

**CITY OF NORTHFIELD, NJ  
ORDINANCE NO. 6-2026**

**CITY OF NORTHFIELD COUNTY OF ATLANTIC**

**ORDINANCE ADOPTING THE WABASH AVENUE REDEVELOPMENT  
PLAN CONSISTING OF BLOCK 92, LOTS 25, 28, 29, 31, 33, AND 34**

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-1 et seq. and Resolution No. 195-2024, the governing body of the City of Northfield (the "City") declared the entire City an Area in Need of Rehabilitation; and

**WHEREAS**, the City has prepared a Redevelopment Plan to address Block 92, Lots 25, 28, 29, 31, 33, and 34, also known as the Wabash Avenue Redevelopment Plan, which is being proposed to be developed to address the City's affordable housing obligations; and

**WHEREAS**, the Wabash Avenue Redevelopment Plan requires the development of a 121-unit, Veteran's Supportive Housing development, of which at least 115 of the units will be affordable to very low, low and moderate income households as defined under N.J.A.C. 5:99-1 et seq.; and

**WHEREAS**, the Wabash Avenue Redevelopment Plan also required the affordable units to be creditworthy toward the City's current and future affordable housing obligations, as determined by the Program and Court and is the subject of a Consent Order entered into by the City and Tunnels to Towers pursuant to the outcome of mediation before the Program and is included in the City's amended Fourth Round Housing Element and Fair Share Plan; and

**WHEREAS**, the City Council wishes to adopt the Wabash Avenue Redevelopment Plan for Block 92, Lots 25, 28, 29, 31, 33, and 34, which is being used to address the City's affordable housing obligations.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Northfield in the County of Atlantic, State of New Jersey, as follows:

**SECTION 1.** The Wabash Avenue Redevelopment Plan prepared by the City's affordable housing planner dated February 23, 2026 attached hereto and made part hereof as Exhibit A is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-1 et seq. The Wabash Avenue Redevelopment Plan shall supersede the current zoning applied to Block 92, Lots 25, 28, 29, 31, 33, and 34 and be enacted as an amendment to the City's Zoning Map.

**SECTION 2.** Severability. If any section, subsection or paragraph of this ordinance be declared unconstitutional, invalid or inoperative, in whole or in part, by a court of competent jurisdiction, such chapter, section subchapter or paragraph shall to the

extent that is not held unconstitutional, invalid or inoperative remain in full force and effect and shall not affect the remainder of this ordinance.

**SECTION 3.** Repealer. All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

**SECTION 4.** Effective Date. This ordinance shall take effect immediately after final adoption and approval pursuant to law.

The above Ordinance was introduced and passed on its first reading at a regular meeting of the Council of the City of Northfield, New Jersey held on February 24, 2026, and will be taken up for a second reading, public hearing and final adoption at a meeting of said Council held March 10, 2026, in Council Chambers, City Hall, Northfield, New Jersey.

Mary Canesi, RMC Municipal Clerk	Erland Chau Mayor
FIRST READING:	February 24, 2026
PUBLICATION:	February 28, 2026
SECOND READING:	March 10, 2026
PUBLICATION:	March 14, 2026