

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 2026-09

TITLE: AN ORDINANCE OF THE BOROUGH OF ENGLEWOOD CLIFFS, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING SUBSECTION 30-6.1 OR ATTACHMENT 1 (SCHEDULE A - SCHEDULE OF REGULATIONS) AND SUBSECTION 30-2 (DEFINITIONS) OF CHAPTER 30 (ZONING) OF *THE MUNICIPAL CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS* TO ESTABLISH AN IMPERVIOUS COVERAGE) STANDARD IN THE B-1 OFFICE DISTRICT, B-2 LIMITED BUSINESS DISTRICT, B-3 SPECIAL RETAIL DISTRICT, B-4 RESTRICTED COMMERCIAL DISTRICT, RESIDENTIAL ASSISTED LIVING DISTRICT, I INSTITUTIONAL DISTRICT AND P-1 PUBLIC ZONE AND A FLOOR AREA RATIO (FAR) STANDARD IN THE B-1 OFFICE DISTRICT, B-2 LIMITED BUSINESS DISTRICT, B-3 SPECIAL RETAIL DISTRICT, AND B-4 RESTRICTED COMMERCIAL DISTRICT.

WHEREAS, the Borough of Englewood Cliffs (the “Borough” or “Englewood Cliffs”) having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action pursuant to N.J.S.A. 52:27D-301 et. seq. (the “Fair Housing Act”) on January 28, 2025; and

WHEREAS, the Court having entered an order setting the Borough’s Fourth Round fair share obligations as a Present Need of 0 units and a Prospective Need of 329 units, which no party appealed, and ordering the Borough to file a Fourth Round Housing Element and Fair Share Plan (“HEFSP”) by June 30, 2025; and

WHEREAS, the Borough of Englewood Cliffs Planning Board adopted the Fourth Round HEFSP, dated June 2025, on June 26, 2025 pursuant to the Municipal Land use Law at N.J.S.A. 40:550-1, et seq.; and

WHEREAS, the Fourth Round HEFSP has been endorsed by the Borough Council by Resolution No. 25-142 on June 27, 2025; and

WHEREAS, the Borough having filed its Fourth Round HEFSP on June 30, 2025 (“Adopted HEFSP”); and

WHEREAS, FSHC having filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's Fourth Round HEFSP on August 29, 2025; and

WHEREAS, the Consent Order has been adopted by the Borough Council by Resolution No. 2026-83 on February 11, 2026;

WHEREAS, the Borough Council adopted Ordinance No. 2026-05 and Ordinance No. 2026-06, which amended Chapter 30 (Zoning) of *The Municipal Code of the Borough of Englewood Cliffs* to establish the Southern Sylvan Avenue Overlay Zone C and Southern Sylvan Avenue Overlay Zone D;

WHEREAS, in the adopted Ordinance No. 2026-05 and Ordinance No. 2026-06, the Borough included provisions relating to buffer and general landscaping requirements, infrastructure improvements, green building standards, and climate resiliency, in an effort to balance the development of multifamily housing with environmental considerations;

WHEREAS, the Borough desires to address the provisions relating to climate resiliency, green building standards, and landscaping requirements, as there are currently no impervious coverage requirements for any use in the B-1 Office District, B-2 Limited Business District, B-3 Special Retail District, B-4 Restricted Commercial District, Residential Assisted Living District, I Institutional District, or P-1 Public Zone

WHEREAS, the lack of impervious coverage requirements within the B-1 Office District, B-2 Limited Business District, B-3 Special Retail District, B-4 Restricted Commercial District, I Institutional District, Residential Assisted Living District and P-1 Public Zone has contributed to localized flooding conditions for residents in the Borough, as there are currently no standards to ensure that there is sufficient natural protection, such as the presence of trees or native plants, to mitigate water levels and flooding;

WHEREAS, this Ordinance shall amend Subsection 30-6.1 (Schedule A – Schedule of Regulations) and Subsection 30-2 (Definitions) of Chapter 30 (Zoning) of *The Municipal Code of the Borough of Englewood Cliffs* to establish standards relating to the maximum impervious coverage and Floor Area Ratio (FAR) in the B-1 Office District, B-2 Limited Business District, B-3 Special Retail District, B-4 Restricted Commercial District, Residential Assisted Living District, I Institutional District, and P-1 Public Zone, and to define such terms;

WHEREAS, this Ordinance shall amend Subsection 30-6.1 (Schedule A – Schedule of Regulations) and Subsection 30-2 (Definitions) of Chapter 30 (Zoning) of *The Municipal Code of the Borough of Englewood Cliffs* to establish standards relating to the maximum

Floor Area Ratio (FAR) in the B-1 Office District, B-2 Limited Business District, B-3 Special Retail District, B-4 Restricted Commercial District, to define such terms;

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Englewood Cliffs in the County of Bergen, State of New Jersey as follows:

Section 1. Subsection 30-6.1 (Schedule A – Schedule of Regulations) and Subsection 30-2 (Definitions) of Chapter 30 (Zoning) of *The Municipal Code of the Borough of Englewood Cliffs* are hereby amended to read as follows:

§ 30-2 DEFINITIONS (to be added)

IMPERVIOUS COVERAGE

A surface that has been covered with a layer of material so that it is highly resistant to the infiltration of water.

FLOOR AREA RATIO (FAR)

Shall be defined as the gross floor area of all buildings on a lot divided by the lot area.

§ 30-6.1 SCHEDULE A – SCHEDULE OF REGULATIONS

Refer to Attachment 1 for the amended § 30-6.1 (Schedule A – Schedule of Regulations), dated March 11, 2026

ZONING
30 Attachment 1
Borough of Englewood Cliffs
Schedule A – Schedule of Regulations
(Subsection 30-6.1)
Amended March 11, 2026

District	Minimum/Max Lot Dimensions		Minimum Yard Dimensions (Feet)					Maximum Lot Coverage	Maximum Impervious Coverage	Maximum Rear Yard Coverage	Max. Building Height			Minimum Floor Area (square feet)	Shade Tree	Maximum Floor Area Ratio (FAR)
	Area (square feet)	Width (feet) (1)	Front (2)	Rear	One Side	Both Sides	Corner Side				Feet	Stories	One Floor			
R-A Residential Single Family	10,000	100	30	25	10	30% of lot width at setback line	15	32% (3,7)	51%	60%	30	32	2.5	1800	1 per 35 feet Frontage	
R-B Residential Single Family	7,000	70	25	25	7	31.5% of lot width at setback line	15	32% (3,7)	51%	60%	30	32	2.5	1600	1 per 35 feet Frontage	
R-B1 Residential Single Family	5,000	50	20	20	5	13	15	32% (3,7)	51%	60%	30	32	2.5	1000	1 per 35 feet Frontage	
B-1 Office	10,000	100	25	25	10	30	20	33.3% (3)	53.3%		35	35	2(5)		1 per 35 feet Frontage	1.0
B-2 Limited Business	80,000	125	60	20% of lot depth	30	60	30	33.3% (3)	53.3%		35	35	2			1.0
B-2A Limited Business Southeast Overlay (See Table 2)																
B-3 Special Retail	10,000 Max (8)	50	20	20% of lot depth	10	22	15	33.3% (3)	53.3%		30	30	2(5)	See note (6), (8), (9)		1.0
B-4 Restricted Commercial	10,000	100	20	20% of lot depth	10	22	15	33.3% (3)	53.3%		35	35	2			1.0
I Institutional Residential Assisted Living	10 Acres 100,000	300 300	75 75	75 75	75 40	150 80	75 75	33.3% (3) 30.0% (3)	53.3% 50.0%		70 30	70 30	6 2	A maximum of 20 assisted living apartment units per 40,000 square feet of the lot area of parts thereof		
P-1 Public Zone	10,000	100	20	20% of lot depth	10	22	20	33.30%	53.3%		35	35	2			

NOTES ON SPECIFICATIONS

1. In case of irregularly shaped lots whose sides are not parallel, the lot frontage shall not be less than 75% of the minimum lot width requirements
2. In cases where the street frontage on the same side is developed to the extent of 50% or more, the average setback of the existing buildings between the nearest intersecting street shall govern, but in no event shall the front setback be less than 30 feet. This exception shall not apply to the B-2 and I zones.
3. Maximum lot coverage shall include all accessory buildings, covered and uncovered porches, terraces, chimneys, steps, stairs and extensions
a. In a R-B1 residential, single-family district, the maximum lot coverage shall be 32%. However, it may be increased to 35% if at least 3% of the coverage of building area is utilized for accessory buildings, covered and uncovered porches, terraces, chimneys, steps, stairs, and extensions.
4. Areas indicated are for living areas only, exclusive of finished basements, garage or other finished rooms in the basement area.
5. Maximum of 2 stories of office floors above 1 level of ground level parking, but not to exceed height limit in feet.
6. Second floor shall not exceed the exterior building limits of the first floor.
7. See Table 1.
8. No lot or parcel of land utilized within this zone shall exceed a maximum area of 10,000 square feet.
9. Ground floor total area not to exceed 1,600 square feet.

Introduction and First Reading:

March 11, 2026

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz		✓	✓				
Liang	✓		✓				
Patel							✓
Kapsaskis			✓				
Lee			✓				
Koutroubas			✓				
Mayor Park							

Second and Final Reading of Ordinance Adoption: March 24, 2026

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz		✓	✓				
Liang			✓				
Patel			✓				
Kapsaskis	✓		✓				
Lee			✓				
Koutroubas			✓				
Mayor Park							


 Mark Park, Mayor

This Ordinance was duly passed on second and final reading by the Council of the Borough of Englewood Cliffs at a meeting held March 24, 2026.

 (x)
 Beauty Nadim, RMC/CMR
 Borough Clerk