

**CITY OF NORTHFIELD, NJ  
ORDINANCE NO. 7-2026**

**CITY OF NORTHFIELD, COUNTY OF ATLANTIC**

**ORDINANCE ADOPTING THE DOLPHIN AVENUE REDEVELOPMENT  
PLAN CONSISTING OF BLOCK 66, LOT 11 AND BLOCK 69, LOT 1.02**

**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 66, Lot 11 and Block 69, Lot 1.02, also known as the Dolphin Avenue Redevelopment Plan, which is being proposed to be developed to address the City's affordable housing obligations; and

**WHEREAS**, the Dolphin Avenue Redevelopment Plan requires the development of up to twelve (12) affordable family units in units in the form of twins to very low, low and moderate income households as defined under N.J.A.C. 5:99-1 et seq.; and

**WHEREAS**, the Dolphin Avenue Redevelopment Plan also required the affordable units to be subject to the Uniform Housing Affordability Controls ("UHAC") regulations under N.J.A.C. 5:80-26.1 et seq., the City's affordable housing ordinances, and all applicable laws regarding the construction, administration, and affirmative marketing of affordable units; and

**WHEREAS**, the project that is being proposed in the Dolphin Avenue Redevelopment Plan is included in the City's Court approved 2024 Amended Housing Element and Fair Share Plan and the City's Fourth Round Housing Element and Fair Share Plan, with amendments through 2026; and

**WHEREAS**, the City has entered into an agreement with Habitat for Humanity to construct up to twelve (12) affordable family units in units in the form of twins on the property included in the Dolphin Avenue Redevelopment Plan; and

**WHEREAS**, the City's governing body wishes to adopt the Dolphin Avenue Redevelopment Plan for Block 66, Lot 11 and Block 69, Lot 1.02, 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 Dolphin Avenue Redevelopment Plan prepared by the City's affordable housing planner dated February 19, 2026, attached hereto is hereby

approved and adopted pursuant to N.J.S.A. 40A:12A-1 et seq. The Dolphin Avenue Redevelopment Plan shall supersede the current zoning applied to Block 66, Lot 11 and Block 69, Lot 1.02 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.

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Mary Canesi, RMC, Municipal Clerk

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Erland Chau, Mayor

FIRST READING: February 24, 2026  
PUBLICATION: February 28, 2026  
SECOND READING: March 10, 2026  
PUBLICATION: March 14, 2026