

BOROUGH OF ENGLEWOOD CLIFFS
NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN that the following Ordinance was passed on second and final reading at the Regular Meeting of the Mayor and Council of the Borough of Englewood Cliffs, Bergen County, New Jersey on March 11, 2026 in the Council Chambers, 10 Kahn Terrace, Englewood Cliffs, New Jersey. A copy of this Ordinance is on file in the Office of the Municipal Clerk, 482 Hudson Terrace Englewood Cliffs, N.J., and available for inspection between the hours of 9:00 am and 4:00 pm. A copy of this Ordinance is also available on the Official Internet website of the Borough of Englewood Cliffs at www.inglewoodcliffsnj.org.

ORDINANCE #2026-04

AN ORDINANCE AMENDING SECTION 19 (AFFORDABLE HOUSING DEVELOPMENT FEES) IN CHAPTER 30 (ZONING), OF THE CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AS AMENDED, AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC), AS AMENDED, REGARDING COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

The purpose of this Ordinance is to amend, supplement and revise the Code of the **BOROUGH OF ENLEWOOD CLIFFS** to be consistent with applicable laws governing the creation, use, occupancy, administration and preservation of very low-, low- and moderate-income affordable housing units in the **BOROUGH OF ENGLEWOOD CLIFFS** and the collection, maintenance and expenditure of both non-residential and residential development fees, which fees are to be used to assist the **BOROUGH OF ENGELWOOD CLIFFS** in satisfying its affordable housing obligation. The Ordinance addresses, among other topics and to the extent applicable to the **BOROUGH OF ENGLEWOOD CLIFFS**, the following areas:

Applicability; Definitions; Monitoring and Reporting Requirements; Municipality-wide Mandatory Set-Aside; New Construction; Affordable Housing Programs; Regional Income Limits; Maximum Initial Rents and Sales Prices; Affirmative Marketing; Selection of Occupants of Affordable Units; Occupancy Standards; Control Periods For Restricted Ownership Units and Enforcement Mechanisms; Price Restrictions for Restricted Ownership Units and Resale Prices; Buyer Income Eligibility; Limitations on Indebtedness Secured by Ownership Unit and Subordination; Control Periods for Restricted Rental Units; Rent Restrictions for Rental Units and Leases and Fees; Tenant Income Eligibility; Municipal Housing Liaison; Administrative Agent; Responsibility of the Owner of a Development Containing Affordable Units; Enforcement of Affordable Housing Regulations; and Development Fees.

Beauty Nadim, RMC/CMR
Municipal Clerk
Borough of Englewood Cliffs

March 11, 2026