

Notice of Introduction

**PLEASE TAKE NOTICE** that the following Ordinance was introduced on first reading by the Alexandria Township Committee at a Township Committee meeting held on February 26, 2026. The Ordinance was then ordered to be published according to law. Notice is hereby given that said Ordinance will be considered for final adoption, following a public hearing at a Township Committee meeting of the Alexandria Township Committee to be held on March 12, 2026, beginning at 7:35 PM at the Alexandria Municipal Offices, 242 Little York-Mt. Pleasant Road, Milford, NJ 08848. At that time, all interested citizens will be given the opportunity to be heard.

Michele Bobrowski, RMC/MMC

Township Clerk

**ORDINANCE No. 2026-05**

**AN ORDINANCE OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 115, ARTICLE IV DISTRICTS, OF THE CODE OF THE TOWNSHIP OF ALEXANDRIA TO ADDRESS FOURTH ROUND AFFORDABLE HOUSING COMPLIANCE BY ESTABLISHING A MAXIMUM GROSS RESIDENTIAL DENSITY OF EIGHTEEN (18) DWELLING UNITS PER ACRE IN THE I-C/AH INDUSTRIAL COMMERCIAL AFFORDABLE HOUSING ZONING DISTRICT IN ACCORDANCE WITH ALEXANDRIA TOWNSHIP'S FOURTH ROUND MUNICIPAL AFFORDABLE HOUSING OBLIGATIONS**

**WHEREAS**, the Township of Alexandria adopted a Fourth Round Housing Element and Fair Share Plan in June of 2025 in fulfillment of its affordable housing obligations; which was subject to review and approval by the New Jersey Superior Court in accordance with the provisions of P.L.2024, c.2; and

**WHEREAS**, interested party, Fair Share Housing Center (FSHC), has raised a concern that a recently adopted NJDEP Flood Hazard Area delineation requirement affecting one of the Township's inclusionary zoning areas, specifically the I-C/AH District, Alexandria Township has recalculated developable area situated completely free of the FEMA Flood Hazard Area plus three feet (+3') (FHA+3'), and determined that an increase in permitted development density will address the slight reduction in acreage within the I-C/AH District affected by the FHA+3'; and

**WHEREAS**, Alexandria Township has determined that an increase in permitted residential development density within the I-C/AH District from the existing 12 dwelling unit per acre (du/ac) density to 18 du/ac to assure that the I-C/AH zoning capacity is sufficient to capture reasonable

development opportunities to address Alexandria Township’s affordable housing obligation within the I-C/AH;

**NOW, THEREFORE, BE IT ORDAINED**, as follows:

**SECTION 1.** “Maximum gross residential density” of Subsection “C. Bulk and area requirements” of § 115-13 I-C/AH Affordable Housing Overlay, of Chapter 115, Article IV Districts, of the Code of the Township of Alexandria is hereby amended by replacing “12” with “18” so that the line identifying the maximum gross residential density in the table of bulk and area requirements shall read, as follows:

Maximum gross residential density	18
-----------------------------------	----

**SECTION 2. Repealer, Severability, and Effective Date**

- (a) All ordinances or parts of ordinances inconsistent with this Ordinance are repealed as to such inconsistencies.
- (b) If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.
- (c) This Ordinance shall take effect upon passage and publication as provided by law.