

**BOROUGH OF ENGLEWOOD CLIFFS**  
**NOTICE OF PUBLIC HEARING**

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](http://www.inglewoodcliffsnj.org).

**ORDINANCE #2026-05**

**ORDINANCE TO ENACT § 30-5.19 (SOUTHERN SYLVAN AVENUE OVERLAY ZONE C) IN CHAPTER 30 (ZONING) OF THE CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS TO PROVIDE DISTRICT REGULATIONS FOR AN OVERLAY ZONE AND TO ADDRESS COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS**

**SUMMARY OF THE ORDINANCE**

This Ordinance implements and incorporates the adopted and endorsed Amended Fourth Round Housing Element and Fair Share Plan, which provides that a portion of the Borough's Fourth Round Unmet Need obligation is to be addressed through the creation of an overlay zone at 510-550 Sylvan Avenue, identified as Block 617, Lots 6 and 13-17 on the Borough tax maps which shall permit a maximum residential density of 20 dwelling units per acre with a required minimum 20% affordable housing set-aside or a maximum mixed use density of 24 units per acre with a required minimum 20% affordable housing set-aside.

Beauty Nadim, RMC/CMR  
Municipal Clerk  
Borough of Englewood Cliffs  
March 11, 2026