

NOTICE OF SPECIAL MEETING
PLANNING BOARD
BOROUGH OF ENGLEWOOD CLIFFS

At the call of the Chairman, a Special Meeting of the Englewood Cliffs Planning Board will take place on **Monday, August 4, 2014, at 7:30 P.M.**, in the Council Chambers (Police Headquarters Building), 10 Khan Terrace, Englewood Cliffs, New Jersey.

The purpose of the meeting is to review proposed Ord. 2014-11 and transmit to the governing body a report evaluating the Ordinance. The Ordinance is entitled “AN ORDINANCE TO AMEND AND SUPPLEMENT THE ZONING ORDINANCES OF ENGLEWOOD CLIFFS AS TO PROHIBIT THE CONSTRUCTION OF ANY BUILDING, INCLUDING CORPORATE, PROFESSIONAL AND BUSINESS OFFICES IN ANY ZONING DISTRICT IN THE BOROUGH OF ENGLEWOOD CLIFFS IN EXCESS OF 35 FEET IN HEIGHT.” Ordinance No. 2014-11 was introduced on first reading on July 9, 2014 and has been advertised for public hearing on August 13, 2014. The Planning Board has until August 26, 2014 (35 days from receiving the Ordinance) to issue its report. Although the Borough Council can hold its public hearing as scheduled on August 13, 2014, it cannot vote on second and final reading until receipt of the Planning Board’s report or the expiration of 35 days on August 26, 2014, whichever occurs first in time.

The Board’s authority to evaluate and report on the Ordinance is conferred by N.J.S.A. 40:55D-26a, and is to include identification of any provisions in the proposed Ordinance which are inconsistent with the municipal master plan, recommendations concerning these inconsistencies, and any other matters the Board deems to be appropriate for the governing body’s consideration.

It will be in the discretion of the Board whether to permit public comment. A public hearing is not required by the statute.