

Regular Public Meeting of the Englewood Cliffs  
Planning Board Minutes  
March 12, 2026

The Regular Meeting of the Englewood Cliffs Planning Board was called to order by Chairman Porrino at 7:37pm.

Roll Call:

Present:

Chairman Porrino  
Vice Chairwoman Mrs. O'Shea  
Mr. Kim  
Mr. You  
Mrs. Rizvi – 1<sup>st</sup> Alternate  
Mr. Lee – Borough Representative  
Mr. Woo – Mayor Designee

Absent:

Mrs. Villari  
Mrs. Rizvi  
Councilwoman Biegacz  
Mayor Park

Present:

Tom Randall Esq., of Randall & Randall, LLP, the planning board's attorney.  
Mr. Michael Mistretta, Harbor Consultants, the planning board's conflict planner – via telephone

Flag Salute

Public notice of this regular meeting has been given in compliance with the Open Public Meeting Law by advertisement in The Record, notification to The Press Journal, and posting of notice on the municipal website at [www.engagewoodcliffsnj.org](http://www.engagewoodcliffsnj.org) and posting on the entrance of the borough hall building at 482 Hudson Terrace, Englewood Cliffs, NJ.

Chairman Porrino made a motion to adopt the February 11, 2026, regular meeting minutes and was seconded by Mr. Lee with a roll call vote. (6) Ayes, Mrs. O'Shea, Mr. You, Mr. Kim, Mr. Lee, Mr. Woo, and Chairman Porrino. No Nays, (2) Abstentions., Ms. Correa and Mrs. Zamecki.

Chairman Porrino requested a motion for the March 5, 2026, special meeting minutes. Mrs. O'Shea requested that the minutes be revised to add the statement that she made at the meeting. Chairman Porrino stated that the minutes will be carried to the next meeting so that the revision is completed properly.

**Old Business:**

Application #345K - Commercial Site Plan Approval  
Englewood Hospitality, LLC – 495 Sylvan – Block 512 Lot 3  
**Resolution – Approval**

Chairman Porrino stated that the applicant has requested to have the resolution carried to the April meeting to complete additional information requested by the board prior to adoption of the resolution.

Application #351K - Residential Home Rear & Side Yard Variance  
Hyunjin Kim – 16 Sixth – Block 203 – Lot 8  
**Resolution – Approval**

Chairman Porrino requested a motion to adopt the resolution. Motion was made by Mrs. O'Shea and seconded by Mr. Kim with a roll call vote. (5) Ayes, Mrs. O'Shea, Mr. You, Mr. Kim, Mr. Lee, and Chairman Porrino. No Nays, No Abstentions.

Application #350K - New Home Construction Lot Coverage Variance  
Carissa Ferrari Iannuzzi – 21 Van Nostrand – Block 207 – Lot 4  
**Resolution – Approval**

Chairman Porrino made a motion to adopt the resolution and seconded by Mr. Woo with a roll call vote. (5) Ayes, Mrs. O'Shea, Mr. You, Mr. Lee, Councilwoman Biegacz, and Chairman Porrino. No Nays, No Abstentions.

**New Business:**

Affordable Housing 4<sup>th</sup> Round Borough Ordinance 2026-09 Review for Consistency

Mr. Mistretta gave an overview of the ordinance to establish impervious coverage standards for commercial properties in the B-1, B-2, B-3, B-4, I, and P-1 zones and floor area ratio standards in the B-1, B-2, B-3 and B-4 zones throughout the borough.

Mr. Mistretta stated that the Mayor & Council introduced ordinance 2026-09 at the March 11, 2026, meeting and requested the planning board to review it for consistency with the master plan of the borough. This will provide maximum impervious coverage for zones that did not have any. We now will have a maximum of 53.3% impervious coverage requirement on these zones whereas we do not have any requirements today. The second item of the ordinance is the maximum floor ratio known as FAR in the four business zones. This ordinance will establish a 1.0 FAR in the B1, B2, B3 and B4 zones of the borough. Mr. Mistretta gave an overview of these comparing it to the master plan. After we reviewed these ordinances, it is my professional opinion that they are consistent with the master plan of the borough. Mr. Mistretta gave an overview of his report to come to this conclusion.

There was much discussion between board members and Mr. Mistretta about the ordinance and how it will help and bring up other items that may have to be updated in the future.

Chairman Porrino requested a motion to open the meeting to the public for this matter only. Motion was made by Mrs. O'Shea seconded by Mr. Lee and carried unanimously by voice vote.

No Comments

Chairman Porrino requested a motion to close the public for this matter. A motion was made by Mrs. O'Shea seconded by Ms. Correa and carried unanimously by voice vote.

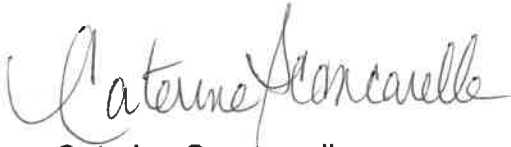
Chairman Porrino asked for a motion to approve Ordinance #2026-09 for consistency to the Master Plan and to recommend it to the Mayor & Council for adoption. Motion was made by Mr. Lee seconded by Ms. Correa with a roll call vote. (8) Ayes, Mrs. O'Shea, Ms. Correa, Mr. You, Mr. Kim, Mrs. Zamecki, Mr. Lee, Mr. Woo and Chairman Porrino.

Chairman Porrino requested a motion to open to the public for any matter. Motion was made by Mrs. O'Shea seconded by Mr. Lee and carried unanimously by voice vote.

No Comments

Chairman Porrino requested a motion to close the public portion and adjourn the meeting at 8:48 pm. A motion was made by Ms. Correa seconded by Mrs. O'Shea and carried unanimously by voice vote.

Respectfully submitted.

A handwritten signature in cursive script, reading "Caterina Scancarella".

Caterina Scancarella  
Planning Board Administrative Secretary

**ENGLEWOOD CLIFFS PLANNING BOARD**  
**REGULAR MEETING – March 12, 2026, 7:30 PM**

10 Kahn Terrace, Englewood Cliffs, NJ

**CALL TO ORDER**

The meeting of the Englewood Cliffs Planning Board will come to order this (date). The time is (time).

**FLAG SALUTE:**

**"OPEN PUBLIC MEETINGS ACT" STATEMENT**

This meeting which conforms with the Open Public Meetings law, Chapter 231, Public Laws of 1975, is a regularly scheduled Planning Board meeting by advertisement in The Record, notification to the Northern Valley Press Journal, the Suburbanite, posting of notice on the municipal website at [www.EnglewoodCliffsNJ.org](http://www.EnglewoodCliffsNJ.org), and at Borough Hall, 482 Hudson Terrace, Englewood Cliffs, NJ.

**ROLL CALL**

**APPROVAL OF MINUTES:**

February 11, 2026 – Regular Meeting  
March 5, 2026 – Special Meeting

**OLD BUSINESS:**

Application #345K - Commercial Site Plan Approval  
Englewood Hospitality, LLC – 495 Sylvan Ave. – Block 512 – Lot 3  
**Resolution – Approval**

Application #351K - Residential Home Rear & Side Yard Variance  
Hyunjin Kim – 16 Sixth – Block 203 – Lot 8  
**Resolution – Approval**

**NEW BUSINESS:**

Affordable Housing 4<sup>th</sup> Round Borough Ordinance 2026-09 changes for continuity

**COMMUNICATIONS:**

**EXECUTIVE SESSION:**

**COMMITTEE REPORTS:**

**PUBLIC COMMENTS OTHER THAN HEARING ON THIS AGENDA**  
**ADJOURNMENT**

**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.**

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**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 J  
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                                                                                               | Two Floor (4) |                        |                                |
|                                                       |                            |                  |                                |                  |          |                                    |             |                      |                             |                            | 8 Pts.               | Curb |         |                                                                                                         |               |                        |                                |
| 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     | 1600                                                                                                    | 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     | 1400                                                                                                    | 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                                                                                                    | 1200          | 1 per 35 feet Frontage |                                |
| B-1 Office                                            | 10,000                     | 100              | 25                             | 25               | 10       | 30                                 | 20          | 33.3% (3)            | 53.3%                       |                            | 35                   | 2(5) |         |                                                                                                         |               |                        | 1.0                            |
| B-2 Limited Business                                  | 80,000                     | 125              | 60                             | 20% of lot depth | 30       | 60                                 | 30          | 33.3% (3)            | 53.3%                       |                            | 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                   | 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                   | 2    |         |                                                                                                         |               |                        | 1.0                            |
| I Institutional                                       | 10 Acres                   | 300              | 75                             | 75               | 75       | 150                                | 75          | 33.3% (3)            | 53.3%                       |                            | 70                   | 6    |         |                                                                                                         |               |                        |                                |
| Residential Assisted Living                           | 100,000                    | 300              | 75                             | 75               | 40       | 80                                 | 75          | 30.0% (3)            | 50.0%                       |                            | 30                   | 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                   | 2    |         |                                                                                                         |               |                        |                                |

NOTES ON SPECIFICATIONS

- 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
- 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.
- Maximum lot coverage shall include all accessory buildings, covered and uncovered porches, terraces, chimneys, steps, stairs and extensions
  - 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.
- Areas indicated are for living areas only, exclusive of finished basements, garage or other finished rooms in the basement area.
- Maximum of 2 stories of office floors above 1 level of ground level parking, but not to exceed height limit in feet.
- Second floor shall not exceed the exterior building limits of the first floor.
- See Table 1.
- No lot or parcel of land utilized within this zone shall exceed a maximum area of 10,000 square feet.
- 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:** \_\_\_\_\_

| 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 \_\_\_\_\_, 2026.**

\_\_\_\_\_  
**Beauty Nadim, RMC/CMR  
Borough Clerk**



Date: March 12, 2026

To: Borough of Englewood Cliffs Planning Board

From: Michael Mistretta, PP, LLA

Re: **Consistency Review of Ordinance No. 2026-09**

Our office has reviewed Ordinance No. 2026-09, referred to the Planning Board by the Borough Council on March 11, 2026, and offer the following comments for the Planning Board's consideration.

This consistency review is consistent with the requirements of the New Jersey Municipal Land Use Law (MLUL), which stipulates that each zoning ordinance adopted by a municipality must be consistent with the Master Plan. N.J.S.A 40:55D-62a requires that every zoning ordinance must "either be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan element."

This report has been prepared on behalf of the Borough Planning Board for the purpose of reviewing the Ordinance's consistency with the 2019 Master Plan Reexamination Report and the Borough's Housing Element and Fair Share Plan dated June 2025.

#### **Master Plan Consistency**

Stormwater management and resiliency planning have been recommended as climate change initiatives since at least 2009. Stormwater management was identified as an appropriate measure to be evaluated by the Borough in the Borough's 2019 Master Plan Reexamination Report.

On page 12, Goal 20 (Storm Water Management) was revised "to encourage storm water management controls for both new development and the redevelopment of existing sites."<sup>1</sup>

**The properties along Sylvan Avenue are included in the Business Zones and an affordable housing overlay zone. As further development or redevelopment occurs, it will be important for the Borough to ensure that appropriate stormwater management measures are implemented, as these areas are susceptible to localized flooding as discussed at the public meetings during the adoption of the 4th round HEFSP. The proposed Ordinance supports the**

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<sup>1</sup> Master Plan Reexamination Report, prepared by Nicolas A Dickerson PP, AICP, adopted by the Planning Board via Resolution No. 19-02 May 22, 2019, and amended on May 30, 2019.



**Master Plan's objective by encouraging improved stormwater management practices and the use of green building technologies as future development and redevelopment activity takes place.**

On pages 14 to 15, the establishment of a maximum impervious coverage standard is an ongoing priority as a general improvement to all business zones. Many of the lots along Sylvan Avenue have excess amounts of impervious surfaces which is contributing to the surface water runoff and adversely impacting the adjacent residential neighborhoods. It is recommended that the Borough introduce a maximum impervious coverage standard in these districts. This would ensure green space is part of future development. It is recommended "that reducing the quantity of stormwater generated from impervious surfaces helps to limit localized flooding and property damage. Control of stormwater through the maintenance of existing stormwater systems, reduction of impervious surfaces, and, where impervious surfaces are necessary, employing the use of non-structural and innovative techniques to manage stormwater."<sup>1</sup>

**The Ordinance establishes a maximum impervious coverage standard for all the business zone districts. This standard will help mitigate the localized flooding on the residential neighborhoods located in proximity of these business zone districts by reducing the volume of stormwater runoff and the inclusion of more green space.**

In Section V, the Borough identifies recommended changes for the Master Plan and Development Regulations. On page 40 of the Use and Design Section, it is recommended that the Borough "streamline the stormwater and drainage ordinances to ensure clear and consistent standards. Consider provisions that encourage the use of permeable pavements and pavers for better stormwater management" and "consider establishing impervious coverage requirements for commercial zones. Such requirements could include provisions for the use of green infrastructure such as vegetated roofs."<sup>1</sup>

**Ordinance no. 2026-09 establishes an impervious coverage standard and a floor area ratio standard and therefore advances these Master Plan recommendations by promoting the reduction of impervious surfaces and encouraging improved stormwater management practices for both new development and redevelopment in the business zone districts. The establishment of a Floor Area Ratio (FAR) in the Business Zone Districts strengthens and advances the goals and objectives of the 2019 Master Plan Reexamination Report and is consistent with the Maximum Lot Coverage standard in the Schedule of Regulations. The FAR standard does not further limit the future development of these properties, however ensures that future development and redevelopment of these properties is also respectful of the existing environmental conditions related to localized flooding which continues to adversely impact these neighborhoods.**

**Fourth Round Housing Element and Fair Share Plan (HEFSP) Consistency**

On pages 31 to 32, the goals of the New Jersey State Development and Redevelopment Plan for Planning Area 1 (Metropolitan Planning Area) include, but are not limited to, providing for much of the state's future redevelopment, stabilizing older suburbs, redesigning areas of sprawl, and protecting the character of existing stable communities. Ordinance no. 2026-09 advances these goals by supporting redevelopment while encouraging the implementation of green infrastructure and modern stormwater management practices, which help reduce flooding impacts and protect established neighborhoods from environmental hazards.<sup>2</sup>

**Conclusion**

Ordinance No. 2026-09 supports the Borough's efforts to continue to satisfy its affordable housing obligations and future growth in the business districts, while also advancing sound environmental planning and protection through the implementation of improved stormwater management, the use of green building technologies, resiliency planning and sustainable land use practices.

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<sup>2</sup> The Fourth Round Housing Element and Fair Share Plan adopted by the Planning Board on June 26, 2025, and endorsed by the Borough Council via Resolution No. 25-142 on June 27, 2025.

**BOROUGH OF ENGLEWOOD CLIFFS PLANNING BOARD**  
**A RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF ENGLEWOOD CLIFFS**  
**REVIEW OF ORDINANCE 2026-09 FOR CONSISTENCY WITH THE BOROUGH MASTER PLAN**

**WHEREAS**, the Borough Council of the Borough of Englewood Cliffs re- introduced and referred to the Planning Board Ordinances No. 2026-09 pursuant to N.J.S.A. 40:55D-26(a) for review and recommendation as to consistency with the Borough Master Plan; and

**WHEREAS**, the Planning Board is charged under the Municipal Land Use Law with reviewing proposed development regulations and amendments thereto for consistency with the goals, objectives, policies, and land use recommendations of the Borough Master Plan; and

**WHEREAS**, the Planning Board has reviewed Ordinance No. 2026-09, together with the applicable provisions of the Borough Master Plan, including but not limited to the Land Use Plan ordinances and

**WHEREAS**, the Planning Board considered the intent, scope, and effect of the proposed ordinance in relation to the overall planning framework and policy objectives set forth in the Borough Master Plan; and

**WHEREAS**, after such review and consideration, the Planning Board finds that the provisions of Ordinance No. 2026-09 does not conflict with, nor do they undermine, the goals, objectives, and policies of the Borough Master Plan; and

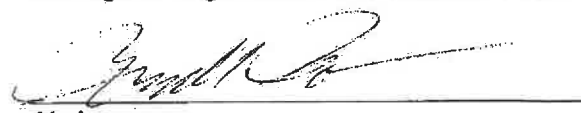
**WHEREAS**, the Planning Board therefore finds that the proposed ordinance is **not inconsistent** with the Borough Master Plan within the meaning of N.J.S.A. 40:55D-26(a);

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, as follows: 1. The Planning Board hereby determines that Ordinance No. 2026-09 is **not inconsistent with the Borough Master Plan**. 2. This Resolution shall be transmitted to the Borough Council of the Borough of Englewood Cliffs for its information and consideration in accordance with the Municipal Land Use Law. 3. This Resolution shall take effect immediately upon adoption.

Attest:

  
Secretary

Borough of Englewood Cliffs Planning Board

  
Chairman

Date: March 12, 2026