

BOROUGH OF ENGLEWOOD CLIFFS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the following Ordinance was Introduced and passed on first reading at the Combined Meeting of the Mayor and Council of the Borough of Englewood Cliffs, Bergen County, New Jersey on February 19, 2026 and that said Ordinance will be taken up for public hearing and further consideration for final passage at the Regular Meeting of the Mayor and Council to be held in its meeting room in the Council Chambers, 10 Kahn Terrace, Englewood Cliffs, New Jersey on the 11th day of March, 2026 at 6:30 PM or as soon thereafter as the matter can be reached at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same. 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. The full ordinance should be reviewed and consulted to understand further details and content.

ORDINANCE #2026-06

AN ORDINANCE TO ENACT § 30-5.20 (SOUTHERN SYLVAN AVENUE OVERLAYZONE D) 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 50-440 Sylvan Avenue, 110-

120 Charlotte Place, and 8 Rose Avenue identified as Block 130, Lots 22-25, Block 314, Lots 10-15, Block 313, Lots 1-3, and Block 411, Lots 16-23 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
February 20, 2026