

**BOROUGH OF PENNINGTON  
30 NORTH MAIN STREET  
PENNINGTON, NJ 08534**

February 3, 2026

To: Pennington Borough Planning Board

From: Betty Sterling  
Borough Clerk/Assistant CFO

RE: Affordable Housing – Zoning Ordinances

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Attached please find a copies of the following Ordinances that were introduced on first reading at the February 2, 2026 meeting of Borough Council. These ordinances are being referred to the Planning Board to ensure consistency. The Ordinances are scheduled for Public Hearing and adoption at the Regular Council Meeting on Tuesday, March 2, 2026.

**BOROUGH OF PENNINGTON  
ORDINANCE 2026-4**

**AN ORDINANCE AMENDING CHAPTER 215 “ZONING”, ARTICLE VII “ZONE REGULATIONS”  
TO INCLUDE NEW SECTION 215-78.3 ENTITLED “AH-1 AFFORDABLE HOUSING ZONE”**

**BOROUGH OF PENNINGTON  
ORDINANCE 2026-5**

**AN ORDINANCE AMENDING CHAPTER 215 “ZONING”, ARTICLE VII “ZONE REGULATIONS”  
TO INCLUDE NEW SECTION 215-78.4 ENTITLED “AH-2 AFFORDABLE HOUSING ZONE”**

**BOROUGH OF PENNINGTON  
ORDINANCE 2026-6**

**AN ORDINANCE AMENDING CHAPTER 215 “ZONING”, ARTICLE VII “ZONE REGULATIONS”  
TO INCLUDE NEW SECTION 215-78.5 ENTITLED “AH-3 AFFORDABLE HOUSING ZONE”**

**BOROUGH OF PENNINGTON  
ORDINANCE 2026-7**

**AN ORDINANCE AMENDING CHAPTER 215 “ZONING”, ARTICLE  
VII “ZONE REGULATIONS” TO INCLUDE NEW SECTION 215-78.6 ENTITLED “AH-4  
AFFORDABLE HOUSING ZONE”**

**BOROUGH OF PENNINGTON  
ORDINANCE 2026-8**

**AN ORDINANCE AMENDING CHAPTER 215 “ZONING”, ARTICLE VII “ZONE REGULATIONS”  
TO INCLUDE NEW SECTION 215-78.7 ENTITLED “AH-5 AFFORDABLE HOUSING ZONE”**

**BOROUGH OF PENNINGTON  
ORDINANCE 2026-9**

**AN ORDINANCE AMENDING CHAPTER 215, ARTICLE VII OF THE BOROUGH CODE, ENTITLED  
“ZONE REGULATIONS,” BY REPLACING IN ITS ENTIRETY THE TEXT OF SECTION 215-78.2  
“HMU HIGHWAY MIXED USE ZONE”**

**BOROUGH OF PENNINGTON  
ORDINANCE 2026-10**

**AN ORDINANCE AMENDING BOROUGH CODE, CHAPTER 215 “ZONING,” ARTICLE VII “ZONE  
REGULATIONS” BY REPEALING AND REPLACING THE EXISTING TEXT OF SECTION 215-78  
ENTITLED “MU MIXED USE ZONE”**

**BOROUGH OF PENNINGTON  
ORDINANCE 2026-11**

**AN ORDINANCE AMENDING CHAPTER 215 “ZONING”, ARTICLE II “GENERAL REGULATIONS”  
TO INCLUDE NEW SECTION 215-9.1 ENTITLED “MANDATORY SETASIDE OF AFFORDABLE  
HOUSING UNITS”**

**BOROUGH OF PENNINGTON  
ORDINANCE 2026-12**

**AN ORDINANCE AMENDING CHAPTER 58 OF THE BOROUGH CODE, ENTITLED  
“AFFORDABLE HOUSING,” BY SUBSTITUTING A NEW CHAPTER OF THE SAME TITLE**

**BOROUGH OF PENNINGTON  
ORDINANCE 2026-13**

**AN ORDINANCE AMENDING CHAPTER 98, ARTICLE I OF THE BOROUGH CODE, ENTITLED  
“AFFORDABLE HOUSING DEVELOPMENT FEES, BY REPLACING THE TEXT OF THAT ARTICLE  
IN ITS ENTIRETY”**

**BOROUGH OF PENNINGTON  
ORDINANCE 2026-14**

**AN ORDINANCE ADOPTING A REVISED ZONING MAP AND AMENDING ARTICLE VII, SECTION  
216-64 OF THE BOROUGH CODE ENTITLED “ZONING MAP”**

**BOROUGH OF PENNINGTON  
ORDINANCE 2026-15**

**AN ORDINANCE ADOPTING A REVISED SCHEDULE OF AREA, YARD AND BUILDING  
REGULATIONS, AND AMENDING ARTICLE VII, SECTION 216-66 OF THE  
BOROUGH CODE**