



BOROUGH OF

Englewood Cliffs

NEW JERSEY

OATHS AND APPOINTMENTS

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-99**

TITLE: RESOLUTION ACCEPTING THE RESIGNATION OF WILLIAM MCGUIRE AS PART-TIME FIRE SUBCODE OFFICIAL AND FIRE INSPECTOR

WHEREAS, William McGuire submitted a letter of resignation dated February 9, 2026, resigning from his positions as part-time Fire Subcode Official and Fire Inspector for the Borough of Englewood Cliffs Building Department under the New Jersey Uniform Construction Code (UCC), effective February 9, 2026; and

WHEREAS, Mr. McGuire’s annual salary for the part-time positions of Fire Subcode Official and Fire Inspector was \$25,000.00; and

WHEREAS, the Mayor and Council wish to formally accept Mr. McGuire’s resignation and thank him for his service to the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, that the resignation of William McGuire as part-time Fire Subcode Official and Fire Inspector is hereby accepted effective February 9, 2026.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be placed in the official personnel files of the Borough.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

Mr. William McGuire
26 Rockleigh Road
Rockleigh, NJ 07647

February 9, 2026

Borough Of Englewood Cliffs
482 Hudson Terrace
Englewood Cliffs, NJ 07632


Attn: Mr. Intashan Chowdhury
Borough Administrator

Dear Mr. Chowdhury,

I am writing to inform you that I must resign from my position as Fire Subcode/Inspector effective immediately, February 9, 2026, due to a health issue. Unfortunately, my current medical situation requires my attention, and I am unable to provide a standard notice period. I apologize for any inconvenience this may cause and appreciate your understanding.

I have valued my time at Borough of Englewood Cliffs and wish the team all the best.

Sincerely,


William McGuire

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-100**

TITLE: RESOLUTION ACCEPTING THE RESIGNATION OF EDRIN DEVA AS FULL-TIME DEPARTMENT OF PUBLIC WORKS LABORER

WHEREAS, Edrin Deva submitted a letter dated November 7, 2025 notifying the Borough of Englewood Cliffs of his resignation from his position as a full-time Driver/Laborer with the Department of Public Works, effective immediately; and

WHEREAS, the Mayor and Council wish to formally accept Mr. Deva’s resignation and thank him for his service to the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, that the resignation of Edrin Deva as Full-Time Department of Public Works Laborer is hereby accepted.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be placed in the official personnel files of the Borough.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

Edrin Deva

November 7th, 2025

555 North Ave.

Apt. 4W

Fort Lee N.J. 07024

ATTN : Superintendant Mark Neville

Mr. Neville, please accept this letter as a notice of resignation from my position as a full-time Driver/Laborer with the Englewood Cliffs Department of Public Works. My resignation is effective immediately.

Thank you for the opportunity for employment.

Sincerely,

Edrin Deva

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-101**

**TITLE: RESOLUTION APPOINTING RICHARD HESS AS PART-TIME FIRE
SUBCODE OFFICIAL AND FIRE INSPECTOR AT AN ANNUAL
SALARY OF \$25,000.00**

WHEREAS, the Borough of Englewood Cliffs must maintain required plan review, inspection, and enforcement services pursuant to the New Jersey Uniform Construction Code; and

WHEREAS, due to the resignation of William McGuire as part-time Fire Subcode Official and Fire Inspector, the Borough must immediately fill the position in order to avoid any lapse in Building Department reviews and inspections and the potential need for third-party inspection services; and

WHEREAS, Richard Hess currently serves as the Electrical Subcode Official and Electrical Inspector for the Borough and possesses the required licenses and qualifications to serve as part-time Fire Subcode Official and Fire Inspector; and

WHEREAS, the Construction Official has recommended the appointment of Mr. Hess to serve in these additional part-time capacities, and Mr. Hess will be available to perform inspections and plan reviews four (4) days per week.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, that Richard Hess is hereby appointed as part-time Fire Subcode Official and Fire Inspector for the Borough of Englewood Cliffs at an annual salary of \$25,000.00.

BE IT FURTHER RESOLVED that this appointment shall be effective retroactive to February 10, 2026, in order to ensure continuity of services under the Uniform Construction Code and prevent any lapse in inspections, plan review, or enforcement activities.

BE IT FURTHER RESOLVED that the Chief Financial Officer hereby certifies that sufficient funds are available for this purpose and have been provided for in the 2026 Municipal Budget under line-item Construction Code Salaries and Wages: 6-01-22-195-101

BE IT FURTHER RESOLVED that the Borough Administrator, Construction Official, and Chief Financial Officer are authorized to take all actions necessary to implement this Resolution.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be placed in the official personnel files of the Borough.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-102**

TITLE: RESOLUTION APPOINTING PETER McCafferty AS FULL-TIME DEPARTMENT OF PUBLIC WORKS LABORER AT AN ANNUAL SALARY OF \$43,000.00 IN ACCORDANCE WITH THE INTERNATIONAL BROTHERHOOD OF TEAMSTERS LOCAL 97 COLLECTIVE BARGAINING AGREEMENT

WHEREAS, the Borough of Englewood Cliffs Department of Public Works has a vacancy for the position of Full-Time Department of Public Works Laborer; and

WHEREAS, the Superintendent of Public Works has recommended the appointment of Peter McCafferty to fill the position; and

WHEREAS, the appointment shall be made in accordance with the terms and conditions set forth in the Collective Bargaining Agreement between the Borough of Englewood Cliffs and the International Brotherhood of Teamsters Local 97 representing Department of Public Works employees.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, that Peter McCafferty is hereby appointed as Full-Time Department of Public Works Laborer at an annual starting salary of \$43,000.00.

BE IT FURTHER RESOLVED that compensation, benefits, and all terms and conditions of employment shall be governed by the applicable Collective Bargaining Agreement between the Borough of Englewood Cliffs and the International Brotherhood of Teamsters Local 97.

BE IT FURTHER RESOLVED that the Chief Financial Officer hereby certifies that sufficient funds are available for this position in the 2026 Municipal Budget under line-item appropriation DPW Salaries and Wages: 6-01-26-290-101.

BE IT FURTHER RESOLVED that the Borough Administrator, Superintendent of Public Works, and Chief Financial Officer are authorized to take all actions necessary to implement this Resolution.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be placed in the official personnel files of the Borough.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk



BOROUGH OF

Englewood Cliffs

NEW JERSEY

**PAYMENT OF
VOUCHERS
(BILLS LIST)**

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-103**

**TITLE: RESOLUTION AUTHORIZING PAYMENT OF VOUCHERS –
MARCH 2026 BILLS LIST**

WHEREAS, claims have been submitted to the Borough of Englewood Cliffs in the following amounts under various funds of the borough:

Current Fund Appropriations	1,076,930.67
Escrow Trust	33,541.74
Capital Fund	29,522.24
Animal Trust	3.60
Salaries & Wages (02-13-2026)	327,414.88
Salaries & Wages (02-27-2026)	297,592.16
Health Benefits Active (January)	139,879.83
Health Benefits Retires (January)	80,565.90
County Taxes (First Quarter)	2,234,427.00
County Open Space Taxes (First Quarter)	104,821.00
Santander Bank Vehicle Leases	107,820.43
Debt Service Bonds Interest	89,334.39
TOTAL	\$4,521,853.84

WHEREAS, above claims have been listed and summarized in the attached Bills List Report, and the corresponding vouchers have been reviewed and approved by the department head, council liaison, finance committee, and/or the chief financial officer; and

WHEREAS, the Chief Financial Officer has determined that the funds have been properly appropriated for such purposes and are available in the Borough of Englewood Cliffs, and that the claims specified on the schedule attached hereto, following examination and approval by the finance committee, be paid and checks issued; accordingly, and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Englewood Cliffs that the claims totaling **\$4,521,853.84** and ratified respectively.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

Bills List**BOROUGH OF ENGLEWOOD CLIFFS**

03/04/26 02:12:46 PM

EC ESCROW ITEMS 3-11-2026

ESCROW

<u>Check Date</u>	<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Bank: ESCROW				
03/11/26	21291	COLLIERS ENGINEERING &	INV #1142786	1,588.75
03/11/26	21292	COLLIERS ENGINEERING &	INV #1136514 & 1142787	1,206.25
03/11/26	21293	COLLIERS ENGINEERING &	INV #1136512	877.50
03/11/26	21294	COLLIERS ENGINEERING &	INV #1080172	1,462.50
03/11/26	21295	FASTECH CONSULTING	INV #202602249	625.00
03/11/26	21296	FASTECH CONSULTING	INV #20262250	250.00
03/11/26	21282	GILMORE & ASSOCAITES, INC.	INV #2510360, 2512567, 2512681	1,906.25
03/11/26	21283	GILMORE & ASSOCAITES, INC.	INV #2510359, 2512566, 2512680	1,000.00
03/11/26	21284	GILMORE & ASSOCAITES, INC.	INV #2515152	423.75
03/11/26	21285	GILMORE & ASSOCAITES, INC.	INV #2515150	353.75
03/11/26	21286	GILMORE & ASSOCAITES, INC.	INV #2601385	943.75
03/11/26	21287	GILMORE & ASSOCAITES, INC.	INV #2515151	183.75
03/11/26	21288	GILMORE & ASSOCAITES, INC.	INV #2601382	1,341.25
03/11/26	21289	GILMORE & ASSOCAITES, INC.	INV #2601159	120.00
03/11/26	21290	GILMORE & ASSOCAITES, INC.	INV #2601378 & 2601160	4,747.50
03/11/26	21281	HARBOR CONSULTANTS, INC	INV #8412	618.75
03/11/26	21280	HODER ASSOCIATES	INV #2882 & 2893	4,050.00
03/11/26	21277	LABARBIERA CUSTOM HOMES,	REFUND ENGINEERING ESCROW	725.00
03/11/26	21278	LABARBIERA CUSTOM HOMES,	REFUND TREE ESCROW	9,787.99
03/11/26	21279	RANDALL & RANDALL, LLC	INVOICE #13352	1,330.00
Bank Total:			ESCROW	33,541.74

Bills List

03/04/26 02:12:46 PM

EC ESCROW ITEMS 3-11-2026

Total Bill List:

33,541.74

BOROUGH OF ENGLEWOOD CLIFFS

P.O. Type: All
 Print Alpha, Revenue, & G/L Accounts: Y
 Format: Detail without Line Item Notes
 Range: 5-First
 Rcvd Batch Id Range: First to Last
 Vendors: All
 Department Page Break: No
 Subtotal CAFR: No
 Subtotal Department: No

Open: N Void: N Paid: Y
 Held: N Aprv: N Rcvd: N
 Bid: Y State: Y Other: Y Exempt: Y
 Paid Date Range: 02/19/26 to 12/31/26
 Include Non-Budgeted: Y

Account	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd	Chk/Void	Date	Invoice	P0	Type
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5-01-22-195-203	Construction Code Professional Services										
26-00204	1 MUNICIPAL INSPECTION CORP	DEC 2025 ELEVATOR INSPECTION	5,524.00	P	4429	02/06/26	02/19/26	02/19/26	12-31-2025		

Fund Total: 5,524.00
 Year Total: 5,524.00

6-01-20-100-201	Administration Office Operations										
26-00240	1 STAPL005 STAPLES CORP.	Copier paper 4 boxes	169.96	P	4438	02/13/26	02/19/26	02/19/26	6052460675		
26-00241	1 STAPL005 STAPLES CORP.	Office supplies	69.35	P	4439	02/13/26	02/19/26	02/19/26	6052989712		
26-00242	1 STAPL005 STAPLES CORP.	Office supplies	154.00	P	4440	02/13/26	02/19/26	02/19/26	6053100694		
26-00243	1 STAPL005 STAPLES CORP.	Shipping labels - supplies	26.36	P	4441	02/13/26	02/19/26	02/19/26	6053191834		
			419.67								

6-01-20-100-207	Administration Postage & Copier Leases										
26-00169	2 QUAD1005 QUADIENT, INC.	JAN BOROUGH POSTAGE & SUPPLY	478.26	P	4433	02/10/26	02/19/26	02/19/26	Q2140657		B
26-00183	2 KONIC005 KONICA MINOLTA BUSINESS INC.	JAN & FEB BOROUGH COPIER LEASE	2,577.38	P	4428	02/10/26	02/19/26	02/19/26	48604522		B
			3,055.64								

6-01-20-140-201	Information Technology										
26-00173	2 QUIKT005 QUIKTEKS, LLC	JAN IT SERVICES & EQUIPMENT	3,300.00	P	4434	02/10/26	02/19/26	02/19/26	MSP-41438		B
26-00173	3 QUIKT005 QUIKTEKS, LLC	FEB IT SERVICES & EQUIPMENT	3,300.00	P	4434	02/17/26	02/19/26	02/19/26	MSP-41645		B
			6,600.00								

6-01-22-195-201	Construction Code Office Operations										
26-00197	2 STAPL005 STAPLES CORP.	BLDG OFFICE SUPPLIES	58.45	P	4437	02/10/26	02/19/26	02/19/26	6052541070		B

6-01-22-195-206	Construction Code Software Maint Support										
26-00182	2 USBAN010 U.S. BANK NATIONAL ASSOCIATION	JAN/FEB CONST. CODE SCAN LEASE	884.02	P	4445	02/10/26	02/19/26	02/19/26	572869683		B

Account P.O. Id	Item Vendor	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-23-220-202		Employee Dental Benefits								
26-00177	2 DELTA005	DELTA DENTAL PLAN OF N.J.	JAN EMPLOYEE DENTAL INSURANCE	6,818.98	P	4426 02/10/26	02/19/26	02/19/26	PM1224572	B
26-00177	3 DELTA005	DELTA DENTAL PLAN OF N.J.	FEB EMPLOYEE DENTAL INSURANCE	6,885.03	P	4426 02/11/26	02/19/26	02/19/26	PM1237404	B
				13,704.01						
6-01-23-220-203		Employee Life Insurance								
26-00178	2 RELIA010	RELIANCE STANDARD	JAN FD LIFE INSURANCE	550.62	P	4435 02/10/26	02/19/26	02/19/26	GL163790/JAN 26	B
26-00178	3 RELIA010	RELIANCE STANDARD	FEB FD LIFE INSURANCE	550.62	P	4435 02/11/26	02/19/26	02/19/26	GL163790/FEB 26	B
26-00179	2 THEGU005	THE GUARDIAN	Q1 EMPLOYEE LIFE INSURANCE	3,212.90	P	4442 02/10/26	02/19/26	02/19/26	Q1-004276	B
				4,314.14						
6-01-26-290-203		Streets Roads Professional Services								
26-00131	2 UNIF1005	UNIFIRST CORPORATION	JAN/FEB DPW UNIFORM CLEANING	1,274.26	P	4444 02/10/26	02/19/26	02/19/26	1180592751	B
6-01-26-290-206		Streets Roads Shop Supplies								
26-00109	2 HOMED005	HOME DEPOT CREDIT SERVICES INC	JAN DPW MATERIALS & SUPPLIES	555.53	P	4427 02/09/26	02/19/26	02/19/26	ACCT END 9074	B
6-01-26-310-201		Buildings Grounds Office Operations								
26-00123	2 STAPL005	STAPLES CORP.	DPW OFFICE SUPPLIES	142.01	P	4436 02/10/26	02/19/26	02/19/26	6052379226	B
6-01-26-310-203		Buildings Grounds Professional Services								
26-00101	2 APLPD005	APLPD HOLDCO INC.	JAN DPW POD STORAGE RENTAL	408.00	P	4424 02/09/26	02/19/26	02/19/26	PODS010975729	B
6-01-31-430-201		Electricity & Gas								
26-00133	2 PSEG0005	P S E & G	JAN BOROUGH ELECTRIC & GAS	17,078.50	P	4432 02/10/26	02/19/26	02/19/26	MULTIPLE	B
6-01-31-435-201		Street Lighting								
26-00132	2 PSEG0005	P S E & G	JAN BOROUGH STREET LIGHTING	14,644.47	P	4431 02/10/26	02/19/26	02/19/26	7216020901	B
6-01-31-440-201		Telephone								
26-00112	2 NEWH005	NEW HORIZON COMMUNICATION CORP	JAN EMERGENCY PHONE LINES	868.35	P	4430 02/09/26	02/19/26	02/19/26	CL159787	B
26-00112	3 NEWH005	NEW HORIZON COMMUNICATION CORP	FEB EMERGENCY PHONE LINES	868.24	P	4430 02/17/26	02/19/26	02/19/26	CL162827	B
26-00136	2 VERIZ005	VERIZON	JAN BOROUGH PHONE SERVICE	137.10	P	4447 02/10/26	02/19/26	02/19/26	957239943000130	B
26-00136	3 VERIZ005	VERIZON	JAN BOROUGH PHONE SERVICE	3,318.08	P	4447 02/18/26	02/19/26	02/19/26	150791116000185	B
26-00136	4 VERIZ005	VERIZON	JAN BOROUGH PHONE SERVICE	2,745.68	P	4447 02/18/26	02/19/26	02/19/26	6134304438	B
				7,937.45						
6-01-31-440-202		Cell phone								
26-00175	2 ATTM0010	AT&T MOBILITY II, LLC	JAN & FEB BORO/PD CELL PHONES	1,762.40	P	4425 02/10/26	02/19/26	02/19/26	287358290668	B

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-31-440-202	Cell Phone	Continued							
26-00175 3 ATTM0010	AT&T MOBILITY II, LLC	JAN & FEB DPW CELL PHONES	2,421.32	P	4425 02/11/26	02/19/26	02/19/26	287358292573	B
26-00175 4 ATTM0010	AT&T MOBILITY II, LLC	JAN & FEB PATROL CAR LAPTOPS	188.96	P	4425 02/11/26	02/19/26	02/19/26	287359105288	B
			4,372.68						
6-01-31-440-203	Internet & Television								
26-00122 2 TIME005	SPECTRUM ENTERPRISE	JAN/FEB BORO INTERNET & TV SVC	612.67	P	4443 02/10/26	02/19/26	02/19/26	153901801010726	B
26-00122 3 TIME005	SPECTRUM ENTERPRISE	JAN/FEB BORO INTERNET & TV SVC	477.50	P	4443 02/18/26	02/19/26	02/19/26	241657001020126	B
			1,090.17						
6-01-31-450-201	Fire Hydrants Service								
26-00134 2 VEOLIO10	VEOLIA WATER NJ	JAN BOROUGH FIRE HYDRANTS	8,316.42	P	4446 02/10/26	02/19/26	02/19/26	12/31-1/31/26	B
26-00134 3 VEOLIO10	VEOLIA WATER NJ	FEB BOROUGH FIRE HYDRANTS	8,316.42	P	4446 02/18/26	02/19/26	02/19/26	1/31-2/28/2026	B
			16,632.84						
	Fund Total:		93,171.84						
	Year Total:		93,171.84						
Total Charged Lines: 34		Total List Amount:	98,695.84	Total Void Amount:	0.00				

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	5-01	5,524.00	0.00	0.00	5,524.00
	6-01	93,171.84	0.00	0.00	93,171.84
	Total of All Funds:	<u>98,695.84</u>	<u>0.00</u>	<u>0.00</u>	<u>98,695.84</u>

P.O. Type: All Print Alpha, Revenue, & G/L Accounts: Y Open: N Void: N Paid: N
 Format: Detail without Line Item Notes Held: N Aprv: N Rcvd: Y
 Range: 5-First to 6-ZZ-ZZ-ZZZ Bid: Y State: Y Other: Y Exempt: Y
 Rcvd Batch Id Range: First to Last Encumbrance Date Range: First to 12/31/26 Include Non-Budgeted: Y
 Vendors: All

Department Page Break: No Subtotal CAFR: No Subtotal Department: No

Account	P.O. Id	Item Vendor	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	P0 Type
5-01-20-165-201			Engineering Services General								
25-00048	5	GILMO005 GILMORE & ASSOCIATES, INC	2025 ENGINEERING 10/29 - 11/12		3,700.00	R	03/06/26	03/06/26		2515153	B
25-00048	6	GILMO005 GILMORE & ASSOCIATES, INC	2025 ENGINEERING 11/24 - 12/18		3,982.50	R	12/08/25	03/06/26		2601167	B
					7,682.50						
5-01-25-240-202			Police Professional Development								
25-00660	1	USIDE005 U.S. IDENTIFICATION MANUAL	MANUAL UPDATE SERVICE 12/25-26		85.00	R	09/30/25	03/05/26		210785	
25-00660	2	USIDE005 U.S. IDENTIFICATION MANUAL	SHIPPING		10.00	R	09/30/25	03/05/26			
					95.00						
5-01-27-330-203			Health Professional Services								
26-00250	1	BERGE035 BERGEN COUNTY	JULY-DEC EMPLOYEE ASSIST.PRG		556.25	R	02/17/26	02/26/26		EAP-3529	
					8,333.75						
					8,333.75						
6-01-20-100-201			Administration Office Operations								
26-00130	2	WBMA005 W.B. MASON CO. INC	JAN BOROUGH WATER SERVICE		144.94	R	02/10/26	02/26/26		MULTIPLE	B
26-00130	3	WBMA005 W.B. MASON CO. INC	FEB BOROUGH WATER SERVICE		198.07	R	02/18/26	03/05/26		MULTIPLE	B
26-00230	1	PUBLI005 PUBLIC WORKS ASSOC. OF NJ	CPWM CERTIFICATE # M-1104		75.00	R	02/13/26	02/26/26		M-1104	
26-00236	1	ENGL030 ENGLEWOOD FLORIST, INC.	Flowers Reorg. Meeting		460.00	R	02/13/26	02/26/26		02177064	
26-00237	1	ENGL030 ENGLEWOOD FLORIST, INC.	Funeral Spray Joe Favaro		230.00	R	02/13/26	02/26/26		02188535	
26-00238	1	FASTP005 FAST PRINT, LLC	Artwork calendar for website		450.00	R	02/13/26	02/26/26		4054	
26-00239	1	FASTP005 FAST PRINT, LLC	9 SURFACE MOUNTS FOR COUNCIL		180.00	R	02/13/26	02/26/26		4068	
26-00304	1	ENGL030 ENGLEWOOD FLORIST, INC.	Captain wicker funeral Flowers		200.00	R	03/03/26	03/05/26		02206662	
					1,938.01						
6-01-20-100-202			Administration Professional Development								
26-00251	1	NJCON005 N. J. CONFERENCE OF MAYORS	2026 NJ CONF OF MAYORS ANN.FEE		525.00	R	02/17/26	02/26/26		2026	
26-00270	1	NJMMMA005 NJMMA	2026 MEMBERSHIP RENEWAL		300.00	R	02/24/26	02/26/26		2026	
26-00273	1	TRAIN005 TRAINING UNLIMITED, LLC	2025 CLERK TRAINING/L.BORCHERS		285.00	R	02/24/26	02/26/26		315-25-125	

Account	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-20-100-202	Administration Professional Development Continued								
26-00319	1 NJLEA005 NJ LEAGUE OF MUNICIPALITIES	2026 NJ LEAGUE ANNUAL DUES	681.00	R	03/06/26	03/06/26	03/06/26	136MLK26	B
			1,791.00						
6-01-20-100-203	Administration Professional Services								
26-00176	2 CONCO005 CONCORD MUNICIPAL CONSULT.LLC	JAN CONSULTING SERVICES	1,920.75	R	02/10/26	02/26/26	01-2026		B
26-00180	2 MILLE005 MILLENNIUM STRATEGIES, LLC	FEB LOCAL REC IMPROVEMENT GRANT	2,750.00	R	02/10/26	02/26/26	20669		B
26-00181	2 THECA005 THE CANNING GROUP, LLC	JAN QPA SERVICES	833.33	R	02/10/26	02/26/26	ENGL 2026-01		B
26-00181	3 THECA005 THE CANNING GROUP, LLC	FEB QPA SERVICES	833.33	R	02/11/26	02/26/26	ENGL 2026-02		B
26-00181	4 THECA005 THE CANNING GROUP, LLC	MAR QPA SERVICES	833.33	R	02/11/26	03/04/26	ENGL 2026-03		B
26-00228	1 NJLEA005 NJ LEAGUE OF MUNICIPALITIES	CFO ADVERTISEMENT 2/17-3/17/26	310.00	R	02/13/26	02/26/26	SD23738		
26-00228	2 NJLEA005 NJ LEAGUE OF MUNICIPALITIES	CFO ADVERTISEMENT 1/6-2/4/2026	310.00	R	02/18/26	02/26/26	SD23518		
			7,790.74						
6-01-20-100-207	Administration Postage & Copier Leases								
26-00183	3 KONIC005 KONICA MINOLTA BUSINESS INC.	MAR BOROUGH COPIER LEASE	1,288.69	R	02/11/26	03/06/26	48772679		B
6-01-20-100-211	Administration Municipal Elections								
26-00235	1 FORTL005 FORT LEE PIZZA LLC	Lunch/dinner election workers	359.52	R	02/13/26	02/26/26	3637926		
6-01-20-100-213	Administration Legal Advertisement								
26-00170	3 NOJER005 USA TODAY MEDIA CORP	FEB LEGAL ADVERTISEMENTS	629.04	R	02/18/26	03/05/26	000755874		B
6-01-20-100-214	Administration Website Maintenance								
26-00227	1 REVIZ005 REVIZE LLC	2026 WEBSITE MAINTENANCE	3,700.00	R	02/11/26	02/26/26	22872		
6-01-20-110-299	Mayor & Council Temporary Budget								
26-00224	1 NORTH030 NORTHERN VALLEY MAYORS ASSN.	2026 MAYORS ASSN ANNUAL DUES	400.00	R	02/11/26	02/26/26	2026		
6-01-20-130-202	Financial Admin Professional Development								
26-00226	1 TCTAM005 TCTANJ	2026 ANNUAL DUES/R BUSA	125.00	R	02/11/26	02/26/26	2026		
26-00229	1 NJLEA005 NJ LEAGUE OF MUNICIPALITIES	WEBINAR-REVIEW OF BUDGET/FAST	45.00	R	02/13/26	02/26/26	HLU003T		
26-00277	1 INSTI005 INSTITUTE FOR PROF.DEVELOPMENT	CONTINUING ED/FEB 25	50.00	R	02/25/26	02/26/26	22526		
26-00277	2 INSTI005 INSTITUTE FOR PROF.DEVELOPMENT	CONTINUING ED/MAR 4	50.00	R	02/25/26	02/26/26	3426		
			270.00						
6-01-20-130-203	Financial Admin Professional Services								
26-00216	1 GREAT010 GREATLAND CORP	2025 1099 SUBSCRIPTION & SVC	129.00	R	02/11/26	02/26/26	10714712		
26-00216	2 GREAT010 GREATLAND CORP	2025 1099 SUBSCRIPTION & SVC	306.00	R	02/11/26	02/26/26	10724262		

Account P.O. Id	Item Vendor	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-20-130-203	1 TRION005	Financial Admin Professional Services	Continued							
26-00254	1 TRION005	TRIONAID ASSOCIATES INC.	BACKGROUND CHECK/S. FIROZVI	17.00	R	02/17/26	02/26/26		13869	
				452.00						
6-01-20-130-206	1 EDMUN005	Financial Admin. Software Maint Support	2026 FINANCE SUPER SUITE	10,920.00	R	02/11/26	02/26/26		26-IN2691	
26-00217	1 EDMUN005	EDMUNDS GOVTECH								
6-01-20-140-201	1 QUIKT005	Information Technology	DELL PRO SLIM LAPTOP	1,085.00	R	02/19/26	03/05/26		41766	
26-00265	1 QUIKT005	QUIKTEKS, LLC								
6-01-20-145-206	1 MUNID005	Tax Collection Software Maint Support	2026 TAX SOFTWARE PACKAGE	4,409.00	R	02/27/26	03/06/26		2026	
26-00284	1 MUNID005	MUNIDEX, INC.								
6-01-20-150-203	1 MICR0005	Tax Assessment Professional Services	2026 PROPERTY TAX POSTCARDS	1,856.22	R	02/11/26	03/04/26		18219	
26-00222	1 MICR0005	MICRO SYSTEMS NJ.COM LLC								
6-01-20-155-201	2 BRUN0005	Legal Services General & COAH	JAN LEGAL SERVICES	10,000.00	R	01/01/26	03/06/26		JAN 2026	B
26-00041	3 BRUN0005	BRUNO AND FERRARO	FEB LEGAL SERVICES	10,000.00	R	01/01/26	03/06/26		FEB 2026	B
26-00042	2 KINGM005	KING, MOENCH, HIRNIAK & MEHTA	JAN LEGAL SERVICES	3,634.60	R	01/01/26	03/06/26		96389	B
26-00042	3 KINGM005	KING, MOENCH, HIRNIAK & MEHTA	JAN LEGAL SERVICES MURA	8,360.00	R	03/06/26	03/06/26		96388	B
26-00042	4 KINGM005	KING, MOENCH, HIRNIAK & MEHTA	JAN LEGAL SERVICES MG / HUDSON	700.00	R	03/06/26	03/06/26		96387	B
26-00042	5 KINGM005	KING, MOENCH, HIRNIAK & MEHTA	FEB LEGAL SERVICES	3,812.30	R	03/06/26	03/06/26		96495	B
26-00042	6 KINGM005	KING, MOENCH, HIRNIAK & MEHTA	FEB LEGAL SERVICES MURA	24,476.00	R	03/06/26	03/06/26		96494	B
26-00042	7 KINGM005	KING, MOENCH, HIRNIAK & MEHTA	FEB LEGAL SERVICES MG / HUDSON	245.00	R	03/06/26	03/06/26		96493	B
				61,227.90						
6-01-21-180-201	1 GANNL005	Planning Board Office Operations	NJ ZONING & LAND USE BOOK	209.00	R	02/20/26	02/26/26		716341	
26-00268	1 GANNL005	GANN LAW BOOKS INC.								
6-01-21-180-202	1 NJPLA005	Planning Board Professional Development	2026 PB ANNUAL MEMBERSHIP	425.00	R	02/11/26	02/26/26		082028120	
26-00223	1 NJPLA005	N.J. PLANNING OFFICIALS INC.		431.00	R	02/19/26	02/26/26		93948	
26-00266	1 RUTGE025	RUTGERS CTR FOR GOVERNMENT SRV	PB UNDERSTANDING PLANS-5/13	856.00	R					

Account	Description	Item Description	Amount	Stat/Chk	First Rcvd Enc Date	Chk/Void Date	Invoice	PO Type
6-01-22-195-201	Construction Code Office Operations							
26-00197	3 STAPL005 STAPLES CORP.	BLDG OFFICE SUPPLIES	35.67	R	02/17/26	03/06/26	7675993350	B
26-00269	1 STAPL005 STAPLES CORP.	OFFICE SUPPLIES	58.45	R	02/20/26	02/26/26	7672606055	
			94.12					
6-01-22-195-202	Construction Code Prof Development							
26-00271	1 TECHN005 TECHNICAL ASSISTANT ASSOC	2026 TACO MEMBERSHIP DUES	100.00	R	02/24/26	02/26/26	2026	
6-01-23-210-201	Joint Insurance Fund							
26-00274	1 SOBER005 SO. BERGEN MUN. JOINT INS.	2026 FEB JOINT INSURANCE FUND	488,354.00	R	02/24/26	02/26/26	SBER314-2026	
6-01-23-220-201	Employee Health Benefits Active							
26-00185	2 EBEMP005 EB EMPLOYEE SOLUTIONS LLC	JAN EMPLOYEE DIFF CARD/SETUP	2,500.00	R	02/11/26	03/04/26	44481	B
26-00185	3 EBEMP005 EB EMPLOYEE SOLUTIONS LLC	JAN EMPLOYEE DIFF CARD	1,427.25	R	02/27/26	03/04/26	44481	B
			3,927.25					
6-01-23-220-202	Employee Dental Benefits							
26-00177	4 DELTA005 DELTA DENTAL PLAN OF N.J.	MAR EMPLOYEE DENTAL INSURANCE	6,818.98	R	02/11/26	02/26/26	PM1248739	B
6-01-23-220-203	Employee Life Insurance							
26-00178	4 RELIA010 RELIANCE STANDARD	MAR FD LIFE INSURANCE	550.62	R	02/11/26	02/26/26	GL163790/FEB 26	B
6-01-23-220-204	Employee Health Benefits Retired							
26-00262	1 MURPH015 MURPHY, ALICE	2025 MEDICARE REIMB/A.MURPHY	2,442.00	R	02/18/26	02/26/26	PART B	
6-01-25-240-201	Police Office Operations							
26-00154	2 STAPL005 STAPLES CORP.	JAN POLICE OFFICE SUPPLIES	174.97	R	02/10/26	03/05/26	6053484059	B
26-00154	3 STAPL005 STAPLES CORP.	JAN POLICE OFFICE SUPPLIES	3.75	R	02/28/26	03/05/26	6050841823	B
26-00154	4 STAPL005 STAPLES CORP.	JAN POLICE OFFICE SUPPLIES	48.48	R	02/28/26	03/05/26	6053566459	B
			219.70					
6-01-25-240-202	Police Professional Development							
26-00287	1 ALLIE010 ALLIED TRAINING AND EMERGENCY	CONT ED - WINTER EMERGENCIES	13.00	R	02/28/26	03/06/26	2145	
26-00289	1 IACP005 IACP - MEMBERSHIP	2026 ACTIVE CHIEFS MEMBERSHIP	220.00	R	03/02/26	03/05/26	2026	
26-00299	1 NJSTA005 N.J. STATE ASSOC. OF CHIEFS OF	2026 DUES COMMAND & LEADERSHIP	50.00	R	03/02/26	03/06/26	2026	
26-00302	1 BERGC005 BERG. COUNTY POLICE CHIEFS ASSO	2026 ACTIVE CHIEFS DUES	650.00	R	03/02/26	03/05/26	2026	
			933.00					

Account	Description	Item Description	Amount	Stat/Chk	First Rcvd Enc Date	Chk/Void Date	Invoice	P.O. Id	Item Vendor	Type
6-01-25-240-203	Police Professional Services									
26-00294	1 TMOBIO10 TMOBILE USA INC.	LER TIME DIFFERENCE OF ARRIVAL	50.00	R	03/02/26	03/06/26	L2601210213			
26-00294	2 TMOBIO10 TMOBILE USA INC.	LER TIME DIFFERENCE OF ARRIVAL	50.00	R	03/02/26	03/06/26	9620575578			
26-00294	3 TMOBIO10 TMOBILE USA INC.	LER TIME DIFFERENCE OF ARRIVAL	100.00	R	03/02/26	03/06/26	L2601300413			
			100.00							
6-01-25-240-204	Police Equipment Purchase & Maintenance									
26-00152	2 AGLIN005 AGL INHALATION THERAPY CO.INC.	JAN POLICE MEDICAL OXYGEN	151.71	R	02/10/26	03/05/26	0010200179			B
26-00152	3 AGLIN005 AGL INHALATION THERAPY CO.INC.	FEB POLICE MEDICAL OXYGEN	138.48	R	02/28/26	03/05/26	0010202994			B
			290.19							
6-01-25-240-205	Police Vehicle Maintenance									
26-00153	2 ENGLE015 ENGLEWOOD CLIFFS EXXON	JAN POLICE VEHICLE REPAIRS	174.57	R	02/10/26	03/05/26	6189			B
26-00153	3 ENGLE015 ENGLEWOOD CLIFFS EXXON	JAN POLICE VEHICLE REPAIRS	1,531.95	R	02/28/26	03/05/26	6200			B
26-00153	4 ENGLE015 ENGLEWOOD CLIFFS EXXON	FEB POLICE VEHICLE REPAIRS	60.00	R	02/28/26	03/05/26	2-6-26			B
26-00153	5 ENGLE015 ENGLEWOOD CLIFFS EXXON	FEB POLICE VEHICLE REPAIRS	172.99	R	02/28/26	03/05/26	6254			B
26-00153	6 ENGLE015 ENGLEWOOD CLIFFS EXXON	FEB POLICE VEHICLE REPAIRS	443.70	R	02/28/26	03/05/26	6253			B
26-00153	7 ENGLE015 ENGLEWOOD CLIFFS EXXON	FEB POLICE VEHICLE REPAIRS	179.16	R	02/28/26	03/05/26	6286			B
26-00153	8 ENGLE015 ENGLEWOOD CLIFFS EXXON	FEB POLICE VEHICLE REPAIRS	213.74	R	02/28/26	03/05/26	6293			B
26-00153	9 ENGLE015 ENGLEWOOD CLIFFS EXXON	FEB POLICE VEHICLE REPAIRS	1,997.95	R	02/28/26	03/05/26	6292			B
26-00155	2 TRINI015 TRINITY AUTO LLC D/B/A	JAN POLICE VEHICLE REPAIRS	1,121.84	R	02/10/26	03/05/26	6018281/2			B
26-00155	3 TRINI015 TRINITY AUTO LLC D/B/A	JAN POLICE VEHICLE REPAIRS	150.00	R	02/28/26	03/05/26	6018077/1			B
26-00155	4 TRINI015 TRINITY AUTO LLC D/B/A	JAN POLICE VEHICLE REPAIRS	251.44	R	02/28/26	03/05/26	6018343/1			B
			6,297.34							
6-01-25-240-206	Police Departmental Supplies									
26-00290	1 AXONE005 AXON ENTERPRISES, INC.	BUNDLE- TASER 10 CERTIFICATION	4,874.40	R	03/02/26	03/06/26	INUS414895			
26-00291	1 FASTP005 FAST PRINT, LLC	BUSINESS CARDS	425.00	R	03/02/26	03/05/26	4086			
26-00295	1 GTBWI005 G.T.B.M., INC.	WV-BWC4000 I-PRO W CONFIGURATN	2,206.80	R	03/02/26	03/06/26	I-10195			
26-00295	2 GTBWI005 G.T.B.M., INC.	KLICK FAST BWC DELTA 2PC MOUNT	298.80	R	03/02/26	03/06/26				
26-00295	3 GTBWI005 G.T.B.M., INC.	I-PRO BWC KF MOLLE SYS DOCK ST	90.00	R	03/02/26	03/06/26				
26-00295	4 GTBWI005 G.T.B.M., INC.	3YR I-PRO BWC4000 DAMAGE COVER	270.00	R	03/02/26	03/06/26				
26-00295	5 GTBWI005 G.T.B.M., INC.	I-PRO BWC UDE ON-PREM DEVIC LIC	1,017.00	R	03/02/26	03/06/26				
26-00297	1 SHOPR005 SHOP RITE ENGLEWOOD ASSOC.INC	JR POLICE ACADEMY GRAD	17.33	R	03/02/26	03/05/26	01690388041			
			9,199.33							
6-01-25-240-207	Police Fixed Costs & Lease Agreements									
26-00156	2 GOOSE005 GOOSETOWN COMMUNICATIONS.	JAN POLICE NETWORK EQUIPMENT	670.00	R	02/10/26	03/05/26	180312			B
26-00156	3 GOOSE005 GOOSETOWN COMMUNICATIONS.	FEB POLICE NETWORK EQUIPMENT	670.00	R	02/28/26	03/05/26	181229			B

Account	Description	Item Description	Amount	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date	Invoice	PO Type
6-01-25-240-207	Police Fixed Costs & Lease Agreements	Continued						
26-00156	4 GOOSE005 GOOSE TOWN COMMUNICATIONS.	JAN POLICE ANTENNA	425.69	R	02/28/26	03/05/26	180591	B
26-00156	5 GOOSE005 GOOSE TOWN COMMUNICATIONS.	MAR POLICE NETWORK EQUIPMENT	670.00	R	02/28/26	03/06/26	182144	B
26-00286	1 GTBNI005 G.T.B.M., INC.	INFO-COP LIC ANNUAL RENEWAL	2,887.50	R	02/28/26	03/06/26	I-10088	
26-00286	2 GTBNI005 G.T.B.M., INC.	ANDROID INFO-COP LICENSE RENEW	300.00	R	02/28/26	03/06/26		
26-00293	1 ENFOR005 ENFORSYS, INC.	ON-PREM CAD/RMS ANNUAL MAINT	14,900.00	R	03/02/26	03/05/26	2958	
26-00293	2 ENFOR005 ENFORSYS, INC.	NJTR-1 AUTO PUBLISH ANNUAL SUB	1,000.00	R	03/02/26	03/05/26		
26-00296	1 NJSAC005 NJSACOP	2026 MEMBERSHIP DUES	275.00	R	03/02/26	03/05/26	2026	
26-00298	1 NJPUB005 N.J. PUBLIC SAFETY	2026 MEMBERSHIP RENEWAL DUES	400.00	R	03/02/26	03/05/26	4977	
26-00300	1 NJMOTO10 NJ MOTOR VEHICLE COMM.	2026 ANNUAL ADMIN FEE	150.00	R	03/02/26	03/05/26	0L015610	
			22,348.19					
6-01-25-255-201	Fire Office Operations							
26-00146	2 SHOPR005 SHOP RITE ENGLEWOOD ASSOC.INC	JAN 23RD/FD FOOD & BEVERAGES	258.59	R	02/10/26	02/26/26	01690596187	B
26-00146	3 SHOPR005 SHOP RITE ENGLEWOOD ASSOC.INC	2/21-SNOW STANDBY FOOD & BEVS	441.32	R	02/17/26	03/04/26	01690605569	B
26-00147	2 FAIRM005 FAIRWAY MARKET, INC.	JAN FD FOOD & BEVERAGES	300.00	R	02/10/26	02/26/26	E19026	B
26-00147	3 FAIRM005 FAIRWAY MARKET, INC.	FEB FD FOOD & BEVERAGES	300.00	R	02/17/26	02/26/26	E19160	B
26-00255	1 NIKOW005 NIKOW, ANDREW	REIMB. MEALS/JAN 25TH	203.00	R	02/17/26	02/26/26	#38	
26-00279	1 NIKOW005 NIKOW, ANDREW	FEB 23RD/SNOW STANDBY PIZZA	104.81	R	02/26/26	03/04/26	74-460	
			1,607.72					
6-01-25-265-201	Fire Prevention Office Operations							
26-00249	1 STAPL005 STAPLES CORP.	FIRE PREV-OFFICE SUPPLIES	239.19	R	02/17/26	02/26/26	6055329832	
6-01-26-290-201	Streets Roads Office Operations							
26-00231	1 FORTL005 FORT LEE PIZZA LLC	MEALS DURING STORM	252.76	R	02/13/26	02/26/26	93	
6-01-26-290-202	Streets Roads Professional Development							
26-00252	1 GANSE005 GANSEL, ROBERT	REIMB. CDL LIC/ROBERT GANSEL	3,075.00	R	02/17/26	02/26/26	498433	
26-00252	2 GANSE005 GANSEL, ROBERT	REIMB. CDL LIC/ROBERT GANSEL	410.00	R	02/17/26	02/26/26	128364	
26-00252	3 GANSE005 GANSEL, ROBERT	REIMB. CDL LIC/ROBERT GANSEL	100.00	R	02/17/26	02/26/26	1243110732	
26-00252	4 GANSE005 GANSEL, ROBERT	REIMB. CDL LIC/ROBERT GANSEL	167.00	R	02/17/26	02/26/26	1476/0267	
			3,752.00					
6-01-26-290-203	Streets Roads Professional Services							
26-00131	3 UNIFI005 UNIFIRST CORPORATION	FEB DPW UNIFORM CLEANING	319.01	R	02/11/26	03/04/26	1180595211	B
26-00131	4 UNIFI005 UNIFIRST CORPORATION	FEB DPW UNIFORM CLEANING	127.96	R	03/02/26	03/04/26	1180597290	B
26-00221	1 TRION005 TRIONAID ASSOCIATES INC.	EMPLOYEE DOT TESTING	294.00	R	02/11/26	02/26/26	123460	

Account	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	PO Type
6-01-26-290-203	Streets Roads Professional Services	Continued							
26-00278	1 PRECI010 WEATHER FORECASTING	WEATHER FORECASTING	1,795.00	R	02/26/26	03/04/26		2026	
			2,535.97						
6-01-26-290-204	Streets Roads Equipment Purch & maint.								
26-00105	2 FAIRF005 FAIRFIELD MAINTENANCE, INC.	2026 DPW GAS TANK MAINT/INSP.	2,785.00	R	02/09/26	02/26/26		461433	B
26-00105	3 FAIRF005 FAIRFIELD MAINTENANCE, INC.	JAN DPW GAS TANK MAINT/INSP.	387.00	R	02/18/26	02/26/26		461529	B
26-00105	4 FAIRF005 FAIRFIELD MAINTENANCE, INC.	JAN DPW GAS TANK MAINT/INSP.	2,947.69	R	02/18/26	03/05/26		461594	B
26-00138	2 SWITT005 SWITTY'S PRODUCTIONS, INC.	2026 DPW BOOT ALLOWANCE	900.00	R	02/13/26	03/04/26		115917/FRICKE	B
26-00138	3 SWITT005 SWITTY'S PRODUCTIONS, INC.	2026 DPW BOOT ALLOWANCE	600.00	R	02/27/26	03/04/26		115911/OSHEA	B
26-00138	4 SWITT005 SWITTY'S PRODUCTIONS, INC.	2026 DPW BOOT ALLOWANCE	900.00	R	02/27/26	03/04/26		115910/POULOS	B
26-00138	5 SWITT005 SWITTY'S PRODUCTIONS, INC.	2026 DPW BOOT ALLOWANCE	294.97	R	02/27/26	03/04/26		115885/EMORD	B
26-00138	6 SWITT005 SWITTY'S PRODUCTIONS, INC.	2026 DPW BOOT ALLOWANCE	900.00	R	02/27/26	03/04/26		115766/FEDOUCHK	B
26-00138	7 SWITT005 SWITTY'S PRODUCTIONS, INC.	2026 DPW BOOT ALLOWANCE	900.00	R	02/27/26	03/04/26		115765/TARABOCC	B
26-00248	1 UNITE025 UNITED FORD LLC	MUD FLAP KITS	150.00	R	02/13/26	02/26/26		132250	
26-00248	2 UNITE025 UNITED FORD LLC	Handling	2.00	R	02/13/26	02/26/26		132250	
26-00261	1 HUDS0005 HUDSON COUNTY MOTORS	VALVE/GLASS ASSY	96.77	R	02/18/26	02/26/26		648378	
26-00261	2 HUDS0005 HUDSON COUNTY MOTORS	VALVE/GLASS ASSY	198.20	R	02/18/26	02/26/26		651258	
			11,061.63						
6-01-26-290-205	Streets Roads Vehicle Maintenance								
26-00100	2 46TRU005 46 TRUCK REPAIR, INC	JAN DPW VEHICLE REPAIRS	1,800.00	R	02/09/26	02/26/26		62829/LABOR	B
26-00100	3 46TRU005 46 TRUCK REPAIR, INC	JAN DPW VEHICLE REPAIRS	2,993.20	R	02/18/26	02/26/26		62829/PARTS	B
26-00100	4 46TRU005 46 TRUCK REPAIR, INC	JAN DPW VEHICLE REPAIRS	180.00	R	02/18/26	02/26/26		62871/LABOR	B
26-00100	5 46TRU005 46 TRUCK REPAIR, INC	JAN DPW VEHICLE REPAIRS	257.55	R	02/18/26	02/26/26		62871/PARTS	B
26-00100	6 46TRU005 46 TRUCK REPAIR, INC	JAN DPW VEHICLE REPAIRS	360.00	R	02/18/26	02/26/26		62892/LABOR	B
26-00100	7 46TRU005 46 TRUCK REPAIR, INC	JAN DPW VEHICLE REPAIRS	564.00	R	02/18/26	02/26/26		62892/PARTS	B
26-00100	8 46TRU005 46 TRUCK REPAIR, INC	FEB DPW VEHICLE REPAIRS	540.00	R	02/18/26	03/05/26		62940/LABOR	B
26-00100	9 46TRU005 46 TRUCK REPAIR, INC	FEB DPW VEHICLE REPAIRS	1,348.00	R	03/02/26	03/05/26		62940/PARTS	B
26-00100	10 46TRU005 46 TRUCK REPAIR, INC	FEB DPW VEHICLE REPAIRS	2,160.00	R	03/02/26	03/05/26		62955/LABOR	B
26-00100	11 46TRU005 46 TRUCK REPAIR, INC	FEB DPW VEHICLE REPAIRS	1,192.58	R	03/02/26	03/05/26		62955/PARTS	B
26-00103	2 CCTIR005 C & C TIRE, INC.	FEB DPW TRUCK TIRES & INSTALL	4,840.60	R	02/09/26	02/26/26		113644	B
26-00114	2 PGAUT005 P & G AUTO, INC.	FEB TRUCK PARTS & SUPPLIES	355.00	R	02/09/26	02/26/26		001-411569	B
26-00127	2 UNITE005 UNITED MOTOR PARTS, INC.	JAN AUTO PARTS SUPPLIES	121.50	R	02/10/26	02/26/26		2756740	B
26-00127	3 UNITE005 UNITED MOTOR PARTS, INC.	JAN AUTO PARTS SUPPLIES	903.61	R	02/18/26	02/26/26		2756591	B
26-00127	4 UNITE005 UNITED MOTOR PARTS, INC.	JAN AUTO PARTS SUPPLIES	186.38	R	02/18/26	02/26/26		2760113	B
26-00127	5 UNITE005 UNITED MOTOR PARTS, INC.	JAN AUTO PARTS SUPPLIES	374.04	R	02/18/26	02/26/26		2761860	B
26-00127	6 UNITE005 UNITED MOTOR PARTS, INC.	JAN AUTO PARTS SUPPLIES	25.50	R	02/18/26	02/26/26		2761861	B
26-00127	7 UNITE005 UNITED MOTOR PARTS, INC.	FEB AUTO PARTS SUPPLIES	136.55	R	02/18/26	03/05/26		2762940	B

Account	Description	Item Description	Amount	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date	Invoice	PO Type
6-01-26-290-205	Streets Roads Vehicle Maintenance	Continued						
26-00127	8 UNITE005 UNITED MOTOR PARTS, INC.	FEB AUTO PARTS SUPPLIES	96.28	R	03/02/26	03/05/26	2764846	B
26-00127	9 UNITE005 UNITED MOTOR PARTS, INC.	FEB AUTO PARTS SUPPLIES	272.73	R	03/02/26	03/05/26	2766405	B
26-00127	10 UNITE005 UNITED MOTOR PARTS, INC.	FEB AUTO PARTS SUPPLIES	90.53	R	03/02/26	03/05/26	2768079	B
26-00128	2 VANDI005 VAN DINE'S FOUR WHEEL DR. INC.	JAN TRUCK PARTS	1,828.91	R	02/10/26	02/26/26	146241	B
26-00128	3 VANDI005 VAN DINE'S FOUR WHEEL DR. INC.	JAN TRUCK PARTS	376.00	R	02/18/26	02/26/26	146259	B
26-00128	4 VANDI005 VAN DINE'S FOUR WHEEL DR. INC.	JAN TRUCK PARTS	566.74	R	02/18/26	02/26/26	146278	B
26-00128	5 VANDI005 VAN DINE'S FOUR WHEEL DR. INC.	JAN TRUCK PARTS	200.68	R	02/18/26	02/26/26	146306	B
26-00128	6 VANDI005 VAN DINE'S FOUR WHEEL DR. INC.	JAN TRUCK PARTS	491.22	R	02/18/26	02/26/26	147001	B
26-00234	1 AMERIO15 AMERICAN HOSE HYDRAULIC CO	INC HOSE ASSEMBLY/COUPLER	177.29	R	02/13/26	02/26/26	00415477	B
26-00234	2 AMERIO15 AMERICAN HOSE HYDRAULIC CO	INC HOSE ASSEMBLY/COUPLER	38.50	R	02/13/26	02/26/26	00415477	B
			<u>22,477.39</u>					
6-01-26-290-206	Streets Roads Shop supplies							
26-00109	3 HOMED005 HOME DEPOT CREDIT SERVICES INC	FEB DPW MATERIALS & SUPPLIES	64.93	R	02/18/26	03/06/26	3620972	B
26-00109	4 HOMED005 HOME DEPOT CREDIT SERVICES INC	FEB DPW MATERIALS & SUPPLIES	19.68	R	03/03/26	03/06/26	6012199	B
			<u>84.61</u>					
6-01-26-290-207	Streets Roads Drainage & Stormwater Mgmt							
26-00282	1 ENVIR020 ENVIRONMENTAL SYSTEMS RESEARCH	STORM WATER TRACKING SYSTEM	1,211.00	R	02/27/26	03/06/26	Q-567307	B
6-01-26-290-208	Streets Roads Traffic & Street Supplies							
26-00129	2 VINCE005 VINCENT SIGNS & LETTERING INC.	DPW STREET SIGNS	70.00	R	02/10/26	02/26/26	01/5/2026	B
26-00246	1 TILCO005 TILCON NEW YORK, INC.	ASPHALT	136.35	R	02/13/26	02/26/26	2730522	B
26-00258	1 ATLAN030 ATLANTIC SALT, INC	SALT DELIVERY	10,212.00	R	02/18/26	02/26/26	INV109164	B
26-00259	1 ATLAN030 ATLANTIC SALT, INC	SALT DELIVERY 1/2/2026	11,822.21	R	02/18/26	03/04/26	INV106497	B
26-00259	2 ATLAN030 ATLANTIC SALT, INC	SALT DELIVERY 1/2/2026	6,098.68	R	02/26/26	03/04/26	INV105573	B
26-00263	1 SILVE005 SILVER MASON INC.	BLACK TOP PATCH	93.60	R	02/18/26	02/26/26	A375630	B
26-00275	1 EXTECO10 EXTECH BUILDING MATERIALS INC.	FEB ICE MELT	1,660.09	R	02/24/26	03/04/26	BID 25-44	B
26-00305	1 ATLAN030 ATLANTIC SALT, INC	SALT BY THE TON	1,951.80	R	03/03/26	03/06/26	26-069796	B
26-00305	2 ATLAN030 ATLANTIC SALT, INC	SALT BY THE TON	1,953.37	R	03/03/26	03/06/26	26-069799	B
			<u>33,998.10</u>					
6-01-26-305-201	Garbage & Trash Removal							
26-00137	2 INTER025 INTERSTATE WASTE SERVICES	JAN BOROUGH TRASH SERVICE	42,167.70	R	02/13/26	03/04/26	11998925	B
26-00137	3 INTER025 INTERSTATE WASTE SERVICES	JAN SCALE & RECYCLING CHARGES	1,355.27	R	02/24/26	03/04/26	0011996308	B
26-00137	4 INTER025 INTERSTATE WASTE SERVICES	FEB BOROUGH TRASH SERVICE	39,989.75	R	02/24/26	03/05/26	12150766	B

Account	Description	Item Description	Amount	Stat/Chk	First Rcvd Enc Date	Chk/Void Date	Invoice	PO Type
6-01-26-305-201	Garbage & Trash Removal	Continued						
26-00137	5 INTER025 INTERSTATE WASTE SERVICES	FEB BOROUGH RECYCLING	989.66	R	03/05/26	03/06/26	0012143613	B
			84,502.38					
6-01-26-310-201	Buildings Grounds Office Operations							
26-00232	1 NEVIL005 NEVILLE, MARK	DPW MEALS SNOW STORM 1/25/2026	235.21	R	02/13/26	02/26/26	#0289	
26-00232	2 NEVIL005 NEVILLE, MARK	DPW MEALS SNOW STORM 1/25/2026	278.61	R	02/13/26	02/26/26	#0356	
26-00247	1 GATES005 GATES FLAG & BANNER INC.	20inx8' MOURNING PULLDOWN	316.16	R	02/13/26	02/26/26	224974	
26-00276	1 FORTL005 FORT LEE PIZZA LLC	STORM MEALS FOR DPW	403.28	R	02/24/26	03/04/26	81	
			1,233.26					
6-01-26-310-202	Buildings Grounds Professional Develop							
26-00233	1 BERGE045 BERGEN CTY.PUBLIC WORKS ADMIN. BC MEMBERSHIP ADMIN ASSOC		150.00	R	02/13/26	02/26/26	2026	
6-01-26-310-203	Buildings Grounds Professional Services							
26-00104	2 TRIST005 EXCEL PEST SERVICES	JAN DPW PEST CONTROL SERVICE	252.00	R	02/09/26	02/26/26	2090168	B
26-00104	3 TRIST005 EXCEL PEST SERVICES	FEB DPW PEST CONTROL SERVICE	252.00	R	02/18/26	02/26/26	2119316	B
26-00110	2 IMCLE005 I-M CLEANING, INC	JAN JANITORIAL SERVICES	3,416.67	R	02/09/26	03/04/26	10124	B
26-00110	3 IMCLE005 I-M CLEANING, INC	JAN JANITORIAL SUPPLIES	1,166.64	R	02/18/26	03/04/26	10152/PD	B
26-00110	4 IMCLE005 I-M CLEANING, INC	JAN JANITORIAL SUPPLIES	428.63	R	02/18/26	03/04/26	10153/BH	B
26-00110	5 IMCLE005 I-M CLEANING, INC	JAN JANITORIAL SUPPLIES	380.27	R	02/18/26	03/04/26	10154/DPW	B
26-00110	6 IMCLE005 I-M CLEANING, INC	FEB JANITORIAL SERVICES	3,416.67	R	02/18/26	03/05/26	10160	B
26-00121	2 SLADE005 SLADE ELEVATOR INC.	JAN ELEVATOR MAINTENANCE	206.58	R	02/10/26	02/26/26	INV-12858-04H0	B
26-00121	3 SLADE005 SLADE ELEVATOR INC.	FEB ELEVATOR MAINTENANCE	206.58	R	02/18/26	02/26/26	INV-13810-L7Z1	B
26-00121	4 SLADE005 SLADE ELEVATOR INC.	MAR ELEVATOR MAINTENANCE	206.58	R	02/18/26	03/06/26	INV-14698-R355	B
26-00124	2 SUPER010 SUPER PLUMBER EN PAUL LLC	DPW HVAC MAINTENANCE & REPAIRS	577.23	R	02/10/26	03/06/26	10260	B
26-00124	3 SUPER010 SUPER PLUMBER EN PAUL LLC	DPW HVAC MAINTENANCE & REPAIRS	247.50	R	03/06/26	03/06/26	11016/FD	B
26-00245	1 AGLIN005 AGL INHALATION THERAPY CO.INC.		270.00	R	02/13/26	02/26/26	0040008540	B
26-00260	1 ENVIR005 ENVIRONMENTAL RENEWAL, LLC	CLEAN UP (THATCH,LEAVES)	580.00	R	02/18/26	02/26/26	341480	
26-00267	1 DESIG005 DESIGN N STITCH, INC.	US397 TAMPA CLASS 3 VEST	288.00	R	02/20/26	03/04/26	62318	
26-00267	2 DESIG005 DESIGN N STITCH, INC.	SCREEN CHARGE	25.00	R	02/20/26	03/04/26	62318	
			11,920.35					
6-01-26-310-204	Buildings Grounds Equipment Purch/Maint.							
26-00106	2 FELDM005 FELDMAN BROTHERS ELECTRICAL	JAN DPW ELECTRICAL SUPPLIES	378.00	R	02/09/26	02/26/26	3785163-00	B
26-00111	2 MATER005 MATERA'S NURSERY AND GARDEN	FEB LAWN MOWER PARTS & SVC	13.95	R	02/09/26	03/06/26	389999	B
26-00244	1 ESPOS005 ESPOSITO GENERATOR SOLUTIONS	GENERATOR MAINTENANCE AGREEMEN	475.00	R	02/13/26	02/26/26	210097274	
26-00244	2 ESPOS005 ESPOSITO GENERATOR SOLUTIONS	GENERATOR MAINTENANCE AGREEMEN	475.00	R	02/13/26	02/26/26	210096939	
26-00244	3 ESPOS005 ESPOSITO GENERATOR SOLUTIONS	GENERATOR MAINTENANCE AGREEMEN	475.00	R	02/13/26	02/26/26	210097106	

Account	Description	Item Description	Amount	Stat/Chk	First Rcvd Enc Date	Chk/Void Date	Invoice	PO Type
6-01-26-310-204	Buildings Grounds Equipment Purch/Maint. Continued							
26-00244	4 ESPOS005 ESPOSITO GENERATOR SOLUTIONS	GENERATOR MAINTENANCE AGREEMEN	475.00	R	02/13/26	02/26/26	210097024	B
26-00244	5 ESPOS005 ESPOSITO GENERATOR SOLUTIONS	GENERATOR MAINTENANCE AGREEMEN	475.00	R	02/13/26	02/26/26	210097195	B
26-00264	1 BSNSP005 BSN SPORTS, INC	FREIGHT	135.01	R	02/18/26	02/26/26	929657799	B
26-00272	1 DOORW005 MINER LTD, DBA	BAY OVERHEAD DOOR REPAIR	517.00	R	02/24/26	03/04/26	168498	B
26-00281	1 GARGI005 GARGTULO INC.	WINTERIZE PARKS/FIRE/WITTE	455.00	R	02/26/26	03/04/26	48425	B
			3,873.96					
6-01-26-311-206	Sewer System Pump & Line Maintenance							
26-00116	2 RAPID005 RAPID PUMP AND METER CO, INC.	JAN PUMP MAINTENANCE & REPAIRS	999.76	R	02/09/26	02/26/26	18673	B
26-00116	3 RAPID005 RAPID PUMP AND METER CO, INC.	JAN PUMP MAINTENANCE & REPAIRS	1,776.00	R	02/18/26	02/26/26	18828	B
26-00116	4 RAPID005 RAPID PUMP AND METER CO, INC.	JAN PUMP MAINTENANCE & REPAIRS	8,426.00	R	02/18/26	02/26/26	18832	B
			11,201.76					
6-01-27-360-201	Senior Citizens Office Operations							
26-00310	1 ENGLE005 ENGLEWOOD CLIFFS SENIORS	2026 JAN-JUNE SR CIT. STIPEND	6,500.00	R	03/04/26	03/05/26	JAN-JUNE 2026	
26-00310	2 ENGLE005 ENGLEWOOD CLIFFS SENIORS	MAR 25TH TRIP DEPOSIT REIMB	500.00	R	03/04/26	03/05/26	REIMB. 26071-0	
26-00310	3 ENGLE005 ENGLEWOOD CLIFFS SENIORS	APR 22ND TRIP DEPOSIT REIMB	500.00	R	03/04/26	03/05/26	REIMB. 26021-0	
			7,500.00					
6-01-27-365-201	Environmental Commission							
26-00283	1 TREAS015 TREASURER STATE OF NEW JERSEY	2026 ANN. SITE REMEDIATION FEE	1,900.00	R	02/27/26	03/04/26	ID#016423	
6-01-28-375-203	Parks Playgrounds Professional Services							
26-00161	2 ENGLE010 ENGLEWOOD CLIFFS BD OF EDUCAT.	JAN GYM USE & CUSTODIAN	2,968.95	R	02/10/26	02/26/26	260101	B
26-00162	2 SPORT005 SPORTS TIME INC.	REC UNIFORMS AND SHIRTS	159.00	R	02/10/26	02/26/26	2215004	B
26-00218	1 EMMAN005 EMMANUELE, CHRIS	REC BASKETBALL COACH 1/10-1/27	161.00	R	02/11/26	02/26/26	1/10-1/27/26	
26-00253	1 ROMAN025 ROMANTICO, CHRISTOPHER	REC BASKETBALL COACH	210.00	R	02/17/26	02/26/26	JAN 2026	
26-00303	1 HARLE015 HARLEY, RICKY	BASKETBALL COACH 2/1-2/28/26	3,080.00	R	03/03/26	03/05/26	2/1-2/28/26	
26-00306	1 VOLLE005 VOLLEYBALL VOLLEYBALL CLUB LLC	2025 FALL GIRLS VOLLEYBALL	1,800.00	R	03/03/26	03/05/26	10/30/2025	
26-00306	2 VOLLE005 VOLLEYBALL VOLLEYBALL CLUB LLC	2025 FALL GIRLS VOLLEYBALL	1,800.00	R	03/03/26	03/05/26	2/11/2026	
26-00307	1 EMMAN005 EMMANUELE, CHRIS	BASKETBALL COACH 2/2-3/2/26	196.00	R	03/04/26	03/05/26	2/2-3/2/26	
26-00311	1 ROMAN025 ROMANTICO, CHRISTOPHER	BASKETBALL COACH 2/12,2/19/26	56.00	R	03/05/26	03/05/26	FEB 2026	
26-00317	1 FORTL010 FORT LEE GIRLS SOFTBALL	2026 GIRLS SOFTBALL	2,000.00	R	03/05/26	03/06/26	105	
			12,430.95					
6-01-28-375-204	Parks Playgrounds Equipment Purch/Maint.							
26-00215	2 DOLLA005 DOLLAMUR LLC	REC CHEERLEADING MATS/FEB	15.00	R	02/11/26	02/26/26		

Account	Description	Item Description	Amount	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date	Invoice	PO Type
6-01-28-375-204	Parks Playgrounds Equipment Purch/Maint. Continued		875.00	R	02/11/26	02/26/26		
26-00215	3 DOLLA005 DOLLAMUR LLC	REC CHEERLEADING MATS	890.00					
6-01-29-390-201	Municipal Library Contribution / Lease		50,000.00	R	02/10/26	02/26/26	01212026	B
26-00167	2 FORTL020 FORT LEE PUBLIC LIBRARY	2026-01 LIBRARY SERVICES						
6-01-31-430-201	Electricity & Gas		20,990.96	R	02/18/26	03/04/26	MULTIPLE	B
26-00133	3 PSEG0005 P S E & G	FEB BOROUGH ELECTRIC & GAS						
6-01-31-440-201	Telephone		868.11	R	02/18/26	03/06/26	C165889	B
26-00112	4 NEWH0005 NEW HORIZON COMMUNICATION CORP	MAR EMERGENCY PHONE LINES						
26-00184	2 QUICK005 QUICK COPPER COMMUNICATIONS	JAN/FEB PHONE/INTERNET SERVICE	2,327.78	R	02/11/26	03/04/26	32412	B
			3,195.89					
6-01-31-440-202	Cell Phone		1,094.48	R	02/11/26	03/05/26	287358292573	B
26-00175	5 ATTM0010 AT&T MOBILITY II, LLC	MAR DPW CELL PHONES						
26-00175	6 ATTM0010 AT&T MOBILITY II, LLC	MAR BORO/PD CELL PHONES	1,245.02	R	03/04/26	03/05/26	287358290668	B
			2,339.50					
6-01-31-440-203	Internet & Television		300.00	R	02/18/26	02/26/26	FIBEREC-1	B
26-00186	2 COUNT005 COUNTY OF BERGEN	NOV/DE HIGH SPEED INTERNET SVC						
26-00186	3 COUNT005 COUNTY OF BERGEN	JAN-MAR HIGH SPD INTERNET SVC	450.00	R	02/18/26	02/26/26	FIBEREC-1	B
			750.00					
6-01-31-445-201	Water Utility		859.18	R	02/10/26	03/04/26	MULTIPLE	B
26-00135	2 VEOL005 VEOLIA WATER NJ	JAN BOROUGH WATER UTILITY						
26-00135	3 VEOL005 VEOLIA WATER NJ	JAN/FEB BOROUGH WATER UTILITY	3,461.24	R	02/24/26	03/05/26	MULTIPLE	B
26-00135	4 VEOL005 VEOLIA WATER NJ	JAN/FEB BOROUGH WATER UTILITY	675.03	R	03/03/26	03/05/26	10008254212222	B
			3,645.39					
6-01-31-450-201	Fire Hydrants Service		8,316.42	R	02/18/26	03/06/26	2/26-3/31/26	B
26-00134	4 VEOL010 VEOLIA WATER NJ	MAR BOROUGH FIRE HYDRANTS						
6-01-31-460-201	Vehicle Fuel Gasoline & Diesel		4,816.96	R	02/09/26	02/26/26	448280	B
26-00115	2 RACHL005 RACHLES/MICHELE'S OIL CO., INC.	JAN VEHICLE FUEL						
26-00125	2 TAYL0010 TAYLOR OIL COMPANY	DPW JAN DIESEL FUEL	2,826.17	R	02/10/26	02/26/26	MULTIPLE	B
26-00125	3 TAYL0010 TAYLOR OIL COMPANY	FEB DPW DIESEL FUEL	1,133.28	R	02/18/26	02/26/26	S398537-IN	B

Account	Description	Item Description	Amount	Stat/Chk	First Rcvd Enc Date	Chk/Void Date	Invoice	PO Type
P.O. Id	Item Vendor							
6-01-31-460-201	Vehicle Fuel Gasoline & Diesel	Continued						
26-00125	4 TAYL0010 TAYLOR OIL COMPANY	FEB DPW TANK RENTAL	200.00	R	02/26/26	03/05/26	T148617-IN	B
			8,976.41					
6-01-43-490-203	Municipal Court Professional Services							
26-00308	1 NADIA005 NADIA BRUNSTEIN	FEB COURT INTERPRETER	285.00	R	03/04/26	03/04/26	092649	
26-00308	2 NADIA005 NADIA BRUNSTEIN	FEB COURT INTERPRETER	30.00	R	03/04/26	03/04/26	092649/TRAVEL	
26-00309	1 HONG0005 HONG PTL KIM	FEB COURT INTERPRETER	200.00	R	03/04/26	03/04/26	2/19/2026	
			515.00					
		Fund Total:	952,409.44					
		Year Total:	952,409.44					
C-04-22-013-000	2022-13: Various Recreation Improvements							
25-00198	1 MRCIN005 MRC, INC.	CAPITAL WITTE FIELD EQUIPMENT	13,945.00	R	02/26/25	03/04/26	111838	
25-00198	2 MRCIN005 MRC, INC.	CAPITAL WITTE FIELD EQUIPMENT	2,422.00	R	02/26/25	03/04/26	111838	
25-00198	3 MRCIN005 MRC, INC.	CAPITAL WITTE FIELD EQUIPMENT	1,327.71	R	02/26/25	03/04/26	111838	
25-00198	4 MRCIN005 MRC, INC.	CAPITAL WITTE FIELD EQUIPMENT	2,799.35	R	02/26/25	03/04/26	111838	
			17,838.64					
C-04-24-011-000	2024-11: Floyd Street Reconstruction							
25-00774	5 GILM0005 GILMORE & ASSOCIATES, INC	FLOYD STREET DESIGN INSPECTION	300.00	R	11/07/25	03/06/26	2601381	B
C-04-25-004-000	2025-04: Road Resurfacing & Drainage Imp							
25-00775	5 GILM0005 GILMORE & ASSOCIATES, INC	ROAD PAVING CO-OP PROGRAM 2025	7,561.10	R	11/07/25	03/06/26	2515145	B
25-00775	6 GILM0005 GILMORE & ASSOCIATES, INC	ROAD PAVING CO-OP PROGRAM 2025	3,822.50	R	11/07/25	03/06/26	2601163	B
			11,383.60					
		Fund Total:	29,522.24					
		Year Total:	29,522.24					
T-12- -500-000	ANIMAL LICENSE TRUST ACCOUNT							
26-00190	2 NJDEP020 NJ DEPT OF HEALTH & SENIOR SVC	FEB STATE ANIMAL LICENSE FEES	3.60	R	02/12/26	03/05/26	2/1-2/28/26	B
		Fund Total:	3.60					
		Year Total:	3.60					

Account	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	P0 Type
P.O. Id	Vendor								
6-01-	-250-004	RESERVE FOR TAX APPEALS							
26-00321	1 SPIOT005	SPIOTTI & ASSOCIATES, P.C.	1,670.15	R	03/06/26	03/06/26		RESO 25-207	
26-00321	2 SPIOT005	SPIOTTI & ASSOCIATES, P.C.	1,778.30	R	03/06/26	03/06/26			
26-00321	3 SPIOT005	SPIOTTI & ASSOCIATES, P.C.	1,736.58	R	03/06/26	03/06/26			
26-00322	1 SPIOT005	SPIOTTI & ASSOCIATES, P.C.	1,151.00	R	03/06/26	03/06/26		RESO 25-85	
26-00322	2 SPIOT005	SPIOTTI & ASSOCIATES, P.C.	1,124.00	R	03/06/26	03/06/26			
26-00322	3 SPIOT005	SPIOTTI & ASSOCIATES, P.C.	1,123.00	R	03/06/26	03/06/26			
26-00323	1 LAWOF050	LAW OFF. OF JASON S. LUSTBADER	6,141.54	R	03/06/26	03/06/26		RESO 25-162	
26-00323	2 LAWOF050	LAW OFF. OF JASON S. LUSTBADER	2,767.07	R	03/06/26	03/06/26		RESO 25-162	
			17,491.64						
		G/L Total:	17,491.64						
Total Charged Lines: 260			Total List Amount:	1,007,760.67	Total void Amount:	0.00			

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	5-01	8,333.75	0.00	0.00	8,333.75
	6-01	952,409.44	0.00	17,491.64	969,901.08
	C-04	29,522.24	0.00	0.00	29,522.24
	T-12	3.60	0.00	0.00	3.60
Total of All Funds:		<u>990,269.03</u>	<u>0.00</u>	<u>17,491.64</u>	<u>1,007,760.67</u>



BOROUGH OF

Englewood Cliffs

NEW JERSEY

**AFFORDABLE
HOUSING
RESOLUTIONS**

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-104**

TITLE: RESOLUTION ADOPTING AN AFFIRMATIVE MARKETING PROCESS FOR THE ADMINISTRATION OF MARKETING AFFORDABLE HOUSING UNITS

WHEREAS, municipalities are required to adopt and maintain an Affirmative Marketing Plan in accordance with the Uniform Housing Affordability Controls regulations set forth at N.J.A.C. 5:80-26.1, 5:80-26.15, and 5:80-26.16, and the Affirmative Fair Housing Marketing requirements of N.J.A.C. 5:80-22, as may be amended; and

WHEREAS, the purpose of the Affirmative Marketing Plan is to establish a regional marketing strategy designed to attract prospective buyers and renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children, to affordable housing units created within the Borough; and

WHEREAS, the Affirmative Marketing Plan applies to all developments within the Borough that contain affordable housing units for very low-, low-, and moderate-income households and is intended to ensure that such units are marketed throughout the applicable housing region during the entire period of affordability controls; and

WHEREAS, the Borough has engaged Triad Associates as the Administrative Agent to prepare and administer the Affirmative Marketing Plan consistent with the Borough’s Housing Element and Fair Share Plan;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, that the Affirmative Marketing Plan prepared by Triad Associates, attached hereto and made a part hereof, is hereby adopted for the marketing and administration of affordable housing units within the Borough.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk



**Affirmative Marketing Process
FOR THE ADMINISTRATION
OF MARKETING
AFFORDABLE HOUSING UNITS**

*In Accordance with the
Uniform Housing
Affordability Controls*



Prepared by





FAIR HOUSING AFFIRMATIVE MARKETING PROCESS

For the Borough of Englewood Cliffs

For Affordable Housing in (REGION 1)

I. APPLICANT AND PROJECT INFORMATION

Section I must be completed individually for each development or program within the municipality. The information contained in this section shall be included in all affirmative marketing materials.

<p>1a. Administrative Agent Name, Address, Phone Number</p> <p>Triad Associates 1301 W. Forest Grove Road Vineland, NJ 08360 856-690-9590 www.triadhousingprograms.com housing@triadassociates.com</p>	<p>1b. Development or Program Name, Address:</p> <p>Borough of Englewood Cliffs 482 Hudson Terrace Englewood Cliffs, NJ 07632 info@englewoodcliffsnj.org www.englewoodcliffsnj.org/ (201) 569-5252</p> <p>Development: To be determined for each project</p> <p>✓ FOR RENT UNITS ✓ FOR SALE UNITS</p>	
<p>1c.</p> <ul style="list-style-type: none"> ✓ Number of Units: TBD ✓ Number of Total Affordable Units: TBD ✓ Number of Affordable Sale Units: TBD ✓ Number of Affordable Rental Units: TBD 	<p>1d.</p> <ul style="list-style-type: none"> ✓ Family ✓ Age Restricted ✓ Supportive Housing 	<p>1e. State and Federal Funding Sources (if any)</p> <p>N/A</p>
<p>1f. Approximate Starting Dates</p> <p>Advertising: To be determined for each project Occupancy: To be determined for each project Lottery Date: To be determined for each project</p>	<p>1g. Price or Rental Range</p> <p>From: To be determined for each project To: To be determined for each project</p>	
<p>1h. Physical characteristics of the units – List bedroom counts, total square footage, and accessibility features</p>		
<p>1i. County: Bergen</p>	<p>1j. Census Tract(s):</p>	
<p>1k. Managing/Sales Agent's Name, Address, Phone Number To be determined for each project</p>		
<p>1l. Application Fees (if any): Application, Credit and Background Check Fees may apply. To be determined for each project</p>		



FAIR HOUSING AFFIRMATIVE MARKETING PROCESS

For the Borough of Englewood Cliffs For Affordable Housing in (REGION 1)

(Sections II through IV are consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

1. Description of the random selection process that will be used once applications are received.

INITIAL RANDOMIZATION

In carrying out the affirmative marketing process, the administrative agent shall comply with the Housing Affordability Controls rules at N.J.A.C. 5:80-26 (UHAC) Adopted November 6, 2025, and all provisions of the Fair Chance in Housing Act, N.J.S.A. 46:8-52 through 64.

The Affirmative Marketing process will begin approximately four months prior to expected occupancy. At this time, the applicant waitlist opens, and the affordable units are posted on the New Jersey Housing Resource Center (NJHRC) website. During this four-month (120-day) period, the property is advertised and interested applicants have the opportunity to submit Preliminary Applications.

After a minimum of 60 days from the date that the units are posted on the NJHRC website, a lottery randomization takes place. No random selection may be conducted prior to 60 days following the initial advertisement on the New Jersey Housing Resource Center. All preliminary applications received during the affirmative marketing period are included in this lottery randomization, which will establish the applicant waitlist. The lottery date will be included in all affirmative marketing materials. The random selection is conducted prior to households being certified for eligibility.

If the units are Supportive Housing units, within one business day of listing the affordable housing units on the New Jersey Housing Resource Center, the Administrative Agent will notify the local Continuum of Care of any rental housing units for individuals with special needs that are reserved for individuals and families that are homeless and of any permanent supportive housing rental units.

All applicants are included in the lottery and randomized regardless of household size or, desired number of bedrooms. The process is as follows:

The lottery will be conducted by the Administrative Agent with at least two professionals present. The applicant pool will include all applicants who have applied. The Administrative Agent will utilize a computer program to randomly assign a number, which will then become the applicant's lottery number.

When a unit becomes available, the Administrative Agent will identify the applicants that match the number of bedrooms and affordability (very low, low, or moderate income). Those who work or live in Region 1 will be given preference and contacted for the unit first. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for up to 50 percent of the restricted units will be given to very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised. If a veteran's preference is in effect, the veterans will be offered the unit prior to the general applicant pool.

Preliminary Applications received after the lottery date will be added to the applicant pool in the order they were received.

If the applicant pool becomes close to being depleted, the Administrative Agent will conduct additional marketing until units are filled.

The administrative agent will designate an experienced staff person to provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law. Alternatively, the administrative agent or municipality may contract with a HUD-certified housing counselor or an otherwise experienced entity approved by the NJ Department of Community Affairs to provide such counseling services.

III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

White (non-Hispanic)
 Black (non-Hispanic)
 Hispanic
 American Indian or Alaskan Native
 Asian or Pacific Islander
 Other group:

3b. HOUSING RESOURCE CENTER (www.njhrc.gov) A free, online listing of affordable housing. Listed for the duration of the affirmative marketing process. Listing will be posted at minimum 60 days prior to lottery date.

3c. Commercial Media (required) (Check all that apply)

DURATION/FREQUENCY OF OUTREACH	NAMES OF REGIONAL MEDIA SOURCES	CIRCULATION AREA
TARGETS ENTIRE HOUSING REGION 1		
INTERNET ADVERTISING		

<input checked="" type="checkbox"/>	Listed for the duration of the affirmative marketing process	Zillow/Social Media Sites	Statewide
<input checked="" type="checkbox"/>	Run social media ads targeting a housing region of the township/city	Social media ads include "apply today" button that goes to the landing page for each listing	Regional
<input checked="" type="checkbox"/>	Listed for the duration of the affirmative marketing process	NJHRC.gov	Statewide
<input checked="" type="checkbox"/>	Listed for the duration of the affirmative marketing process	Triadhousingprograms.com	Statewide
<input checked="" type="checkbox"/>	Advertising to run for at least one week in a regional news publication listed below with a print/digital combination.	To be determined for each project	Regional

TARGETS PARTIAL HOUSING REGION 1			
LOCAL AND REGIONAL NEWSPAPERS			
<input checked="" type="checkbox"/>	Press Release at beginning of affirmative marketing	The Bergen Record – North Jersey.com	Bergen, Essex, Hudson, and Passaic counties
<input checked="" type="checkbox"/>	Press Release at beginning of affirmative marketing	Star-Ledger – Digital only	Northern and Central New Jersey
<input checked="" type="checkbox"/>	Press Release at beginning of affirmative marketing	Herald News	Regional
<input checked="" type="checkbox"/>	Press Release at beginning of affirmative marketing	The Observer	South Bergen and West Hudson

✓	Press Release at beginning of affirmative marketing	Northern Valley Press	Northern Valley
✓	Press Release at beginning of affirmative marketing	Straus News Publications	Sussex County
✓	Press Release at beginning of affirmative marketing	Tri State Newspaper	Regional
✓	Press Release at beginning of affirmative marketing	Englewood-Englewood Cliffs News	Englewood
✓	Press Release at beginning of affirmative marketing	Our Town- rtownmaywoodrp@aol.com	Maywood, Bergen

3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters) (Check all that apply)

DURATION & FREQUENCY OF OUTREACH	MEDIA OUTLET	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE	
TARGETS ENTIRE HOUSING REGION 1				
✓	Flyers to be mailed at beginning of Marketing	El Hispano	Camden and Trenton areas	Spanish-Language
✓	Flyers to be mailed at beginning of Marketing	Servicios Latinos	servicioslatinos@hotmail.com	Burlington County
✓	Flyers to be mailed at beginning of Marketing	Nuestra Comunidad	sreece@echo-media.com	Spanish-Language
✓	Flyers to be mailed at beginning of Marketing	Sino Monthly	info@sino-monthly.com	Chinese-American
✓	Flyers to be mailed at beginning of Marketing	24 Horas	redaccion@24-horas.mx	Portuguese-Language
✓	Flyers to be mailed at beginning of Marketing	Arab Voice Newspaper	info@arabamerica.com	Arab-American
✓	Flyers to be mailed at beginning of Marketing	Catholic Advocate, The	submissions@rcan.org	Catholic
✓	Flyers to be mailed at beginning of Marketing	New Jersey Jewish News	Beth@JewishMediaGroup.com	Jewish
✓	Flyers to be mailed at beginning of Marketing	Desi NJ	ilayasq@newsindia-times.com	South Asian
✓	Flyers to be mailed at beginning of Marketing	Ukrainian Weekly	staff@ukrweekly.com	Ukrainian Community
✓	Flyers to be mailed at beginning of Marketing	Amerika Magyar Nepszava (American Hungarian Peoples' Voice)	usanepszava@gmail.com	Hungarian-Language

3e. Community Contacts (names of community groups/organizations throughout the housing region who will receive direct notification of the availability of affordable housing units and who will be asked to post advertisements and distribute flyers and application forms regarding available affordable housing to their members.

	OUTREACH	GROUP/ORGANIZATION	ADDRESS
✓	Flyers to be mailed at beginning of Marketing	New Jersey Housing Resource Center	600 1st Ave, Raritan, NJ 08869
✓	Flyers to be mailed at beginning of Marketing	Native American Advancement Corporation	75 N. Pearl Street P.O. Box 824 Bridgeton, NJ 08302
✓	Flyers to be mailed at beginning of Marketing	Supportive Housing Assoc.	Alden St #14, Cranford, NJ 07016
✓	Flyers to be mailed at beginning of Marketing	Catholic Charities Trenton	info@cctrenton.org
✓	Flyers to be mailed at beginning of Marketing	Anti-Poverty Network of NJ	renee@njcitizenaction.org
✓	Flyers to be mailed at beginning of Marketing	Catholic Charities Camden	Cynthia.LeBron@camdendiocese.org
✓	Flyers to be mailed at beginning of Marketing	Catholic Charities Archdiocese of Newark	kgelman@ccannj.org
✓	Flyers to be mailed at beginning of Marketing	Fair Share Housing.org	orlandosalas@fairsharehousing.org
✓	Flyers to be mailed at beginning of Marketing	Latino Action Network	Info@lanfoundation.org
✓	Flyers to be mailed at beginning of Marketing	New Jersey SHARES	info@sharesnation.org
✓	Flyers to be mailed at beginning of Marketing	Puerto Rican Action Committee	sholmes@pracnj.com
✓	Flyers to be mailed at beginning of Marketing	Supportive Housing Assoc.	kate.kelly@shanj.org
✓	Flyers to be mailed at beginning of Marketing	NAACP NJ State Conference	info@naacpnjsc.org
✓	Flyers to be mailed at beginning of Marketing	Center for Family Services	info@centerffs.org
✓	Flyers to be mailed at beginning of Marketing	Continuum of Care Bergen County	adrakes@bergencountynj.gov
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Edgewater	clodato@edgewaterha.or
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Englewood	dsenande@ehahousing.org
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Garfield	info@garfieldhousing.org
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Guttenberg	gha07093@gmail.com
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Hackensack	jamies@hackensackhousing.org
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Harrison	nazevedo@harrisonhousing.com
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Hoboken	info@myhhanj.com
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Jersey City	Lep@jcha.us
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Lodi	frankp@lodihousing.org
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Irvington	info@ihanj.org
✓	Flyers to be mailed at beginning of Marketing	Weehawken Housing Authority	d.vetter@weehawkenhousing.org

✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Passaic	info@passaichousing.org
✓	Flyers to be mailed at beginning of Marketing	Sussex County NAACP	lowersussexnaacp@yahoo.com
✓	Flyers to be mailed at beginning of Marketing	Passaic County NAACP	naacppassaicchapter@gmail.com
✓	Flyers to be mailed at beginning of Marketing	Bergen County NAACP	bergennaacp@gmail.com
✓	Flyers to be mailed at beginning of Marketing	Meadowlands Family Success Center	crodriguez@meadowlandsfsc.org
✓	Flyers to be mailed at beginning of Marketing	Urban League Hudson County	info@ulohc.org
✓	Flyers to be mailed at beginning of Marketing	YMCA of Greater Bergen County	digital@ymca.net
✓	Flyers to be mailed at beginning of Marketing	Bergen Volunteer Center	info@bergenvolunteers.org
✓	Flyers to be mailed at beginning of Marketing	Alliance Against Homelessness of Bergen County	aahbergen.org
✓	Flyers to be mailed at beginning of Marketing	DCA Rental Assistance	20 Market St, Camden, NJ 08102
✓	Flyers to be mailed at beginning of Marketing	Rancocas Valley Clergy Ass.	125 Garden St, Mt Holly NJ 08060
✓	Flyers to be mailed at beginning of Marketing	Bergen County Board of Social Services	218 NJ-17, Rochelle Park, NJ 07662
✓	Flyers to be mailed at beginning of Marketing	Bergen County Division of Health Services	Bergen County One Bergen County Plaza Hackensack, NJ 07601-7076
✓	Flyers to be mailed at beginning of Marketing	Hudson County NAACP	153 Martin Luther King Dr Jersey City, NJ 07305
✓	Flyers to be mailed at beginning of Marketing	Community Hope	959 Route 46 East, Suite 402, Parsippany, NJ 07054
✓	Flyers to be mailed at beginning of Marketing	Family Promise of Bergen County	100 Dayton Street, Ridgewood, NJ 07450
✓	Flyers to be mailed at beginning of Marketing	Family Promise of Sussex	County 19 Church St. Newton, MA 02458
✓	Flyers to be mailed at beginning of Marketing	Greater Bergen Community Action	392 Main Street Hackensack, NJ 07601
✓	Flyers to be mailed at beginning of Marketing	Housing Authority of Bergen County	One Bergen County Plaza, 2nd Floor Hackensack, NJ 07601
✓	Flyers to be mailed at beginning of Marketing	Hudson County	153 Martin Luther King Drive, Jersey City, NJ 07305
✓	Flyers to be mailed at beginning of Marketing	Hudson County Board of Social Services	257 Cornelison Ave, Jersey City, NJ 07302
✓	Flyers to be mailed at beginning of Marketing	Jewish Family Services of Northern New Jersey	1485 Teaneck Road Teaneck, New Jersey 07666
✓	Flyers to be mailed at beginning of Marketing	New Jersey Citizen Action	The Hahne's Building 625 Broad Street, Suite 270 Newark, NJ 07102
✓	Flyers to be mailed at beginning of Marketing	Paramus Department of Human Services	1 West Jockish Square Paramus, NJ 07652
✓	Flyers to be mailed at beginning of Marketing	Passaic County Board of Social Services	114 Prospect St, Passaic, NJ 07055
✓	Flyers to be mailed at beginning of Marketing	Passaic County Department of Senior Services	930 Riverview Dr #200 Totowa, NJ 07512

✓	Flyers to be mailed at beginning of Marketing	Passaic Resource Network	3 Garret Mountain Plaza #200, Woodland Park, NJ 07424
✓	Flyers to be mailed at beginning of Marketing	Social Service Association of Ridgewood & Vicinity	6 Station Plaza Ridgewood, NJ 07450
✓	Flyers to be mailed at beginning of Marketing	United Way of Northern NJ	NJ Herald Building, 2 Spring Street,
✓	Flyers to be mailed at beginning of Marketing	Urban League of Bergen County	96 Engle Street Englewood, NJ 07631
✓	Flyers to be mailed at beginning of Marketing	Veterans Transitional Housing Program	959 Route 46 East, Suite 402 Parsippany, NJ 07054
✓	Flyers to be mailed at beginning of Marketing	Supportive Housing Association	185 Valley St South Orange, NJ 07079
✓	Flyers to be mailed at beginning of Marketing	Sussex County Division of Social Services	PO Box 218 83 Spring Street Suite 203 Newton, NJ 07860
✓	Flyers to be mailed at beginning of Marketing	United Way of Bergen County	6 Forest Avenue, Suite 220 Paramus, NJ 07652

IV. APPLICATIONS

<i>Applications for affordable housing for the above units will be available at the following locations:</i>		
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that apply)		
	BUILDING	LOCATION
✓	Bergen County Library System	bccls@bccls.org
✓	Bergen County Administration Building	One Bergen County Plaza, Hackensack, NJ 07601
✓	Sussex County Main Library	125 Morris Turnpike, Newton, NJ 07860
✓	Sussex County Administrative Building	One Spring Street, Newton, NJ 07860
✓	Passaic County Library System	info@palsplus.org
✓	Passaic County Administration Building	401 Grand Street, Paterson, NJ 07505 (973) 225-3632
✓	Hudson County Library System	472 Jersey Ave. Jersey City, NJ 07302
✓	Hudson County Administration Building	595 Newark Avenue, Jersey City, NJ 07306
Borough of Englewood Cliffs Municipal Building 482 Hudson Terrace Englewood Cliffs, NJ 07632 info@englewoodcliffsnj.org www.englewoodcliffsnj.org/ (201) 569-5252		
Fort Lee Public Library 320 Main Street Fort Lee, NJ 07024 201-592-3614		

4c. Sales/Rental Office for units (if applicable)

To be determined for each project

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the Municipality's substantive certification.

Susan DiBiasio

Susan DiBiasio, Triad Associates
Administrative Agent & Affirmative Marketing

March 2, 2026

Date

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-105**

TITLE: RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS APPROVING A FOURTH ROUND AFFORDABLE HOUSING TRUST FUND SPENDING PLAN AND REQUESTING COURT APPROVAL OF THE SPENDING PLAN

WHEREAS, the Borough of Englewood Cliffs (hereinafter “Borough” or “Englewood Cliffs”) has an approved Development Fee Ordinance (“DFO”), which established standards for the collection, maintenance, and expenditure of development fees; and

WHEREAS, the Borough’s previous Affordable Housing Trust Fund Spending Plan was approved by the Court via a Final Judgment of Compliance and Repose issued on December 22, 2020; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended FHA”) which governs how municipalities will comply with their affordable housing obligations for the Fourth Round (2025-2035); and

WHEREAS, the Borough has adopted an amended Affordable Housing Ordinance, which repealed and replaced the development fees regulations per the existing DFO and established standards for the collection, maintenance, and expenditure of development fees in accordance with the Amended FHA, AOC Directive #14-24, the Uniform Housing Affordability Controls (“UHAC”), N.J.A.C. 5:99, and other applicable laws (collectively “State Affordable Housing Laws”); and

WHEREAS, the Borough has prepared a Fourth Round Spending Plan consistent with the State Affordable Housing Laws, which projects anticipated revenues to the Borough’s Affordable Housing Trust Fund and describes the anticipated expenditures of funds.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, as follows:

1. The Mayor and Council of the Borough of Englewood Cliffs hereby approves the Fourth Round Spending Plan that is attached hereto as Exhibit A, and requests that the Court review and approve the Borough’s Fourth Round Spending Plan.
2. This Resolution shall take effect immediately upon adoption, according to law.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

Amended March 2026

**BOROUGH OF ENGLEWOOD CLIFFS
FOURTH ROUND AFFORDABLE HOUSING TRUST FUND SPENDING PLAN**

I. INTRODUCTION

The Borough of Englewood Cliffs' affordable housing trust fund was first established through the adoption of the Borough's Development Fee Ordinance. On October 18, 2006, COAH approved the Borough's proposed development fee ordinance ("DFO"). The Borough adopted the DFO as Ordinance 2006-25 on December 20, 2006, which was later amended by Ordinance 2009-08, approved by COAH on April 13, 2009 and adopted June 10, 2009. As part of the Borough's Third Round compliance, the Development Fee Ordinance was once again amended and was adopted via Ordinance No. 20-18. The Court approved the amended Development Fee Ordinance via the Final JOR issued on December 22, 2020. As part of the Borough's compliance with its Fourth Round affordable housing obligations, the existing Affordable Housing Ordinance ("AHO") was repealed and replaced with a new AHO implementing the Fourth Round affordable housing regulations consistent with the amended Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), Uniform Housing Affordability Controls ("UHAC") (N.J.A.C. 5:80-26.1 et seq.), and other applicable laws. This new AHO, which is inclusive of updated development fee regulations, was adopted via Ordinance No. 2026-04 on March 11, 2026.

As part of the Third Round, a Spending Plan was prepared to be adopted as part of the Borough's Third Round Housing Element and Fair Share Plan ("HEFSP") detailing how the Borough of Englewood Cliffs intended to spend its affordable housing trust fund revenues pursuant to N.J.S.A. 52:27D-329.2 and in alignment with the housing programs outlined in the HEFSP. During the course of the Third Round, the Borough prepared an HEFSP, which was adopted by the Planning Board on January 7, 2019. On December 22, 2020, a Declaratory Judgment of Compliance and Repose ("JOR") was granted, which approved the Borough's Third Round HEFSP and associated appendices, including the Borough's Third Round Spending Plan.

As part of the Borough's compliance with its affordable housing obligations for the Fourth Round, the Borough has prepared this Spending Plan for the Fourth Round period in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). The use of the Borough's affordable housing trust fund shall comply with the regulations of the Fair Housing Act, the Uniform Housing Affordability Controls, the Borough's Affordable Housing Ordinance, and any other applicable law, as amended, and this Fourth Round Spending Plan shall be adopted and subject to revision to maintain consistency with the Borough's Fourth Round HEFSP, and any other order issued by the Program Judge or Superior Court Judge related to the Borough's Fourth Round HEFSP, as may be amended. This Spending Plan is submitted to the Superior Court of New Jersey for approval as an appendix to the Borough's Fourth Round Housing Element and Fair Share Plan.

Per the Borough's affordable housing trust fund bank statement ending on December 31, 2025, the Borough had a balance of \$1,369,642.44 in its affordable housing trust fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund at TD Bank for the purposes of affordable housing. These

funds shall be spent in accordance with N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99 as described in the sections that follow.

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated through the Fourth Round period (July 1, 2025 - June 30, 2035), the Borough has considered the following:

- (a) Development fees:
 - 1. Future development that is likely to occur based on historical rates of development.
- (b) Payment in lieu (PIL)
- (c) Other funding sources:
 - May include reimbursements from overpayments of administrative expenses and/or reconciliations of errors within the trust fund account ledger.
- (d) Projected interest

2. REVENUE PROJECTION

One of the primary sources of revenue for the Borough's affordable housing trust fund is through development fees. Development fees are issued as a percentage of the equalized assessed value for residential and non-residential development, with this percentage differing based on the type of development. The collected payments of residential and non-residential development fees are then deposited into the Borough's affordable housing trust fund and are to be used and expensed in accordance with N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99. The process for the imposition and collection of residential development fees, including any applicable exactions and exemptions, is provided in § 30-19.W.3 of the Englewood Cliffs Borough Code. The process for the imposition and collection of non-residential development fees, including any applicable exactions and exemptions, is provided in § 30-19.W.4 of the Englewood Cliffs Borough Code.

Given that this Spending Plan has been prepared at the start of the ten-year Fourth Round period, and assuming the variability of development trends over the next decade, the projection of revenue in the Borough's affordable housing trust fund during the Fourth Round is simplified by combining the income from residential development fees, non-residential development fees, fees from Redevelopment Agreements, interest, and other income over the last five years to calculate an annual income average. This annual income average is then redistributed over the forthcoming ten-year Fourth Round period.

Per the Borough's Affordable Housing Monitoring System (AHMS), which is used to report the Borough's trust fund transactions to the DCA, over the five-year period of December 31, 2019 to December 31, 2024, the Borough collected approximately \$3,080,109.26 in development fees and other income (which may include reimbursements from overpayments of administrative expenses and reconciliations of errors within the trust fund account ledger), and approximately \$187,602.03 in interest, therefore totaling to \$3,267,711.29 in total income in the affordable housing trust fund during this period. However, approximately \$1,943,041.80 of this income total consists of two non-residential development fee payments for the LG site (111 Sylvan Avenue), which were collected at \$617,825 on August 17, 2017 and \$1,325,216.80 on November 12, 2021. Given that it is highly unlikely that the Borough will receive another development fee of that magnitude over the next decade, for the purposes of projecting future income in this Spending Plan, \$1,943,041.80 has been subtracted from the total income of \$3,267,711.29 from December 31, 2019 to December 31, 2024, therefore totaling to a more "realistic" sum of \$1,684,669.49 in total income (consisting of approximately \$1,497,067.46 in development fees and other income and approximately \$187,602.03 in interest) collected over this five-year lookback period. Using this adjusted total income of \$1,684,669.49, on average, the Borough collected approximately \$336,933.90 per year (consisting of approximately \$299,413.50 in development fees and other income and approximately \$37,520.40 in interest), or approximately \$28,077.82 per month (consisting of approximately \$24,951.12 in development fees and other income and approximately \$3,126.70 in interest), in its affordable housing trust fund. Based on the assumption that development occurs at a similar rate over the next decade and interest rates have limited fluctuation, a total of \$3,369,338.98 (consisting of approximately \$2,994,134.92 in development fees and other income and approximately \$375,204.06 in interest) in revenue from development fees, interest, and other income is projected to be collected from July 1, 2025 to June 30, 2035.¹

Based on a projected existing balance, exclusive of any expenditures, of \$929,541.07 at the start of the Fourth Round period (calculated by summing the December 2024 trust fund balance of \$761,074.12 + January 1, 2025 through June 30, 2025 projected income of \$168,466.95 from development fees, Redevelopment Agreement fees, and interest) and the projected income over the ten-year Fourth Round period (\$3,369,338.98), this Spending Plan projects a total balance of approximately \$4,298,880.05 by June 30, 2035 prior to any expenditures from the account.²

Furthermore, all revenue from the affordable housing trust fund collected during the Third Round period shall be allocated as provided in the adopted Third Round Spending Plan. This Fourth Round Spending Plan therefore only provides an allocation of funds projected

¹ For simplification purposes, interest is grouped with development fees as total projected revenue; however, in reality, the collected interest each year will vary subject to the timing and amount of funds expended from the affordable housing trust fund.

² This Spending Plan, amended as of March 2026, has been prepared with the acknowledgment that an additional year of affordable housing trust fund transactions have occurred through December 2025 which have not been factored into the revenue projection calculations of this amended Spending Plan. However, given the uncertainty of development trends that may occur over the ten-year Fourth Round period, and considering the balance projected in the affordable housing trust fund (prior to any expenditures) by December 2025 is relatively consistent with the actual balance per the Township's December 2025 bank statement, the projections remain unchanged for the purposes of this Spending Plan and may be subject to further amendment throughout the Fourth Round period.

to be collected during the Fourth Round, as the remaining revenue within the affordable housing trust fund has been set aside to be spent as outlined in the adopted Third Round Spending Plan. Should any change in circumstances necessitate the allocation of funds as detailed in the Third Round Spending Plan to be modified, the Borough reserves the right to amend the Fourth Round Spending Plan to address any adjustments to the apportionment of existing trust fund monies.

3. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Borough of Englewood Cliffs:

(a) Collection of Development Fee revenues:

Collection of development fee revenues shall be consistent with the Borough of Englewood Cliffs' development fee regulations for both residential and non-residential developments as provided in §30-19.W of the Borough Code and in accordance with P.L. 2024, c.2 and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

Pursuant to a development approval by the Board having jurisdiction, the Borough Clerk will notify the construction official of the approval. At the time of construction permit application, the construction official will notify the tax assessor and request an initial calculation of the equalized assessed value (EAV) of the proposed development and the resulting fee to be posted. One-half of the fee will be due at the time of issuance of the first building permit. For non-residential development only, the developer will be provided a copy of Form N – RDF "State of New Jersey Non-Residential Development Certification/Exemption". This form will be used by the tax assessor to verify exemptions and to prepare estimated and final assessments.

At the time of request for the final inspection, the construction official will notify the tax assessor and request confirmation of, or modification of, the initial (EAV) as the case may be. The final (EAV) will be provided to the developer within ten (10) days of the request for final inspection. Payment of the fee will then become a condition of issuance of the certificate of occupancy.

4. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

Based on the \$3,369,338.98 in revenue from development fees, interest, and other income projected to be collected in the Borough's affordable housing trust fund during the Fourth Round period, the Borough anticipates to expend available funds as detailed below. Upon approval by the Court, the Borough acknowledges that the expenditures of funds contemplated herein shall constitute the "commitment" for expenditure required pursuant to N.J.S.A. 52:27D-329.2, with the ten-year time period contemplated therein commencing in accordance with the provisions of In re Tp. Of Monroe, 442 N.J. Super. 565 (Law Div. 2015)

(aff'd 442 N.J. Super. 563). Expenditures are not detailed on an annual basis for the purposes of this expenditure plan to avoid misrepresentation of the availability of funds throughout the Fourth Round period. This Spending Plan shall be subject to future amendment to represent the actual funds collected and expended throughout the progression of the Fourth Round.

(a) **Fourth Round Projects**

i. **Rehabilitation Projects (N.J.S.A. 52:27D-329.2)**

The Borough's Fourth Round present need (rehabilitation) obligation is zero (0). While the Borough is not required to provide any units towards its Rehabilitation obligation during the Fourth Round, the Borough may elect to facilitate the rehabilitation of units through participation in a rehabilitation program to be credited towards any future present need obligation, and shall amend the Spending Plan to reflect funding of such program.

ii. **Costs Associated with the New Construction of Affordable Units (N.J.S.A. 52:27D-329.2)**

The Borough will dedicate funding towards the new construction of affordable units during the Fourth Round period for projects set forth in the Borough's Fourth Round HEFSP or projects proposed while the Fourth Round progresses.

Funds for the construction of new affordable units will be allocated on a project-by-project basis as a project realistically moves forward. Additional funding towards the project(s) will likely be sought through and be the subject of a 9-percent NJHMFA tax credit application or other funding source. The Borough may also elect to use funds dedicated for new construction towards the creation and/or maintenance of special needs/supportive housing and groups homes.

Per N.J.A.C. 5:99-2.3, "A municipality may use affordable housing trust funds for any housing activity as itemized in the spending plan and approved by the Program or court of competent jurisdiction or as approved by the Division as an emergent opportunity to create affordable housing. Such activities include, but are not limited to... Extensions or improvements of roads and infrastructure directly serving affordable housing development sites; in the case of inclusionary developments, costs shall be prorated based on the proportion of affordable housing units included in the development." In accordance with N.J.A.C. 5:99-2.3, as part of the expenditures dedicated towards costs associated with the new construction of affordable units provided for in this Spending Plan, the Borough may elect to use affordable housing trust funds towards infrastructure improvements demonstrated to directly serve affordable developments.

- iii. **Costs Associated with the Extensions of Controls Program (for ownership units per N.J.A.C. 5:97-6.14 and UHAC at N.J.A.C. 5:80-26.6(h) through (k) and (m); and for rental units per N.J.A.C. 5:97-6.14 and N.J.A.C. 5:80-26.12(h) through (k))**

The Borough may dedicate funding towards units for which extensions of controls will be completed in the Fourth Round. Should the Borough elect to extend affordability controls for units in compliance with the regulations provided in N.J.A.C. 5:97-6.14 and UHAC, the Borough agrees to put forth a minimum contribution for each unit if and/or as may be required by N.J.A.C. 5:97-6.14 and UHAC. The Borough reserves the right to amend this Spending Plan as necessary to reflect the available funds within the municipal affordable housing trust fund which shall be expended for executing extensions of affordability controls on eligible units.

(b) **Affordability Assistance (N.J.S.A. 52:27D-329.2)**

The enabling legislation for the Fourth Round, at N.J.S.A. 52:27D-329.2.c(3), specifies that municipalities must set aside a portion of their development fee trust fund for the purpose of providing affordability assistance — without providing a minimum percentage of what this portion shall be. The Borough commits to dedicating a portion of its development fee revenue collected throughout the Fourth Round for affordability assistance. The total funds used for affordability assistance shall be subject to the Borough's use of available funds for Fourth Round projects, and the other project expenditures identified in this Spending Plan, and in compliance with the 20 percent administrative expenses cap as outlined in Sections I.4(a) and I.4(c) of this Spending Plan.

Per N.J.A.C. 5:99-2.5, the Borough may use funds for affordability assistance as follows:

- (a) A municipality shall set aside a portion of all development fees collected and interest earned for the purpose of providing affordability assistance to very-low-, low-, and moderate-income households in affordable units included in the municipality's fair share plan pursuant to N.J.S.A. 52:27D-329.1.
 - 1. Affordability assistance for very-low-income households may include offering a subsidy to developers of inclusionary or 100 percent affordable housing developments or buying down the cost of low- or moderate-income units in a municipal fair share plan to make them affordable to very low-income households, including special needs and supportive housing opportunities.
- (b) A municipality may contract with a private or public entity to administer any part of its housing element and fair share plan, including the requirement for affordability assistance, or any program or activity for which the municipality expends development fee proceeds.

An Affordability Assistance Manual will be prepared by the Borough's Administrative Agent.

(c) **Administrative Expenses (N.J.S.A. 52:27D-329.2)**

Per N.J.S.A. 52:27D-329.2, "Not more than 20 percent of the revenues collected from development fees shall be expended on administration, in accordance with rules of the department." The actual administrative expense maximum is calculated on an ongoing basis based on actual revenues. The Borough commits to expending Fourth Round affordable housing trust fund revenues on administrative costs below the 20 percent cap as required by statute.

Per N.J.A.C. 5:99-2.4, funds for administrative expenses may be used as follows:

- a) No more than 20 percent of all affordable housing trust funds, exclusive of those collected prior to July 17, 2008, to fund an RCA, shall be expended on administration.
- b) Administrative expenses may include costs reasonably related to the determination of the fair share obligation and the development of a municipal housing element and fair share plan and may include fees necessary to develop or implement affordable housing programs, an affirmative marketing program, and/or expenses that are reasonably necessary for compliance with the processes of the Program, including, but not limited to, the costs to the municipality of resolving a challenge pursuant to the Program.
- c) Administrative expenses may also include costs associated with functions carried out in compliance with UHAC, including activities related to the marketing program and waitlist management, administering the placement of occupants in housing units, income qualification of households, monitoring the turnover of sale and rental units, preserving existing affordable housing, and compliance with the Division's monitoring requirements.
- d) The proportion of a municipal employee's salary related to the MHL or RCA administrator functions and fees for required educational programs, may be paid as an administrative expense from the municipal affordable housing trust fund.

6. EXCESS OR SHORTFALL OF FUNDS

The Borough of Englewood Cliffs acknowledges that the actual revenue collected may be less than what is projected in this Spending Plan for a variety of reasons, including, but not limited to: (a) a moratorium on collection of development fees may be imposed by law; and (b) the actual amount of development in the Borough may be less than what is anticipated. Should there be a shortfall of funds, the Borough agrees that in no event shall it utilize more than 20% of the revenue collected from development fees, Redevelopment Agreement fees, and interest for administration.

The Borough intends to expend all current and future revenues toward the mechanisms, as described in this Spending Plan. In the event of an excess of funds, these would be dedicated toward supplementing any programs or projects within the regulatory limits as described herein. The Borough reserves the right to use the remainder first toward emerging mechanisms and for additional assistance where needed to support mechanisms included in the Borough's Housing Element and Fair Share Plan as needed, in accordance with the requirements set forth in P.L. 2024, c.2. Should there be a surplus beyond emerging mechanisms, et. al., the Borough reserves the right to use the remainder toward the next round of affordable housing, which will be addressed by an adopted Spending Plan in a timeframe that will satisfy the requirements of N.J.S.A 52:27D-329.2. The Borough reserves the right to submit an updated Spending Plan to reflect any change in circumstance of the mechanisms and funds detailed herein.

II. SUMMARY

The Borough of Englewood Cliffs intends to spend affordable housing trust fund revenues pursuant to N.J.S.A. 52:27D-329.2 and consistent with the housing programs outlined in the Housing Element and Fair Share Plan that evolves from the Borough's ongoing compliance efforts.

The Borough recognizes that the projections in this Spending Plan are generated from a baseline assumption that development over the last five years will continue at a similar rate over the ten-year Fourth Round period, and the Borough therefore reserves the right to amend the contents of this Spending Plan to reflect a change in the Borough's development climate, Fourth Round HEFSP, development fee regulations, and/or any circumstance impacting the projections detailed herein.

Regarding the Fourth Round period, the Borough projects approximately \$3,369,338.98 to be collected from development fees, Redevelopment Agreement fees, interest on existing funds, and other income from July 1, 2025 through June 30, 2035. Of this projected \$3,369,338.98 to be collected during the Fourth Round, the Borough intends to dedicate a portion towards affordability assistance (which shall be subject to the Borough's use of available funds for Fourth Round projects and in compliance with the 20 percent administrative expenses cap as outlined in Section 1.4(a) and 1.4(c) of this Spending Plan) and no more than 20% of actual income collected to cover administrative costs. The remaining amount of income collected in the Borough's affordable housing trust fund during the Fourth Round is intended to be used toward Fourth Round projects (which includes rehabilitation projects, and new construction of affordable units — including funds that may be used towards special needs/group home units — and/or extensions of expiring controls), which will be allocated on a project-by-project basis as the specificity of these projects becomes more apparent over the Fourth Round period. The Borough anticipates that the balance of revenues

collected less expenses from July 1, 2025 to June 30, 2035 will be as close to zero dollars (\$) as possible whereas any excess funds would be dedicated toward supplementing any programs or projects within the limits as described herein, toward emerging mechanisms pursuant to N.J.S.A. 52:27D-329.2, or reserved toward compliance with the next round of affordable housing in accordance with the Fair Housing Act.

TABLE 1: FOURTH ROUND SPENDING PLAN SUMMARY ENGLEWOOD CLIFFS, BERGEN COUNTY, NEW JERSEY	
TRUST FUND BALANCE 12/31/2025	\$1,369,642.44
PROJECTED REVENUE 7/1/2025 – 6/30/2035	
Development fees, Redevelopment Agreement Fees, Other Income	+ \$2,994,134.92
Interest on existing funds	+ \$375,204.06
TOTAL PROJECTED REVENUE 7/1/2025 – 6/30/2035	= \$3,369,338.98
PROJECTED EXPENDITURES 7/1/2025 – 6/30/2035	
Funds towards Fourth Round Projects (new construction/rehabilitation/extensions of controls/special needs and group homes)	- TBD (Minimum of \$2,695,471.19 minus TBD portion used for affordability assistance)
Affordability assistance	- Portion TBD (subject to the Borough’s use of available funds for the Fourth Round projects, and in compliance with the 20 percent administrative expenses)
Administration	- Maximum 20% of actual funds (up to \$673,867.79)
TOTAL PROJECTED EXPENDITURES 7/1/2025 – 6/30/2035	= \$3,369,338.98
REMAINING BALANCE	= \$0



BOROUGH OF

Englewood Cliffs

NEW JERSEY

ORDINANCES

**BOROUGH OF ENGLEWOOD CLIFFS
COUNTY OF BERGEN**

ORDINANCE NO. 2026-04

TITLE: 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

WHEREAS, the Borough of Englewood Cliffs 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"), entitled "In the Matter of the Application of the Borough of Englewood Cliffs," Docket No. BER-L-775-25 on January 30, 2025; and

WHEREAS, the Borough of Englewood Cliffs is entering into a consent order, with Fair Share Housing Center, in order to carry out Englewood Cliffs' affordable housing obligation, whereby the Code of the Borough of Englewood Cliffs is to be amended to include provisions addressing Englewood Cliffs' constitutional obligation to provide for its fair share of low- and moderate-income housing, as directed by the Superior Court and consistent with N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq., as amended and supplemented, and the New Jersey Fair Housing Act of 1985, as amended and supplemented; and

WHEREAS, this Ordinance is intended to provide assurances that low- and moderate-income units ("affordable units") are created with controls on affordability over time and that low- and moderate-income households shall occupy those units; and

WHEREAS, this Ordinance shall apply except where inconsistent with applicable law; and

WHEREAS, the Borough of Englewood Cliffs Planning Board has adopted a Housing Element and Fair Share Plan on June 26, 2025 pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq.; and

WHEREAS, the Housing Element and Fair Share Plan have been endorsed by the Borough Council by Resolution Number 25-142 on June 27, 2025; and

WHEREAS, this Ordinance implements and incorporates the adopted and endorsed Housing Element and Fair Share Plan and addresses the requirements of N.J.A.C. 5:93-1, et seq., as

amended and supplemented, N.J.A.C.5:80-26.1, et seq. as amended and supplemented, and the New Jersey Fair Housing Act of 1985, as amended and supplemented;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Englewood Cliffs as follows:

SECTION 1. Section 19 (Affordable Housing Development Fees) in Chapter 30 (Zoning) of the Code of the Borough of Englewood Cliffs is hereby amended as follows

SECTION 19 AFFORDABLE HOUSING

A. Introduction & Applicability

1. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in the Borough of Englewood Cliffs consistent with the provisions outlined in P.L 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”).
2. To the extent applicable and not inconsistent with the FHA or binding court decisions, this Ordinance is intended to ensure that very low-, low- and moderate-income units ("affordable units") are created with controls on affordability over time and that very low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100% affordable housing developments except where inconsistent with applicable law. Low-Income Housing Tax Credit financed developments shall adhere to the provisions set forth below in item 5.c. below.
3. The Planning Board of the Borough of Englewood Cliffs has adopted a HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan describes the ways the municipality shall address its fair share of very low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element.
4. This Ordinance implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented.
5. Applicability

- a. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created pursuant to the municipality's most recently adopted HEFSP.
 - b. This Ordinance shall apply to all developments that contain very low-, low- and moderate-income housing units included in the Municipal HEFSP, including any unanticipated future developments that will provide very low-, low- and moderate-income housing units.
 - c. Low-Income Housing Tax Credit ("LIHTC") Units. To the extent any affordable units in the HEFSP are financed under the Federal Low-Income Housing Tax Credit program (26 U.S.C. § 42), the affordability controls for such LIHTC units shall be governed by applicable federal law, the regulatory and recorded restrictions required by the New Jersey Housing and Mortgage Finance Agency and/or other allocating agency, and the project's recorded affordability documents. Except as expressly required by law, UHAC shall not apply to LIHTC units; provided, however, that newly constructed LIHTC units that receive credit pursuant to the FHA shall be affirmatively marketed in accordance with N.J.A.C. 5:80-26.16. In a mixed-income development containing both LIHTC units and non-LIHTC restricted units, the non-LIHTC restricted units shall comply with this Ordinance and UHAC, as applicable.
6. To the extent this Ordinance does not expressly address a matter relating to the administration, affordability controls, affirmative marketing, income eligibility, pricing/rent setting, sales and rental procedures, or enforcement of affordable units, and except where inconsistent with applicable law, the Municipality's court-approved compliance mechanism, or the recorded affordability controls applicable to a specific development (including LIHTC regulatory agreements), the provisions of UHAC, as amended and supplemented, shall govern and are hereby incorporated by reference.

B. Definitions

As used herein the following terms shall have the following meanings:

"Accessory apartments" means a residential dwelling unit that provides complete independent living facilities with a private entrance for one or more persons, consisting of provisions for living, sleeping, eating, sanitation, and cooking, including a stove and refrigerator, and is located within a proposed preexisting primary dwelling, within an existing or proposed structure that is an accessory to a dwelling on the same lot, constructed in whole or part as an extension to a proposed or existing primary dwelling, or constructed as a separate detached structure on the same lot as the existing or proposed primary dwelling. Accessory apartments are also referred to as "accessory dwelling units".

"Act" means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

"Adaptable" means constructed in compliance with the technical design standards of the barrier free subcode adopted by the Commissioner of Community Affairs pursuant to the

“State Uniform Construction Code Act,” P.L.1975, c. 217 (C.52:27D-119 et seq.) and in accordance with the provisions of section 5 of P.L.2005, c. 350 (C.52:27D-123.15).

"Administrative agent" means the entity approved by the Division responsible for the administration of affordable units, in accordance with N.J.A.C. 5:99-7, and UHAC at N.J.A.C. 5:80-26.15.

“Affirmative marketing” means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.16.

“Affirmative Marketing Plan” means the municipally adopted plan of strategies from which the administrative agent will choose to implement as part of the Affirmative Marketing requirements.

“Affirmative Marketing Process” or “Program” means the actual undertaking of Affirmative Marketing activities in furtherance of each project with very low- low- and moderate-income units.

"Affordability assistance" means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner's association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5.

"Affordability average" means an average of the percentage of regional median income at which restricted units in an affordable development are affordable to low- and moderate-income households.

"Affordable" means, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.7 and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.13.

"Affordable housing development" means a development included in a municipality's housing element and fair share plan, and includes, but is not limited to, an inclusionary development, a municipally sponsored affordable housing project, or a 100 percent affordable development. This includes developments with affordable units on-site, off-site, or provided as a payment in-lieu of construction only if such a payment-in-lieu option has been previously approved by the Program or Superior Court as part of the HEFSP. Payments in lieu of construction were invalidated per P.L. 2024, c.2.

"Affordable Housing Dispute Resolution Program" or "the Program" refers to the dispute resolution program established pursuant to N.J.S.A. 52:27D-313.2.

"Affordable Housing Monitoring System" or "AHMS" means the Department's cloud-based software application, which shall be the central repository for municipalities to use for reporting detailed information regarding affordable housing developments, affordable housing unit completions, and the collection and expenditures of funds deposited into the municipal affordable housing trust fund.

"Affordable unit" means a housing unit proposed or developed pursuant to the Act, including units created with municipal affordable housing trust funds.

"Age-restricted housing" means a housing unit that is designed to meet the needs of, and is exclusively for, an age-restricted segment of the population such that: 1. All the residents of the development where the unit is situated are 62 years or older; 2. At least 80 percent of the units are occupied by one person that is 55 years or older; or 3. The development has been designated by the Secretary of HUD as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

"Agency" means the New Jersey Housing and Mortgage Finance Agency established by P.L.1983, c. 530 (C.55:14K-1 et seq.).

"Assisted living residence" means a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to ensure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units must offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

"Barrier-free escrow" means the holding of funds collected to adapt affordable unit entrances to be accessible in accordance with N.J.S.A. 52:27D-311a et seq. Such funds shall be held in a municipal affordable housing trust fund pursuant to N.J.A.C. 5:99-2.6.

"Builder's remedy" means court-imposed site-specific relief for a litigant who seeks to build affordable housing for which the court requires a municipality to utilize zoning techniques, such as mandatory set-asides or density bonuses, including techniques which provide for the economic viability of a residential development by including housing that is not for low- and moderate-income households.

"Certified household" means a household that has been certified by an administrative agent as a very-low-income household, a low-income household, or a moderate-income household.

"CHOICE" means the no-longer-active Choices in Homeownership Incentives for Everyone Program, as it was authorized by the Agency.

"COAH" or the "Council" means the Council on Affordable Housing established in, but not of, DCA pursuant to the Act and that was abolished effective March 20, 2024, pursuant to section 3 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1).

"Commissioner" means the Commissioner of the Department of Community Affairs.

"Compliance certification" means the certification obtained by a municipality pursuant to section 3 of P.L.2024, c. 2 (C.52:27D-304.1), that protects the municipality from exclusionary zoning litigation during the current round of present and prospective need and through July 1 of the year the next round begins, which is also known as a "judgment of compliance" or "judgment of repose." The term "compliance certification" shall include a judgment of repose granted in an action filed pursuant to section 13 of P.L.1985, c. 222 (C.52:27D-313).

"Construction" means new construction and additions, but does not include alterations, reconstruction, renovations, conversion, relocation, or repairs, as those terms are defined in the State Uniform Construction Code promulgated pursuant to the State Uniform Construction Code Act, P.L. 1975, c. 217(N.J.S.A. 52:27D-119 et seq.).

"County-level housing judge" means a judge appointed pursuant to section 5 at P.L. 2024, c. 2, to resolve disputes over the compliance of municipal fair share affordable housing obligations and municipal Fair Share plans and housing elements with the Act.

"DCA" and "Department" mean the State of New Jersey Department of Community Affairs.

"Deficient housing unit" means a housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

"Department" means the New Jersey Department of Community Affairs.

"Developer" means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

"Development" means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation, or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

"Development fee" means money paid by a developer for the improvement of residential and non-residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and 40:55D-8.1 through 40:55D-8.7 and N.J.A.C. 5:99-3.

"Dispute Resolution Program" means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-313.2).

"Division" means the Division of Local Planning Services within the Department of Community Affairs.

"Emergent opportunity" means a circumstance that has arisen whereby affordable housing will be able to be produced through a delivery mechanism not originally contemplated by or included in a fair share plan that has been the subject of a compliance certification.

"Equalized assessed value" or "EAV" means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 at P.L. 1973, c. 123 (N.J.S.A. 54:1-35a, 54:1-35b, and 54:1-35c). Estimates at the time of building permit may be obtained by the tax assessor using construction cost estimates. Final EAV shall be determined at project completion by the municipal assessor.

"Equity share amount" means the product of the price differential and the equity share, with the equity share being the whole number of years that have elapsed since the last non-exempt sale of a restricted ownership unit, divided by 100, except that the equity share may not be less than five percent and may not exceed 30 percent.

"Exit sale" means the first authorized non-exempt sale of a restricted unit following the end of the control period, which sale terminates the affordability controls on the unit.

"Exclusionary zoning litigation" means litigation challenging the fair share plan, housing element, ordinances, or resolutions that implement the fair share plan or housing element of a municipality based on alleged noncompliance with the Act or the Mount Laurel doctrine, which litigation shall include, but shall not be limited to, litigation seeking a builder's remedy.

"Extension of expiring controls" means extending the deed restriction period on units where the controls will expire in the current round of a housing obligation, so that the total years of a deed restriction is at least 60 years.

"Fair share obligation" means the total of the present need and prospective need, including prior rounds, as determined by the Affordable Housing Dispute Resolution Program, or a court of competent jurisdiction.

"Fair share plan" means the plan or proposal, with accompanying ordinances and resolutions, by which a municipality proposes to satisfy its constitutional obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and which addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development

fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

“FHA” means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

“Green Building Strategies” means the strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

"HMFA" or "the Agency" means the New Jersey Housing and Mortgage Finance Agency established pursuant to P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

"Household income" means a household's gross annual income calculated in a manner consistent with the determination of annual income pursuant to section 8 of the United States Housing Act of 1937 (Section 8), not in accordance with the determination of gross income for Federal income tax liability.

"Housing element" means the portion of a municipality's master plan adopted in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28.b(3) and the Act consisting of reports, statements proposals, maps, diagrams, and text designed to meet the municipality's fair share of its region's present and prospective housing needs, particularly with regard to low- and moderate-income housing, which shall include the municipal present and prospective obligation for affordable housing, determined pursuant to subsection f. at N.J.S.A. 52:27D-304.1.

"Housing region" means a geographic area established pursuant to N.J.S.A. 52:27D-304.2b.

"Inclusionary development" means a residential housing development in which a substantial percentage of the housing units are provided for a reasonable income range of low- and moderate- income households.

“Judgment of compliance” or “judgment for repose” means a determination issued by the Superior Court approving a municipality's fair share plan to satisfy its affordable housing obligation for a particular 10-year round.

"Low-income household" means a household with a household income equal to 50 percent or less of the regional median income.

“Low-income unit” means a restricted unit that is affordable to a low-income household.

“Major system” means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

"Mixed use development" means any development that includes both a non-residential development component and a residential development component, and shall include developments for which: (1) there is a common developer for both the residential development component and the non-residential development component, provided that for purposes of this definition, multiple persons and entities may be considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or non-residential development, or both, or otherwise to contribute resources to the development; and (2) the residential and non-residential developments are located on the same lot or adjoining lots, including, but not limited to, lots separated by a street, a river, or another geographical feature.

"Moderate-income household" means a household with a household income in excess of 50 percent but less than 80 percent of the regional median income.

"Moderate-income unit" means a restricted unit that is affordable to a moderate-income household.

"MONI" means the no-longer-active Market Oriented Neighborhood Investment Program, as it was authorized by the Agency.

"Municipal housing liaison" or "MHL" means an appointed municipal employee who is, pursuant to N.J.A.C. 5:99-6, responsible for oversight and/or administration of the affordable units created within the municipality.

"Municipal affordable housing trust fund" means a separate, interest-bearing account held by a municipality for the deposit of development fees, payments in lieu of constructing affordable units on sites zoned for affordable housing previously approved prior to March 20, 2024 (per P.L. 2024, c.2), barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs, which shall be used to address municipal low- and moderate-income housing obligations within the time frames established by the Legislature and this chapter.

"Municipal development fee ordinance" means an ordinance adopted by the governing body of a municipality that authorizes the collection of development fees.

"New construction" means the creation of a new housing unit under regulation by a code enforcement official regardless of the means by which the unit is created. Newly constructed units are evidenced by the issuance of a certificate of occupancy and may include new residences created through additions and alterations, adaptive reuse, subdivision, or conversion of existing space, and moving a structure from one location to another.

"New Jersey Affordable Housing Trust Fund" or "NJ AHTF" means that non-lapsing, revolving trust fund established in DCA pursuant to N.J.S.A. 52:27D-320 and N.J.A.C. 5:43 to be the repository of all State funds appropriated for affordable housing purposes. All references to the "Neighborhood Preservation Nonlapsing Revolving Fund" and "Balanced Housing" mean the NJ AHTF.

"New Jersey Housing Resource Center" or "Housing Resource Center" means the online affordable housing listing portal, or its successor, overseen by the Agency pursuant to N.J.S.A. 52:27D-321.3 et seq.

"95/5 restriction" means a deed restriction governing a restricted ownership unit that is part of a housing element that received substantive certification from COAH pursuant to N.J.A.C. 5:93, as it was in effect at the time of the receipt of substantive certification, before October 1, 2001, or any other deed restriction governing a restricted ownership unit with a seller repayment option requiring 95 percent of the price differential to be paid to the municipality or an instrument of the municipality at the closing of a sale at market price.

"Non-exempt sale" means any sale or transfer of ownership of a restricted unit to one's self or to another individual other than the transfer of ownership between spouses or civil union partners; the transfer of ownership between former spouses or civil union partners ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a class A beneficiary; and the transfer of ownership by court order.

"Nonprofit" means an organization granted nonprofit status in accordance with section 501(c)(3) of the Internal Revenue Code.

"Non-residential development" means:

Any building or structure, or portion thereof, including, but not limited to, any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code, N.J.A.C. 5:23, promulgated to effectuate the State uniform Construction Code Act, N.J.S.A. 52:27D-119 et seq., including any subsequent amendments or revisions thereto;

Hotels, motels, vacation timeshares, and child-care facilities; and

The entirety of all continuing care facilities within a continuing care retirement community which is subject to the Continuing Care Retirement Community Regulation and Financial Disclosure Act, N.J.S.A.52:27D-330 et seq.

"Non-residential development fee" means the fee authorized to be imposed pursuant to N.J.S.A. 40:55D-8.1 through 40:55D-8.7.

"Order for repose" means the protection a municipality has from a builder's remedy lawsuit for a period of time from the entry of a judgment of compliance by the Superior Court. A judgment of compliance often results in an order for repose.

"Payment in lieu of constructing affordable units" means the prior approval of the payment of funds to the municipality by a developer when affordable units were not produced on a site zoned for an inclusionary development. The statutory permission for payments in lieu of constructing affordable units was eliminated per P.L. 2024, c.2.

"Prospective need" means a projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c. 2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

"Qualified Urban Aid Municipality" means a municipality that meets the criteria established pursuant to N.J.S.A. 52:27D-304.3.c(1).

"Person with a disability" means a person with a physical disability, infirmity, malformation, or disfigurement which is caused by bodily injury, birth defect, aging, or illness including epilepsy and other seizure disorders, and which shall include, but not be limited to, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impairment, deafness or hearing impairment, the inability to speak or a speech impairment, or physical reliance on a service animal, wheelchair, or other remedial appliance or device.

"Price differential" means the difference between the controlled sale price of a restricted unit and the contract price at the exit sale of the unit, determined as of the date of a proposed contract of sale for the unit. If there is no proposed contract of sale, the price differential is the difference between the controlled sale price of a restricted unit and the appraised value of the unit as if it were not subject to UHAC, determined as of the date of the appraisal. If the controlled sale price exceeds the contract price or, in the absence of a contract price, the appraised value, the price differential is zero dollars.

"Prior round unit" means a housing unit that addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations, including any unit that: (1) received substantive certification from COAH; (2) is part of a third-round settlement agreement or judgment of compliance approved by a court of competent jurisdiction, inclusive of units created pursuant to a zoning designation adopted as part of the settlement agreement or judgment of compliance to create a realistic opportunity for development; (3) is subject to a grant agreement or other contract with either the State or a political subdivision thereof entered into prior to July 1, 2025, pursuant to either item (1) or (2) above; or (4) otherwise addresses a municipality's fair share obligation from a round prior to the fourth

round of affordable housing obligations. A unit created after the enactment of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1) on March 20, 2024, is not a prior round unit unless: (1) it is created pursuant to a prior round development plan or zoning designation that received COAH or court approval on or before the cutoff date of June 30, 2025, or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs sooner; and (2) its siting and creation are consistent with the form of the prior round development plan or zoning designation in effect as of the cutoff date, without any amendment or variance.

“Program” means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 of P.L.2024, c. 2 (C.52:27D-313.2).

"Random selection process" means a lottery process by which currently income-eligible applicant-households are selected, at random, for placement in affordable housing units such that no preference is given to one applicant over another, except in the case of a veterans' preference where such an agreement exists; for purposes of matching household income and size with an appropriately priced and sized affordable unit; or another purpose allowed pursuant to N.J.A.C. 5:80-26.7(k)3. This definition excludes any practices that would allow affordable housing units to be leased or sold on a first-come, first-served basis.

"RCA administrator" means an appointed municipal employee who is responsible for oversight and/or administration of affordable units and associated revenues and expenditures within the municipality that were funded through regional contribution agreements.

"RCA project plan" means a past application, submitted by a receiving municipality in an RCA, delineating the manner in which the receiving municipality intended to create or rehabilitate low- and moderate-income housing.

"Receiving municipality" means, for the purposes of an RCA, a municipality that contractually agreed to assume a portion of another municipality's fair share obligation.

"Reconstruction" means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied, pursuant to the Rehabilitation Subcode of the uniform Construction Code, N.J.A.C. 5:23-6. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

"Recreational facilities and community centers" means any indoor or outdoor buildings, spaces, structures, or improvements intended for active or passive recreation, including, but not limited to, ballfields, meeting halls, and classrooms, accommodating either organized or informal activity.

"Regional contribution agreement" or "RCA" means a contractual agreement, pursuant to the Act, into which two municipalities voluntarily entered into and was approved by COAH and/or Superior Court prior to July 18, 2008, to transfer a portion of a municipality's affordable housing obligation to another municipality within its housing region.

"Regional median income" means the median income by household size for an applicable housing region, as calculated annually in accordance with N.J.A.C. 5:80-26.3.

"Rehabilitation" means the repair, renovation, alteration, or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

"Rent" means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. With respect to units in assisted living residences, rent does not include charges for food and services.

"Residential development fee" means money paid by a developer for the improvement of residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99-3.2.

"Restricted unit" means a dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of this subchapter but does not include a market-rate unit that was financed pursuant to UHORP, MONI, or CHOICE.

"Spending plan" means a method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.

"State Development and Redevelopment Plan" or "State Plan" means the plan prepared pursuant to sections 1 through 12 of the "State Planning Act," P.L.1985, c. 398 (C.52:18A-196 et al.), designed to represent a balance of development and conservation objectives best suited to meet the needs of the State, and for the purpose of coordinating planning activities and establishing Statewide planning objectives in the areas of land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination pursuant to subsection f. of section 5 of P.L.1985, c. 398 (C.52:18A-200).

"Supportive housing household" means a very low-, low- or moderate-income household certified as income eligible by an administrative agent in accordance with N.J.A.C. 5:80-26.14, in which at least one member is an individual who requires supportive services to maintain housing stability and independent living and who is part of a population identified by federal or state statute, regulation, or program guidance as eligible for supportive or

special needs housing. Such populations include, but are not limited to: persons with intellectual or developmental disabilities, persons with serious mental illness, person with head injuries (as defined in Section 2 of P.L. 1977), persons with physical disabilities or chronic health conditions, persons who are homeless as defined by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 578, survivors of domestic violence, youth aging out of foster care, and other special needs populations recognized under programs administered by the U.S. Department of Housing and Urban Development, the Low-Income Housing Tax Credit Program, the McKinney–Vento Act, or the New Jersey Department of Human Services. A supportive housing household may include family members, unrelated individuals, or live-in aides, provided that the household meets the income eligibility requirements of this subchapter, except that in the case of unrelated individuals not operating as a family unit, income eligibility shall be tested on an individual basis rather than in the aggregate; the unit is leased or sold subject to the affordability controls established herein; and the supportive services available to the household are designed to promote housing stability, independent living, and community integration. The determination of whether unrelated individuals are operating as a family unit shall be made based on the applicant’s self-identification of household members on the affordable housing application.

“Supportive housing sponsoring program” means grant or loan program which provided financial assistance to the development of the unit.

“Supportive housing unit” means a restricted rental unit that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. A supportive housing unit is intended to provide long-term, community-based housing for individuals with intellectual or developmental disabilities, as defined at N.J.S.A. 30:6D-25(b). Such units must be leased subject to the affordability controls established herein; remain subject to Affirmative Marketing requirements, household certification, and administrative agent oversight; and may, with the approval of the municipal housing liaison and the administrative agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and the project’s Affirmative Marketing Program. A supportive housing unit may, with the approval of the administrative agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services. Supportive housing units are also referred to as permanent supportive housing units.

“Transitional housing” means temporary housing that: (1) includes, but is not limited to, single-room occupancy housing or shared living and supportive living arrangements; (2)

provides access to on-site or off-site supportive services for very low-income households who have recently been homeless or lack stable housing; (3) is licensed by the department; and (4) allows households to remain for a minimum of six months.

"Treasurer" means the Treasurer of the State of New Jersey.

"UHAC" means the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

"UHORP" means the Agency's Urban Homeownership Recovery Program, as it was authorized by the Agency Board.

"Unit type" means type of dwelling unit with various building standards including but not limited to single-family detached, single-family attached/townhouse, stacked townhouse (attached building containing 2 units each with separate entrances), duplex (detached building containing 2 units each with separate entrances), triplex (3 units each with separate entrance), quadplex (4 units each with separate entrance), multifamily / flat (2 or more units with a shared entrance). Inclusion of a garage, or not, shall not define the unit type.

"Very-low-income household" means a household with a household income less than or equal to 30 percent of the regional median income.

"Very-low-income housing" means housing affordable according to the Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

"Very-low-income unit" means a restricted unit that is affordable to a very-low-income household.

"Veteran" means a veteran as defined at N.J.S.A. 54:4-8.10.

"Veterans' preference" means the agreement between a municipality and a developer or residential development owner that allows for low- to moderate-income veterans to be given preference for up to 50 percent of rental units in relevant projects, as provided for at N.J.S.A. 52:27D-311.j.

"Weatherization" means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors and is considered a major system for rehabilitation.

C. Monitoring and Reporting Requirements

1. The municipality shall comply with the following monitoring and reporting requirements regarding the status of the implementation of its court-approved Housing Element and Fair Share Plan:

- a. The municipality shall provide electronic monitoring data with the Department pursuant to P.L. 2024, Chapter 2 and N.J.A.C. 5:99 through the Affordable Housing Monitoring System (AHMS). All monitoring information required to be made public by the FHA shall be available to the public on the Department's website at <https://www.nj.gov/dca/dlps/hss/MuniStatusReporting.shtml>.
- b. On or before February 15 of each year, the municipality shall provide annual reporting of its municipal Affordable Housing Trust Fund activity to the Department on the AHMS portal. The reporting shall include an accounting of all municipal Affordable Housing Trust Fund activity, including the sources and amounts of funds collected and the amounts and purposes for which any funds have been expended, for the previous year from January 1st to December 31st.
- c. On or before February 15 of each year, the annual reporting of the status of all affordable housing activity shall be provided to the Department on the AHMS portal, for the previous year from January 1st to December 31st.

D. Municipality-wide Mandatory Set-Aside

1. A mandatory on-site affordable housing set-aside requirement shall apply beginning with the effective date of this article to any residential development, including the residential portion of a mixed-use project, which consists of five or more new residential units. The minimum mandatory on-site affordable housing set-aside shall be 20% for both for-sale and rental units.
2. Any affordable units generated through such mandatory set-aside shall be subject to all other provisions of this ordinance.
3. All such affordable units shall be governed by this ordinance, the controls on affordability, including bedroom distribution, and affirmatively marketed to the housing region in conformance with UHAC at N.J.A.C. 5:80-26.1 et seq., any successor regulation, and all other applicable laws.
4. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement. Developers cannot, for example, subdivide a project into two lots and then make each of them a number of units just below the threshold.
5. The mandatory set-aside requirements of this section do not give any developer the right to any rezoning, variance or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance or other relief.
6. This municipality-wide mandatory set-aside requirement does not apply to any sites or specific zones otherwise identified in the HEFSP, for which density and set-aside requirements shall be governed by the specific standards as set forth therein.
7. In the event that the inclusionary set-aside of 20% of the total number of residential units does not result in a full integer, the developer shall round the set-aside upward to construct a whole additional affordable unit, regardless if the fractional unit is less than 0.5. For example, if seven total units are developed at an inclusionary site, a 20% set-aside would require 1.4 affordable units. Per the requirement above, the developer shall round up the

0.4 unit to one whole affordable unit so as to construct a total of two (2) affordable housing units.

E. New Construction (per N.J.A.C. 5:93 as may be updated per various sections in N.J.A.C. 5:97 and N.J.S.A. 52:27D-301 et seq.). Per the definition of “New Construction,” this section governs the creation of new affordable housing units regardless of the means by which the units are created. Newly constructed units may include new residences constructed or created through other means.

1. The following requirements shall apply to all new or planned developments that contain very low-, low- and moderate-income housing units. To the extent possible, details related to the adherence to the requirements below shall be outlined in the resolution granting municipal subdivision or site plan approval of the project to assist municipal representatives, developers and Administrative Agents.
2. Completion Schedule (previously known as phasing). Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following completion schedule for very low-, low- and moderate-income units whether developed in a single-phase development, or in a multi-phase development:

Maximum Percentage of Market-Rate Units Issued a Temporary or Final Certificate of Occupancy	Minimum Percentage of Affordable Units Issued a Temporary or Final Certificate of Occupancy
25+1	10
50	50
75	75
90	100

3. Design. The following design requirements apply to affordable housing developments, excluding prior round units.
 - a. Design of 100 percent affordable developments:
 - i. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
 - ii. Each bedroom in each restricted unit must have at least one window.
 - iii. Restricted units must include adequate air conditioning and heating.
 - b. Design of developments comprising market-rate rental units and restricted rental units. The following does not apply to prior round units, unless stated otherwise.
 - i. Restricted units must use the same building materials and architectural design elements (for example, plumbing, insulation, or siding) as market-rate units of the same unit type (for example, flat or townhome) within the same development,

except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.

- ii. Restricted units and market-rate units within the same affordable development must be sited such that restricted units are not concentrated in less desirable locations.
 - iii. Restricted units may not be physically clustered so as to segregate restricted and market-rate units within the same development or within the same building, but must be interspersed throughout the development, except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 - iv. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
 - v. Restricted units must include adequate air conditioning and heating and must use the same type of cooling and heating sources as market-rate units of the same unit type. This shall apply to prior round units.
 - vi. Each bedroom in each restricted unit must have at least one window.
 - vii. Restricted units must be of the same unit type as market-rate units within the same building.
 - viii. Restricted units and bedrooms must be no less than 90 percent of the minimum size prescribed by the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
- c. Design of developments containing for-sale units, including those with a mix of rental and for-sale units. Restricted rental units shall meet the requirements of section b above. Restricted sale units shall comply with the below:
- i. Restricted units must use the same building standards as market-rate units of the same unit type (for example, flat, townhome, or single-family home), except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
 - ii. Restricted units may be clustered, provided that the buildings or housing product types containing the restricted units are integrated throughout the development and are not concentrated in an undesirable location or in undesirable locations. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 - iii. Restricted units may be of different unit housing product types than market-rate units, provided that there is a restricted option available for each market rate housing type. Developments containing market-rate duplexes, townhomes, and/or single-family homes shall offer restricted housing options that also include duplexes, townhomes, and/or single-family homes. Penthouses and higher priced end townhouses may be exempt from this requirement. The proper ratio for

restricted to market-rate unit type shall be subject to municipal ordinance or, if not specified, shall be determined at the time of site plan approval.

- iv. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
- v. Penthouse and end units may be reserved for market-rate sale, provided that the overall number, value, and distribution of affordable units across the development is not negatively impacted by such reservation(s).
- vi. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
- vii. Each bedroom in each restricted unit must have at least one window; and
- viii. Restricted units must include adequate air conditioning and heating.

4. Utilities.

- a. Affordable units shall utilize the same type of cooling and heating source as market-rate units within the affordable housing development.
- b. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance in accordance with N.J.AC 5:80-26.13(e).

5. Low/moderate split and bedroom distribution.

- a. Affordable units shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.
- b. In each affordable housing development, at least 50% of the restricted units within each bedroom distribution rounded up to the nearest whole number shall be very low- or low-income units. The municipality has chosen to allow rounding.
- c. Within rental developments, of the total number of affordable rental units, at least 13%, rounded up to the nearest whole number, shall be affordable to very low-income households. The very low-income units shall be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count, and counted as part of the required number of low-income units within the development.
- d. Affordable housing developments that are not age-restricted or supportive housing shall be structured such that:
 - i. At a minimum, the number of bedrooms within the restricted units equals twice the number of restricted units;

- ii. Two-bedroom and/or three-bedroom units compose at least 50 percent of all restricted units;
 - iii. The combined number of efficiency and one-bedroom units shall be no greater than 20%, rounded down, of the total number of low- and moderate-income units. The municipality has chosen to allow rounding.
 - iv. At least 30% of all low- and moderate-income units, rounded up shall be two-bedroom units. The municipality has chosen to allow rounding.
 - v. At least 20% of all low- and moderate-income units, rounded up shall be three-bedroom units. The municipality has chosen to allow rounding.
 - vi. The remaining units may be allocated among two- and three- bedroom units at the discretion of the developer.
- e. Affordable housing developments that are age-restricted or supportive housing, except those supportive housing units whose sponsoring program determines the unit arrangements, shall be structured such that, at a minimum, the number of bedrooms shall equal the number of age-restricted or supportive housing low- and moderate-income units within the inclusionary development. Supportive housing units whose sponsoring program determines the unit arrangement shall comply with all requirements of the sponsoring program. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit. In affordable housing developments with 20 or more restricted units that are age-restricted or supportive housing, two-bedroom units must comprise at least 5% of those restricted units.
6. Accessibility requirements.
- a. Any new construction shall be adaptable; however, elevators shall not be required in any building or within any dwelling unit for the purpose of compliance with this section. In buildings without elevator service, only ground floor dwelling units shall be required to be constructed to conform with the technical design standards of the barrier free subcode. "Ground floor" means the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.
 - b. Notwithstanding the exemption for townhouse dwelling units in the barrier free subcode, the first floor of all townhouse dwelling units and of all other multifloor dwelling units that are attached to at least one other dwelling unit shall be subject to the technical design standards of the barrier free subcode and shall include the following features:
 - i. An adaptable toilet and bathing facility on the first floor;
 - ii. An adaptable kitchen on the first floor;
 - iii. An interior accessible route of travel however an interior accessible route of travel shall not be required between stories;

- iv. An adaptable room that can be used as a bedroom, with a door, or the casing for the installation of a door that is compliant with the Barrier Free Subcode, on the first floor;
- v. If not all of the foregoing requirements in b.i. through b.iv. can be satisfied, then an interior accessible route of travel shall be provided between stories within an individual unit; and
- vi. An accessible entranceway as set forth in P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the municipality has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:
 - (a) Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - (b) To this end, the builder of restricted units shall deposit funds within the municipal Affordable Housing Trust Fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.
 - (c) The funds deposited shall be expended for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
 - (d) The developer of the restricted units shall submit to the Construction Official a design plan and cost estimate for the conversion from adaptable to accessible entrances.
 - (e) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meets the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the municipal Affordable Housing Trust Fund and earmarked appropriately.
- vii. Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is “site-impracticable” to meet the requirements. If full compliance with this section would be site impracticable, compliance with this section for any portion of the dwelling shall be required to the extent that it is not site impracticable. Determinations of site impracticability shall comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

F. Affordable Housing Programs

1. Pursuant to amended UHAC regulations at N.J.A.C. 5:80-26.1 et seq. and, in addition, pursuant to P.L. 2024, c.2 and specifically to the amended FHA at N.J.S.A. 52:27D-311.m, “All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by statute, including but not limited to P.L. 2024, c.2, or binding court decisions.” The following are many of the main provisions of the COAH

regulations at either N.J.A.C. 5:93 or 5:97 that have been upheld by the NJ Supreme Court. Municipalities should consult the cited full COAH regulations when preparing the HEFSP for required documentation, etc. Additional compliance details may also be included in the specific municipal program manual.

2. Inclusionary zoning and new construction programs shall be implemented in accordance with the Borough's adopted Fourth Round Housing Element and Fair Share Plan, as amended, and consistent with the terms of the Consent Order entered between the Borough and Fair Share Housing Center on _____ [insert date], and subject to the terms of any future Order from the Court.
3. Rehabilitation Programs (per N.J.A.C. 5:93-5.2 with updated provisions herein per N.J.A.C. 5:97-6.2 related to credit towards a municipal present need obligation). The Borough may elect to facilitate the rehabilitation of units through participation in a rehabilitation program.
 - a. The rehabilitation program shall be designed to renovate deficient housing units occupied or intended to be occupied by very low-, low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28-1.1 et seq or the Rehabilitation Subcode, N.J.A.C. 5:23-6 to the extent applicable.
 - b. Both ownership and rental units shall be eligible for rehabilitation funds.
 - c. All rehabilitated units shall remain affordable to very low-, low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units, the control period shall be enforced with a mortgage and note and for renter-occupied units the control period will be enforced with a deed restriction.
 - d. The municipality shall dedicate a minimum average hard cost of \$10,000 for each unit to be rehabilitated through this program and in addition shall dedicate associated rehabilitation program soft costs such as case management, inspection fees and work write-ups.
 - e. The municipality shall designate, subject to the approval of the Department, one or more Administrative Agents to administer the rehabilitation program in accordance with P.L 2024, Chapter 2. The Administrative Agent(s) shall provide rehabilitation manuals for ownership and rental rehabilitation programs. Manuals shall be adopted by resolution of the governing body. Both rehabilitation manuals shall be available for public inspection in the Office of the Municipal Clerk and on the municipal affordable housing web page.
 - f. Households determined to be very low-, low-, or moderate-income may participate in a rehabilitation program. Rehabilitated units shall be exempt from the very low-income requirements, low/mod split, and bedroom distribution requirements of UHAC, but shall be administered in accordance with the following:
 - i. If a unit is vacant at the time of rehabilitation, or if a rehabilitated unit becomes vacant and is re-rented before the expiration of the affordability controls, the deed restriction shall require that the unit be rented to a low- or moderate-income household at an affordable rent.

- ii. If a rental unit is occupied by a tenant at the time rehabilitation is completed, the rent charged after rehabilitation shall not exceed the lesser of the tenant's current rent or the maximum rent permitted under UHAC.
 - iii. Rents in rehabilitated units may increase annually based on the standards in UHAC.
 - iv. At the time of application, applicant households and/or tenant households shall be subject to income eligibility determinations in accordance with UHAC.
4. Extension of Controls Program (for ownership units per N.J.A.C. 5:97-6.14 and UHAC at N.J.A.C. 5:80-26.6(h) through (k) and (m); and for rental units per N.J.A.C. 5:97-6.14 and N.J.A.C. 5:80-26.12(h) through (k)).
- a. An extension of affordability controls program is established to maintain and extend the affordability of deed restricted units scheduled to come out of their affordability control period, subject to N.J.A.C. 5:97-6.14 and UHAC, including the following:
 - i. The affordable unit meets the criteria for prior cycle (April 1, 1980 - December 15, 1986) or post December 15, 1986 credits set forth in N.J.A.C. 5:97.
 - ii. The affordability controls for the unit are scheduled to expire in the current round; or in the next round of housing obligations if the municipal election to extend controls is made no earlier than one year before the end of the current round;
 - iii. The municipality shall obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted unit meets all code standards.
 - iv. If a unit requires repair and/or rehabilitation work in order to receive a continuing certificate of occupancy or certified statement from the municipal building inspector, the municipality shall fund and complete the work.
 - v. The municipality shall adhere to the process for extending controls pursuant to UHAC for extending ownership units and rental units, either inclusionary or 100% affordable developments.
 - vi. The deed restriction for the extended control period shall be filed with the County Clerk.
5. Assisted Living Residence (per N.J.A.C. 5:97-6.11).
- a. An assisted living residence is a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households.
 - b. The unit of credit shall be the apartment. However, a two-bedroom apartment shall be eligible for two units of credit if it is restricted to two unrelated individuals.
 - c. A recipient of a Medicaid waiver shall automatically qualify as a low- or moderate-income household.
 - d. Assisted living units are considered age-restricted housing in a HEFSP and shall be included with the maximum number of units that may be age-restricted.
 - e. Low- and moderate-income residents cannot be charged any upfront fees.

- f. The units shall comply with UHAC with the following exceptions:
 - i. Affirmative marketing (N.J.A.C. 5:80-26.16); provided that the units are restricted to recipients of Medicaid waivers;
 - ii. The deed restriction may be on the facility, rather than individual apartments or rooms;
 - iii. Low/moderate income split and affordability average (N.J.A.C. 5:80-26.4); only if all of the affordable units are affordable to households at a maximum of 60 percent of median income; and
 - g. Tenant income eligibility (N.J.A.C. 5:80-26.14); up to 80 percent of an applicant's gross income may be used for rent, food and services based on occupancy type and the affordable unit must receive the same basic services as required by the Agency's underwriting guidelines and financing policies. The cost of non-housing related services shall not exceed one and two-thirds times the rent established for each unit.
6. Supportive Housing and Group Homes (per N.J.A.C. 5:97-6.10).
- a. The following provisions shall apply to group homes, residential health care facilities, and supportive shared living housing:
 - i. The unit of credit shall be the bedroom. However, the unit of credit shall be the unit if occupied by a single person or household.
 - ii. Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.
 - iii. Occupancy shall not be restricted to youth under 18 years of age.
 - iv. In affordable developments with 20 or more restricted units that are supportive housing, two-bedroom units must compose at least five percent of those restricted units.
 - v. The bedrooms and/or units shall comply with UHAC with the following exceptions:
 - (a) Affirmative marketing; however, group homes, residential health care facilities, permanent supportive housing and supportive shared living housing shall be affirmatively marketed to broadest possible population of qualified individuals with special needs in accordance with a plan approved by the sponsoring program;
 - (b) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.4).
 - vi. With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance with the Act. In the event that a supportive housing provider is unable to record or execute a long-term deed restriction, the units shall be subject to annual recertification by the Municipal Housing Liaison to confirm continued occupancy and compliance with this Section.

- vii. Objective standards shall be applied in the selection of tenants for supportive housing units and shall be designed to ensure that individuals are not excluded in an arbitrary or capricious manner.
- viii. The following documentation shall be submitted by the sponsor to the municipality prior to marketing the completed units or facility:
 - (a) An Affirmative Marketing Plan in accordance with I.1 below; and
 - (b) If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.
- ix. The sponsor/owner shall complete annual monitoring as directed by the MHL.
- x. The section 'Zoning for Inclusionary Development' at N.J.A.C. 5:97-6.4 details the standards for municipalities to rezone specific sites through the establishment of an inclusionary zoning district in the municipal code, but not necessarily to be included in with these affordable housing provisions to administer affordable units. Any new inclusionary zoning districts should also reference adherence with the municipal affordable housing provisions found herein. In addition, the FHA was amended per P.L. 2024, c.2 to eliminate N.J.S.A 52:27D-329.3 which had been the statutory authority for payments in-lieu of constructing affordable units.
- xi. The section 'Redevelopment' at N.J.A.C. 5:97-6.6 details the standards for municipalities to include formally designated redevelopment sites in their HEFSP. Any redevelopment sites should also reference adherence with the municipal affordable housing provisions found herein.
- xii. The section 'Municipally sponsored and 100 percent affordable developments' at N.J.A.C. 5:97-6.7 details the standards for municipalities to include 100% affordable housing sites in their HEFSP. Any such sites should also reference adherence with the municipal affordable housing provisions found herein to the extent such provisions are not superseded by state or federally funded affordable housing programs per the applicability section of UHAC at N.J.A.C. 5:80-26.1.

G. Regional Income Limits.

1. Administrative agents shall use the current regional income limits for the purpose of pricing affordable units and determining income eligibility of households.
2. Regional income limits are based on regional median income, which is established by a regional weighted average of the "median family incomes" published by HUD. The procedure for computing the regional median income is detailed in N.J.A.C. 5:80-26.3.
3. Updated regional income limits are effective as of the effective date of the regional Section 8 income limits for the year, as published by HUD, or 45 days after HUD publishes the regional Section 8 income limits for the year, whichever comes later. The new income limits may not be less than those of the previous year.

H. Maximum Initial Rents and Sales Prices.

1. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC N.J.A.C. 5:80-26.4.
2. The average rent for all restricted units within each affordable housing development shall be affordable to households earning no more than 52 percent of regional median income.
3. The maximum rent for restricted rental units within each affordable housing development shall be affordable to households earning no more than 60% of regional median income. The maximum rent may be increased to no more than 70 percent of regional median income for moderate-income units within affordable developments where very-low-income units compose at least 13 percent of the restricted units; however, the number of units with rent affordable to households earning 70 percent of regional median income may not exceed the number of very-low-income units in excess of 13 percent (rounded up) of the restricted units.
4. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13% of all low- and moderate-income rental units shall be affordable to households earning no more than 30% of median income. These very low-income units shall be part of the low-income requirement and very-low-income units should be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count.
5. The maximum sales price of restricted ownership units within each affordable housing development shall be affordable to households earning no more than 70% of median income, and each affordable housing development must achieve an affordability average that does not exceed 55% for all restricted ownership units. In achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type when the number of low- and moderate-income units permits.
6. The master deeds and declarations of covenants and restrictions for affordable developments may not distinguish between restricted units and market-rate units in the calculation of any condominium or homeowner association fees and special assessments to be paid by low- and moderate-income purchasers and those to be paid by market-rate purchasers. Notwithstanding the foregoing sentence, condominium units subject to a municipal ordinance adopted before December 20, 2004, which ordinance provides for condominium or homeowner association fees and/or assessments different from those provided for in this subsection are governed by the ordinance.
7. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted family units, the following standards shall be met:
 - a. A studio or efficiency unit shall be affordable to a one-person household;
 - b. A one-bedroom unit shall be affordable to a one and one-half person household;
 - c. A two-bedroom unit shall be affordable to a three-person household;

- d. A three-bedroom unit shall be affordable to a four and one-half person household; and
 - e. A four-bedroom unit shall be affordable to a six-person household.
8. In determining the initial rents and sales prices for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted and special needs and supportive housing developments, the following standards shall be met:
 - a. A studio or efficiency unit shall be affordable to a one-person household;
 - b. A one-bedroom unit shall be affordable to a one and one-half person household; and
 - c. A two-bedroom unit shall be affordable to a two-person household or to two one-person households. Where pricing is based on two one-person households, the developer shall provide a list of units so priced to the Municipal Housing Liaison and the Administrative Agent.
 9. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the FreddieMac 30-Year Fixed Rate-Mortgage rate of interest), property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 30 percent of the eligible monthly income of the appropriate size household as determined pursuant to N.J.A.C. 5:80-26.7, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented.
 10. The initial rent for a restricted rental unit shall be calculated so that the total monthly housing expense, including an allowance for tenant-paid utilities, does not exceed 30 percent of the gross monthly income of a household of the appropriate size whose income is targeted to the applicable percentage of median income for the unit, as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented. The rent shall also comply with the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented. The initial rent for a restricted rental unit shall be calculated so the eligible monthly housing expenses/income, including an allowance for tenant-paid utilities does not exceed 30 percent of gross income of and the appropriate household size as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented.
 11. At the anniversary date of the tenancy of the certified household occupying a restricted rental unit, following proper notice provided to the occupant household pursuant to N.J.S.A. 2A:18-61.1.f, the rent may be increased to an amount commensurate with the annual percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), specifically U.S. Bureau of Labor Statistics Series CUUR0100SAH, titled "Housing in Northeast urban, all urban consumers, not seasonally adjusted." Rent increases for units constructed pursuant to Low-Income Housing Tax Credit regulations shall be indexed pursuant to the regulations governing Low-Income Housing Tax Credits.
- I. Affirmative Marketing.
1. The municipality shall adopt, by resolution, an Affirmative Marketing Plan, subject to approval of the Superior Court, compliant with N.J.A.C. 5:80-26.16, as may be amended and supplemented.

2. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children, to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 1 and is required to be followed throughout the period of deed restriction.
3. The Affirmative Marketing Plan provides the following preferences, provided that units that remain unoccupied after these preferences are exhausted may be offered to households without regard to these preferences.
 - a. Where the municipality has entered into an agreement with a developer or residential development owner to provide a preference for very-low-, low-, and moderate-income veterans who served in time of war or other emergency, pursuant to N.J.S.A. 52:27D-311.j, there shall be a preference for veterans for up to 50 percent of the restricted rental units in a particular project.
 - b. There shall be a regional preference for all households that live and/or work in Housing Region 1 comprising Bergen, Hudson, Passaic, and Sussex Counties.
 - c. Subordinate to the regional preference, there shall be a preference for households that live and/or work in New Jersey.
 - d. With respect to existing restricted units undergoing approved rehabilitation for the purpose of preservation or to restricted units newly created to replace existing restricted units undergoing demolition, a preference for the very-low-, low-, and moderate-income households that are displaced by the rehabilitation or demolition and replacement.
4. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Process, including the marketing of initial sales and rentals and resales and re-rentals. The Administrative Agent designated by the municipality shall implement the Affirmative Marketing Process to ensure the Affirmative Marketing of all affordable units, with the exception of affordable programs that are exempt from Affirmative Marketing as noted herein.
5. The Affirmative Marketing Process shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Process, the Administrative Agent shall consider the use of language translations where appropriate.
6. Applications for affordable housing or notices thereof, if offered online, shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and municipal library in the municipality in which the units are located; and the developer's rental or sales office. The developer shall mail applications to prospective applicants upon request and shall make applications available through a secure online website address.

7. In addition to other Affirmative Marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units on the New Jersey Housing Resource Center website. Any other entities, including developers or persons or companies retained to implement the Affirmative Marketing Process, shall comply with this paragraph.
8. In implementing the Affirmative Marketing Process, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
9. The Affirmative Marketing Process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy.
10. The cost to affirmatively market the affordable units shall be the responsibility of the developer, sponsor or owner, with the exception of Affirmative Marketing for resales.

J. Selection of Occupants of Affordable Housing Units.

1. The Administrative Agent shall use a random selection process to select occupants of very low-, low- and moderate-income housing.
2. A pool of interested households will be maintained in accordance with the provisions of N.J.A.C. 5:80-26.16.

K. Occupancy Standards.

1. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:
 - a. Ensure each bedroom is occupied by at least one person, except for age-restricted and supportive and special needs housing units;
 - b. Provide a bedroom for every two adult occupants;
 - c. With regard to occupants under the age of 18, accommodate the household's requested arrangement, except that such arrangement may not result in more than two occupants under the age of 18 occupying any bedroom; and
 - d. Avoid placing a one-person household into a unit with more than one bedroom.

L. Control Periods for Restricted Ownership Units and Enforcement Mechanisms.

1. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.6, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the controls on affordability for a period of at least 30 years subject to the requirements of N.J.A.C. 5:80-26.6, as may be amended and supplemented.
2. Rehabilitated housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years (crediting towards present need only).
3. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit. The date of commencement shall be identified in the deed restriction.

4. If existing affordability controls are being extended, the extended control period for a restricted ownership unit commences on the effective date of the extension, which is the end of the original control period.
5. After the end of any control period, the restricted ownership unit remains subject to the affordability controls set forth in this subchapter until the owner gives notice of their intent to make an exit sale, at which point:
 - a. If the municipality exercises the right to extend the affordability controls on the unit, no exit sale occurs and a new control period commences; or
 - b. If the municipality does not exercise the right to extend the affordability controls on the unit, the affordability controls terminate following the exit sale.
6. Prior to the issuance of any building permit for the construction/rehabilitation of restricted ownership units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
7. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
8. At the time of the initial sale of the unit and upon each successive price-restricted sale, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obliging the purchaser, as well as the purchaser's heirs, successors, and assigns, to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
9. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to price-restricted ownership units.

M. Price Restrictions for Restricted Ownership Units and Resale Prices.

1. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.7, as may be amended and supplemented, including:
 - a. The initial purchase price and affordability percentage for a restricted ownership unit shall be set by the Administrative Agent.
 - b. The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the standards set forth in N.J.A.C 5:80-26.7.
 - i. If the resale occurs prior to the one-year anniversary of the date on which title to the unit was transferred to a certified household, the maximum resale price for a is the most recent non-exempt purchase price.
 - ii. If the resale occurs on or after such anniversary date, the maximum resale price is the most recent non-exempt purchase price increased to reflect the cumulative

annual percentage increases to the regional median income, effective as of the same date as the regional median income calculated pursuant to N.J.A.C. 5:80-26.3

- c. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be:
 - i. those that render the unit suitable for a larger household or the addition of a bathroom.
 - ii. The maximum resale price may be further increased by an amount up to the cumulative dollar value of approved capital improvements made after the last non-exempt sale for improvements and/or upgrades to the unit, excluding capital improvements paid for by the entity favored on the recapture note and recapture lien described at N.J.A.C. 5:80-26.6(d);
 - d. No increase for capital improvements is permitted if the maximum resale price prior to adjusting for capital improvements already exceeds whatever initial purchase price the unit would have if it were being offered for purchase for the first time at the initial affordability percentage. All adjustments for capital improvements are subject to 10-year, straight-line depreciation.
2. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase but shall be separate and apart from any contract of sale for the underlying real estate. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price of the air conditioning equipment, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The seller and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

N. Buyer Income Eligibility.

1. Buyer income eligibility for restricted ownership units shall be established pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented, such that very low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 30% of median income, low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 50% of median income and moderate-income ownership units shall be reserved for occupancy by households with a gross household income less than 80% of median income.
2. Notwithstanding the foregoing, the Administrative Agent may, upon approval by the municipality, and subject to the Division's approval, permit a moderate-income purchaser to buy a low-income unit if and only if the Administrative Agent can demonstrate that there

is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low-income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit. Similarly, the administrative agent may permit low-income purchasers to buy very-low-income units in housing markets where, as determined by the Division, units are reserved for very-low-income purchasers, but there is an insufficient number of very-low-income purchasers to permit prompt occupancy of the units. In such instances, the purchased unit must be maintained as a very-low-income unit and sold at a very-low-income price point such that on the next resale the unit will still be affordable to very-low-income households and able to be purchased by a very-low-income household. A very-low-income unit that is seeking bonus credit pursuant to N.J.S.A. 52:27D-311.k(9) must first be advertised exclusively as a very-low-income unit according to the Affirmative Marketing requirements at N.J.A.C. 5:80-26.16, then advertised as a very-low-income or low-income unit for at least 30 additional days prior to referring any low-income household to the unit.

3. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year.
4. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 35 percent of the household's eligible monthly income; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for housing expenses, and the proposed housing expenses will reduce its housing costs;
 - b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for housing expenses in the past and has proven its ability to pay; or
 - c. The household is currently in substandard or overcrowded living conditions;
 - d. The household documents the existence of assets, within the asset limitation otherwise applicable, with which the household proposes to supplement the rent payments

O. Limitations on Indebtedness Secured by Ownership Unit; Subordination.

1. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.

2. With the exception of original purchase money mortgages, neither an owner nor a lender shall at any time during the control period cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of that unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C. 5:80-26.7(c).

P. Control Periods for Restricted Rental Units.

1. Control periods for units that meet the definition of prior round units shall be pursuant to the 2001 UHAC rules originally adopted October 1, 2001, 33 N.J.R. 3432 and shall remain subject to the requirements of this ordinance for a period of at least 30 years as applicable unless otherwise indicated.
2. Other than for prior round units, control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.12, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 40 years. Restricted rental units created as part of developments receiving 9% Low-Income Housing Tax Credits must comply with a control period of not less than a 30-year compliance period plus a 15-year extended use period for a total of 45 years.
3. The affordability control period for a restricted rental unit shall commence on the first date that a unit is issued a certificate of occupancy following the execution of the deed restriction or, if affordability controls are being extended, on the effective date of the extension, which is the end of the original control period.
4. Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years.
5. Prior to the issuance of any building permit for the construction/rehabilitation of restricted rental units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
6. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property. The deed restriction shall be recorded by the developer with the county records office, and provided as filed and recorded, to the Administrative Agent within 30 days of the receipt of a certificate of occupancy.
7. A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:
 - a. Sublease or assignment of the lease of the unit;
 - b. Sale or other voluntary transfer of the ownership of the unit;
 - c. The entry and enforcement of any judgment of foreclosure on the property containing the unit; or
 - d. The end of the control period, until the occupant household vacates the unit, or is certified as over-income and the controls are released in accordance with UHAC.

Q. Rent Restrictions for Rental Units; Leases and Fees.

1. The initial rent for a restricted rental unit shall be set by the Administrative Agent.

2. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be retained on file by the Administrative Agent.
3. No additional fees, operating costs, or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
 - a. Operating costs, for the purposes of this section, include certificate of occupancy fees, move-in fees, move-out fees, mandatory internet fees, mandatory cable fees, mandatory utility submetering fees, and for developments with more than one and a half off-street parking spaces per unit, parking fees for one parking space per household.
4. Any fee structure that would remove or limit affordable unit occupant access to any amenities or services that are required or included for market-rate unit occupants is prohibited. Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable restricted unit to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
5. Fees for unit-specific, non-communal items that are charged to market-rate unit tenants on an optional basis, such as pet fees for tenants with pets, storage spaces, bicycle-share programs, or one-time rentals of party or media rooms, may also be charged to affordable unit tenants, if applicable.
6. Pet fees may not exceed \$30.00 per month and associated one-time payments for optional fees pertaining to pets, such as a pet cleaning fee, are prohibited.
7. Fees charged to affordable unit tenants for other optional, unit-specific, non-communal items shall not exceed the amounts charged to market-rate tenants.
8. For any prior round rental unit leased before December 20, 2024, elements of the existing fee structure that are consistent with prior rules, but inconsistent with 5:80-26.13(c)1, may continue until the occupant household's current lease term expires or that occupant household vacates the unit, whichever occurs later.

R. Tenant Income Eligibility.

1. Tenant income eligibility shall be determined pursuant to N.J.A.C. 5:80-26.14, as may be amended and supplemented, and shall be determined as follows:
 - a. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30% of the regional median income by household size.
 - b. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50% of the regional median income by household size.
 - c. Moderate-income rental units shall be reserved for households with a gross household income less than 80% of the regional median income by household size.
2. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income or moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to

N.J.A.C. 5:80-26.17, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:

- a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 - c. The household is currently in substandard or overcrowded living conditions;
 - d. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - e. The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
3. The applicant shall file documentation sufficient to establish the existence of any of the circumstances in 2.a. through 2.e. above with the Administrative Agent, who shall counsel the household on budgeting.

S. Municipal Housing Liaison.

1. The Municipal Housing Liaison shall be approved by municipal resolution.
2. The Municipal Housing Liaison shall be approved by the Division, or is in the process of getting approval, and fully or conditionally meets the requirements for qualifications, including initial and periodic training as set forth in in N.J.A.C. 5:99-1 et seq.
3. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program, including the following responsibilities, which may not be contracted out to the Administrative Agent:
 - a. Serving as the primary point of contact for all inquiries from the Affordable Housing Dispute Resolution Program, the State, affordable housing providers, administrative agents and interested households.
 - b. The oversight of the Affirmative Marketing Plan and affordability controls.
 - c. When applicable, overseeing and monitoring any contracting Administrative Agent.
 - d. Overseeing the monitoring of the status of all restricted units listed in the Fair Share Plan.
 - e. Verifying, certifying and providing annual information within AHMS at such time and in such form as required by the Division.
 - f. Coordinating meetings with affordable housing providers and administrative agents, as needed.
 - g. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division.

- h. Overseeing the recording of a preliminary instrument in the form set forth at N.J.A.C. 5:80-26.1 for each affordable housing development.
- i. Coordinating with the Administrative Agent, municipal attorney and municipal Construction Code Official to ensure that permits are not issued unless the document required in S.3.h. above has been duly recorded.
- j. Listing on the municipal website contact information for the MHL and Administrative Agents.

T. Administrative Agent.

- 1. All municipalities that have created or will create affordable housing programs and/or affordable units shall designate or approve, for each project within its HEFSP, an administrative agent to administer the affordable housing program and/or affordable housing units in accordance with the requirements of the FHA, NJAC 5:99-1 et seq. and UHAC.
- 2. The fees for administrative agents shall be paid as follows:
 - a. Administrative agent fees related to rental units shall be paid by the developer/owner.
 - b. Administrative agent fees related to initial sale of units shall be paid by the developer.
 - c. Administrative agent fees related to resales shall be paid by the seller of the affordable home.
 - d. Administrative agent fees related to ongoing administration and enforcement shall be paid by the municipality.
- 3. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s). The Operating Manual(s) shall be available for public inspection in the Office of the Clerk and in the office(s) of the Administrative Agent(s). Operating manuals shall be adopted by resolution of the Governing Body.
- 4. Subject to the role of the Administrative Agent(s), the duties and responsibilities as are set forth in N.J.A.C. 5:99-7 and which are described in full detail in the Operating Manual, including those set forth in UHAC, include:
 - a. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division;
 - b. Affirmative marketing:
 - i. Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the municipality and the provisions of N.J.A.C. 5:80-26.16.
 - ii. Providing counseling, or contracting to provide counseling services, to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements; and landlord/tenant law.
 - c. Household certification.
 - i. Soliciting, scheduling, conducting and following up on interviews with interested households.

- ii. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
 - iii. Providing written notification to each applicant as to the determination of eligibility or non-eligibility within 5 days of the determination thereof.
 - iv. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in the Appendices J and K of N.J.A.C. 5:80-26.1 et seq.
 - v. Creating and maintaining a referral list of eligible applicant households living in the housing region, and eligible applicant households with members working in the housing region, where the units are located.
 - vi. Employing a random selection process as provided in the Affirmative Marketing Plan when referring households for certification to affordable units.
- d. Affordability controls.
- i. Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for the recording at the time of conveyance of title of each restricted unit.
 - ii. Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and filed properly with the County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit in accordance with UHAC.
 - iii. Communicating with lenders and the Municipal Housing Liaison regarding foreclosures.
 - iv. Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.11.
- e. Records retention.
- i. Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded recapture mortgage, and note, as appropriate.
 - ii. Records received, retained, retrieved, or transmitted in furtherance of crediting affordable units of a municipality constitute public records of the municipality as defined by N.J.S.A. 47:3-16, and are legal property of the municipality.
- f. Resales and re-rentals.
- i. Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or re-rental.
 - ii. Instituting and maintaining an effective means of communicating information to very low-, low-, or moderate-income households regarding the availability of restricted units for resale or re-rental.
- g. Processing requests from unit owners.

- i. Reviewing and approving requests from owners of restricted units who wish to refinance or take out home equity loans during the term of their ownership to determine that the amount of indebtedness to be incurred will not violate the terms of this ordinance.
 - ii. Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems.
 - iii. Notifying the municipality of an owner's intent to sell a restricted unit.
 - iv. Making determinations on requests by owners of restricted units for hardship waivers.
 - h. Enforcement.
 - i. Securing annually from the municipality a list of all affordable ownership units for which property tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
 - ii. Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
 - iii. Sending annual mailings to all owners of affordable dwelling units reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.19(d)4;
 - iv. Establishing a program for diverting unlawful rent payments to the municipal Affordable Housing Trust Fund; and
 - v. Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent setting forth procedures for administering the affordability controls.
 - i. The Administrative Agent(s) shall, as delegated by the municipality, have the authority to take all actions necessary and appropriate to carry out its/their responsibilities, herein.

U. Responsibilities of The Owner of a development containing affordable units.

1. The owner of all developments containing affordable units subject to this subchapter or the assigned management company thereof shall provide to the administrative agent:
 - a. Site plan, architectural plan, or other plan that identifies the location of each affordable unit, if subject to the site plan approval, settlement agreement, or other applicable document regulating the location of affordable units. The administrative agent shall determine the location of affordable units if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - b. The total number of units in the project and the number of affordable units.

- c. The breakdown of the affordable units by or identification of affordable unit locations by bedroom count and income level, including street addresses / unit numbers, if subject to the site plan approval, settlement agreement, or other applicable document regulating the breakdown of affordable units. The administrative agent shall determine the bedroom and income distribution if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - d. Floor plans of all affordable units, including complete and accurate identification of all rooms and the dimensions thereof.
 - e. A projected construction schedule.
 - f. The location of any common areas and elevators.
 - g. The name of the person who will be responsible for official contact with the administrative agent for the duration of the project, which must be updated if the contact changes.
2. In addition to the items in U.1. above, the owner of rental developments containing affordable rental units subject to this subchapter or the assigned management company thereof shall:
- a. Send to all current tenants in all restricted rental units an annual mailing containing a notice as to the maximum permitted rent and a reminder of the requirement that the unit must remain their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year, together with the telephone number, mailing address, and email address of the administrative agent to whom complaints of excess rent can be issued.
 - b. Provide to the administrative agent a description of any applicable fees.
 - c. Provide to the administrative agent a description of the types of utilities and which utilities will be included in the rent.
 - d. Agree and ensure that the utility configuration established at the start of the rent-up process not be altered at any time throughout the restricted period.
 - e. Provide to the administrative agent a proposed form of lease for any rental units.
 - f. Ensure that the tenant selection criteria for the applicants for affordable units not be more restrictive than the tenant selection criteria for applicants for non-restricted units.
 - g. Strive to maintain the continued occupancy of the affordable units during the entire restricted period.
3. In addition to the items in U.1. above, the owner of affordable for-sale developments containing affordable for-sale units subject to this subchapter or the assigned management company thereof shall provide the administrative agent:
- a. Proposed pricing for all units, including any purchaser options and add-on items.
 - b. Condominium or homeowner association fees and any other applicable fees.
 - c. Estimated real property taxes.
 - d. Sewer, water, trash disposal, and any other utility assessments.

- e. Flood insurance requirement, if applicable.
- f. The State-approved planned real estate development public offering statement and/or master deed, where applicable, as well as the full build-out budget.

V. Enforcement of Affordable Housing Regulations

1. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
2. After providing written notice of a violation to an owner, developer or tenant of an affordable unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 - a. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the Court to have violated any provision of the regulations governing affordable housing units the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the Court:
 - i. A fine of not more than \$10,000 or imprisonment for a period not to exceed 90 days, or both, unless otherwise specified below, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
 - ii. In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the municipal Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - iii. In the case of an owner who has rented his or her affordable unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.
3. The municipality shall have the authority to levy fines against the owner of the development for instances of noncompliance with NJHRC advertising requirements (N.J.S.A. 52:27D-321.6.e.(2)), following written notice to the owner. The fine for the first offense of noncompliance shall be \$5,000, the fine for the second offense of noncompliance shall be \$10,000, and the fine for each subsequent offense of noncompliance shall be \$15,000.
4. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a

judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.

- a. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the affordable unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
- b. The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- or moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus shall be placed in escrow by the municipality for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the owner or forfeited to the municipality.
- c. Foreclosure due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as they apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
- d. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the municipality may acquire title to the affordable unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the affordable unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess that would have been realized from an actual sale as previously described.
- e. Failure of the low- or moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser that may be referred to the owner by the municipality,

with such offer to purchase being equal to the maximum resale price of the low- or moderate-income unit as permitted by the regulations governing affordable housing units.

- f. The affordable unit owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.
5. It is the responsibility of the municipal housing liaison and the administrative agent(s) to ensure that affordable housing units are administered properly. All affordable units must be occupied within a reasonable amount of time and be re-leased within a reasonable amount of time upon the vacating of the unit by a tenant. If an administrative agent or municipal housing liaison becomes aware of or suspects that a developer, landlord, or property manager has not complied with these regulations, it shall report this activity to the Division. The Division must notify the developer, landlord, or property manager, in writing, of any violation of these regulations and provide a 30-day cure period. If, after the 30-day cure period, the developer, landlord, or property manager remains in violation of any terms of this subchapter, including by keeping a unit vacant, the developer, landlord, or property manager may be fined up to the amount required to construct a comparable affordable unit of the same size and the deed-restricted control period will be extended for the length of the time the unit was out of compliance, in addition to the remedies provided for in this section. For the purposes of this subsection, a reasonable amount of time shall presumptively be 60 days, unless a longer period of time is required due to demonstrable market conditions and/or failure of the municipal housing liaison or the administrative agent to refer a certified tenant.
 6. Banks and other lending institutions are prohibited from issuing any loan secured by owner occupied real property subject to the affordability controls set forth in this subchapter if such loan would be in excess of amounts permitted by the restriction documents recorded in the deed or mortgage book in the county in which the property is located. Any loan issued in violation of this subsection is void as against public policy.
 7. The Agency and the Department hereby reserve, for themselves and for each administrative agent appointed pursuant to this subchapter, all of the rights and remedies available at law and in equity for the enforcement of this subchapter, including, but not limited to, fines, evictions, and foreclosures as approved by a county-level housing judge.
 8. Appeals
 - a. Appeals from all decisions of an administrative agent appointed pursuant to this subchapter must be filed, in writing, with the municipal housing liaison. A decision by the municipal housing liaison may be appealed to the Division. A written decision of the Division Director upholding, modifying, or reversing an administrative agent's decision is a final administrative action.

W. Development Fees.

1. Purpose

- a. This section establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (C.

40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan.

2. Basic Requirements

- a. The municipality previously adopted a development fee ordinance, which established the Municipal Affordable Housing Trust Fund.
- b. The municipality shall not spend development fees until the court has approved a plan for spending such fees.

3. Residential Development Fees

a. Imposed fees

- i. Residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.
- ii. When an increase in residential density is permitted pursuant to a “d” variance granted under N.J.S.A. 40:55D-70d(5), developers shall be required to pay a “bonus” development fee of 6.0% of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1.5% of the equalized assessed value on the first two units; and the specified higher percentage of 6% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

b. Eligible exactions, ineligible exactions and exemptions for residential development

- i. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made an eligible payment in lieu of on-site construction of affordable units, if permitted by ordinance, or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2, shall be exempt from development fees.

- ii. Developments that have received preliminary or final site plan approval prior to the adoption of this ordinance and any preceding ordinance permitting the collection of development fees shall be exempt from the payment of development fees, unless the developer seeks a substantial change in the original approval. Where a site plan approval does not apply, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining the right to an exemption. In all cases, the applicable fee percentage shall be determined based upon the development fee ordinance in effect on the date that the construction permit is issued.
- iii. Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
- iv. No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire or natural disaster.
- v. (Reserved)

4. Non-Residential Development Fees

a. Imposition of fees

- i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
- ii. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
- iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvements and the equalized assessed value of the newly improved structure; i.e., land and improvements; and such calculation shall be made at the time a final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

b. Eligible exactions, ineligible exactions and exemptions for non-residential development

- i. The non-residential portion of a mixed-use inclusionary or market-rate development shall be subject to a 2.5% development fee, unless otherwise exempted below.
- ii. The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.

- c. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7), as specified in Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption." Any exemption claimed by a developer shall be substantiated by that developer.
- d. A developer of a non-residential development exempted from the non-residential development fee pursuant to the Statewide Non-Residential Development Fee Act shall be subject to the fee at such time as the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
- e. If a property that was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the municipality as a lien against the real property of the owner.

5. Collection Procedures

- a. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
- b. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey Non-Residential Development Certification/Exemption," to be completed by the developer as per the instructions provided in the Form N-RDF. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided on Form N-RDF. The tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- c. The construction official responsible for the issuance of a building permit shall notify the tax assessor of the issuance of the first construction permit for a development that is subject to a development fee.
- d. Within 90 days of receipt of that notice, the tax assessor shall provide an estimate, based on the plans filed, of the equalized assessed value of the development.
- e. The construction official responsible for the issuance of a final certificate of occupancy shall notify the tax assessor of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.
- f. Within 10 business days of a request for the scheduling of a final inspection, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.

- g. Should the municipality fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b. of section 37 of P.L.2008, c.46 (N.J.S.A. 40:55D-8.6).
- h. Fifty percent (50%) of the development fee shall be collected at the time of issuance of the construction permit. The remaining portion shall be collected at the time of issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the construction permit and that determined at the time of issuance of certificate of occupancy.

6. Appeal of development fees

- a. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by that board, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the board may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
- b. A developer may challenge non-residential development fees imposed by filing a challenge with the director of the Division of Taxation. Pending a review and determination by the director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the director may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

7. Municipal Affordable Housing Trust Fund

- a. A separate, interest-bearing Municipal Affordable Housing Trust Fund shall be maintained by the chief financial officer of the municipality for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- b. The following additional funds shall be deposited in the Municipal Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - i. Payments in lieu of on-site construction of an affordable unit, where previously permitted by ordinance or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2;
 - ii. Funds contributed by developers to make 10% of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;
 - iii. Rental income from municipally operated units;
 - iv. Repayments from affordable housing program loans;

- v. Recapture funds;
 - vi. Proceeds from the sale of affordable units; and
 - vii. Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.
- c. The municipality shall provide the Division with written authorization, in the form of a tri-party escrow agreement(s) between the municipality, the Division and the financial institution in which the municipal affordable housing trust fund has been established to permit the Division to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-2.1 et seq.
- d. Occurrence of any of the following deficiencies may result in the Division requiring the forfeiture of all or a portion of the funds in the municipal Affordable Housing Trust Fund:
- i. Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;
 - ii. Failure to commit or expend development fees within four years of the date of collection in accordance with N.J.A.C. 5:99-5.5;
 - iii. Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;
 - iv. Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;
 - v. Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;
 - vi. Revocation of compliance certification or a judgment of compliance and repose;
 - vii. Failure of a municipal housing liaison or administrative agent to comply with the requirements set forth at N.J.A.C. 5:99-6, 7, and 8;
 - viii. Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.
- e. All interest accrued in the municipal affordable housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.
8. Use of Funds
- a. The expenditure of all funds shall conform to a Spending Plan approved by Superior Court. Funds deposited in the municipal Affordable Housing Trust Fund may be used for any activity approved by the Court to address the fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls; housing rehabilitation; new construction of affordable housing units and related costs; accessory apartments; a market-to-affordable program; conversion of existing non-residential buildings to create new affordable units; green building strategies designed to be cost-saving and in accordance with accepted national or state standards; purchase of land for affordable housing; improvement of land to be

used for affordable housing; extensions or improvements of roads and infrastructure to affordable housing sites; financial assistance designed to increase affordability; administration necessary for implementation of the Housing Element and Fair Share Plan; and/or any other activity permitted by Superior Court and specified in the approved Spending Plan.

- b. Funds shall not be expended to reimburse the municipality or activities that occurred prior to the authorization of a municipality to collect development fees.
- c. At least a portion of all development fees collected and interest earned shall be used to provide affordability assistance to very low-, low- and moderate-income households in affordable units included in the municipal Fair Share Plan. A portion of the development fees which provide affordability assistance shall be used to provide affordability assistance to very low-income households.
 - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, infrastructure assistance, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.
 - ii. Affordability assistance for very low income households may include producing very low-income units or buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.
- d. No more than 20% of all municipal affordable housing trust funds, exclusive of those collected to fund an RCA prior to July 17, 2008, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultants' fees necessary to develop or implement a new construction program, prepare and implement a Housing Element and Fair Share Plan, administer an Affirmative Marketing Program and for compliance with the Superior Court and the Program including the costs to the municipality of resolving a challenge.

9. Monitoring

- a. On or before February 15 of each year, the municipality shall provide annual electronic data reporting of trust fund activity for the previous year from January 1st to December 31st through the AHMS Reporting System. This reporting shall include an accounting of all Municipal Affordable Housing Trust Fund activity, including the sources and amounts of all funds collected and the amounts and purposes for which any funds have been expended. Such reporting shall include an accounting of development fees collected from residential and non-residential developers, previously eligible payments in lieu of constructing affordable units on site (if permitted by ordinance or by agreement with the municipality prior to the March 20, 2024 statutory elimination per P.L. 2024, c.4), funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income from municipally-owned affordable housing units, repayments from affordable housing program loans, interest and any other funds collected in connection with municipal housing programs, as well as an accounting of

the expenditures of revenues and implementation of the Spending Plan approved by the Court.

10. Ongoing Collection of Fees

- a. The ability to impose, collect and expend development fees shall continue so long as the municipality retains authorization from the Court in the form of Compliance Certification or the good faith effort to obtain it.
- b. If the municipality fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance, it may be subject to forfeiture of any or all funds remaining within its municipal Affordable Housing Trust Fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L.1985, c.222 (C. 52:27D-320).

11. Emergent Affordable Housing Opportunities. Requests to expend municipal affordable housing trust funds on emergent affordable housing opportunities not included in the municipal fair share plan shall be made to the Division and shall be in the form of a governing body resolution. Any request shall be consistent with N.J.A.C. 5:99-4.1.

SECTION 3. Repealer

All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. Severability

If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 5. Effective Date

This ordinance shall take effect upon its passage and publication, as required by law.

**Introduction and First Reading:
February 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:
March 11, 2026**

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 March 11, 2026.**

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

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 2026-05

TITLE: 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

(SOUTHERN SYLVAN AVENUE OVERLAY ZONE C ORDINANCE –BLOCK 617, LOTS 6 AND 13-17)

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 Borough’s Fourth Round fair share obligations has 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 Borough and FSHC having agreed to amicably resolve the issues set forth in the challenges through a Consent Order filed on January 27, 2026 (“Consent Order”), which further clarifies the Borough’s compliance mechanisms through specific amendments to its Fourth Round HEFSP; and

WHEREAS, the Consent Order has been adopted by the Borough Council by Resolution No. 2026-83 on February 11, 2026;

WHEREAS, 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; and

WHEREAS, the Borough intends to amend Chapter 30 (Zoning) of the Code of the Borough of Englewood Cliffs to establish the Southern Sylvan Avenue Overlay Zone C;

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. The Municipal Zoning Ordinance of the Borough of Englewood Cliffs is hereby supplemented and amended by the creation and establishment of a new § 30-5.19 to be entitled “Southern Sylvan Avenue Overlay Zone C” to read as follows:

§ 30-5.19 SOUTHERN SYLVAN AVENUE OVERLAY ZONE C.

§ 30-5.19.1 Purpose.

- a. To implement the Consent Agreement between the Borough of Englewood Cliffs and Fair Share Housing Center dated January 27, 2026 (Docket No. BER-L-775-25) by permitting Block 617, Lots 6 and 13-17, with a street address of 510-550 Sylvan Avenue, to be developed with inclusionary multifamily residential housing or mixed commercial and inclusionary multifamily residential housing based upon the standards set forth herein.
- b. This section establishes the Southern Sylvan Avenue Overlay Zone C, which shall be applied, as shown in the attached map as Attachment A, in the following areas:^[1]
 1. Southern Sylvan Avenue Overlay Zone C, the area located along Sylvan Avenue, northeast of Palisade Avenue and southwest of Demarest Avenue, which is comprised of the existing B-4 and R-B Zoning Districts. The Overlay Zone shall apply only to the following properties: Block 617, Lots 6 and 13-17.

[1] *Attachments on file in the Borough offices.*

- c. The Southern Sylvan Avenue Overlay Zone C shall permit a maximum density of 20 residential units per acre with a minimum 20 percent affordable set-aside for rental and/or for-sale units or a maximum density of 24 mixed use units per acre with a required minimum 20% affordable set-aside for rental and/or for-sale units. The affordable units shall not be age restricted.
- d. Definitions. The following terms, as used in this section, shall have the following meanings:

AVERAGE FINISHED GRADE

Shall mean the average finished grade of a building or structure measured at intervals of ten (10) feet along each exterior wall of the building or structure, i.e. the sum of the results of such finished grade measurements, divided by the number of such measurements.

BUILDING COVERAGE

Shall mean that portion of a lot covered by the largest floor area of all structures, both principal and accessory.

BUILDING HEIGHT, ACCESSORY BUILDING OR STRUCTURE

Shall mean the measurement from the average finished grade to the midpoint of the roof for pitched roofs and the highest point of the roof deck for flat roofs, for any accessory buildings or structures.

BUILDING HEIGHT, MULTI-FAMILY DWELLING, TOWNHOUSE OR STACKED TOWNHOUSE

Shall mean the measurement of the vertical distance from the Average Finished Grade to the highest point of the roof deck which intersects the building's exterior walls.

DWELLING, MULTI-FAMILY

Shall mean a building containing three (3) or more dwelling units, including units that are located one over another, where entranceways, hallways, basements, attics, storage areas, heating systems, yards and similar services in the building may be individual, shared in common, or in combination.

ELEVATION ABOVE MEAN SEA LEVEL

Shall be defined as a measure of the vertical distance of a location in reference to the mean sea level (MSL) based on the National Geodetic Vertical Datum of 1929 (see the NOAA, National Geodetic Survey website:

<https://www.ngs.noaa.gov/datums/vertical/national-geodetic-vertical-datum-1929.shtml>)

MULTI-FAMILY FLOOR AREA RATIO

Shall mean the area of all floors of multi-family buildings, including spaces within multi-family buildings used for off-street parking or loading.

STORY

Shall mean the portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling or roof next above it.

§ 30-5.19.2 Permitted Uses.

a. Principal Permitted Uses:

- A. Multifamily residential uses provided at a maximum density of twenty (20) dwellings units per acre, and where a minimum twenty percent (20%) affordable

housing set-aside shall be required in accordance with applicable Borough Ordinances.

- B. Mixed Commercial/Multi-Family Residential Development in structures combining retail business establishments or personal service establishments on the ground floor and containing a multi-family residential use above with no residential dwelling units located on the ground floor.
 - C. Existing principal permitted uses of the underlying zone(s) are not modified or affected by the establishment of this overlay zone.
- b. Permitted accessory uses and structures. The following uses and structures shall be permitted:
 - 1. Amenities ancillary to multi-family residential, such as lobbies, fitness centers, storage areas for the residents of the multi-family buildings, and common area meeting rooms for the residents of the building.
 - 2. Active and passive outdoor recreation areas.
 - 3. Common indoor open space areas.
 - 4. Parking spaces, driveways, structured multi-level parking garages provided that any structured parking is limited to the first floor of any multifamily or mixed-used building and is enclosed with the same building materials and finishes used for the main portion of the multi-family residential building.
 - 5. Refuse and recycling building and/or structure.
 - 6. Stationary generators.
 - 7. Fences and walls.
 - 8. Signage.
 - 9. HVAC equipment and utility cabinets/controllers.
 - 10. Temporary construction trailers, temporary sales trailer, and/or temporary sales office through final project Certificate of Occupancy.
 - 11. Any use or structure that is customarily incidental and subordinate to the principal use of land or building located on the same lot subject to Planning Board approval.
 - c. Conditional Uses: All conditional uses permitted in the underlying zone(s) shall continue to be conditional uses.
 - d. The following uses are specifically prohibited in this zone:
 - 1. Standalone garages.
 - 2. All prohibited uses in the underlying zone(s) zone shall be prohibited.

§ 30-5.19.3 Area, Yard and Bulk Requirements

- a. Refer to Attachment 1 – Schedule of Regulations in Chapter 30 (Zoning) for the underlying schedule of bulk requirements, as applicable, for the B-4 (Restricted Commercial) and R-B (Residential Single Family) Districts.
- b. Maximum Density:
 - 1. Multi-Family Residential Development: 20 units/acre.
 - 2. Mixed Commercial/Residential Development: 24 units/acre.

§ 30-5.19.4 Affordable Housing Requirements.

- a. Affordable units provided shall be constructed, administered, and monitored in conformance with the requirements of amended Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), UHAC (N.J.A.C. 5:80-26.1 et seq.), N.J.A.C. 5:99, and the Borough's affordable housing regulations per Sections 30-19, 30-19A, and 30-19B in Chapter 30 of the Ordinances of the Borough of Englewood Cliffs.

§ 30-5.19.5 Off-Street Parking, Parking Design, and Circulation Requirements.

- a. All off-street parking and loading areas shall conform to the provisions of Borough Code.
- b. The minimum parking requirement shall be 1.7 spaces per dwelling unit.
- c. Off-street parking may be located in surface parking areas and/or within a building as established herein.
- d. Tandem spaces (where one parking space is located directly behind or in front of another parking space) where each space comprising the tandem is to be designated for use by a single unit, each space comprising the tandem shall each be counted as a separate and distinct space with each being credited towards compliance with the RSIS parking requirement.
- e. All vehicular ingress and egress driveways shall extend from Sylvan Avenue. No driveways, curb cuts, or other vehicular access points shall be permitted onto any residential side street.

§ 30-5.19.6 Buffer and General Landscaping Requirements.

- a. Buffer requirements shall be provided for all multi-family development as required for non-residential uses in the underlying zone under the provisions of Borough Code § 30-7.10.
- b. The front yard setback area along Sylvan Avenue shall be landscaped with a mixture of deciduous and evergreen trees and shrubs and lawn areas coordinated with any stormwater management facilities.
- c. Any development that fronts the Palisades Interstate Parkway shall specifically provide adequate screening along any setback from the Palisades Interstate Parkway so as to protect its scenic quality and take other mitigating actions to protect the view from the Palisades Interstate Parkway.
- d. In addition to the provisions in the Borough Code, all buffers shall comply with the following standards:
 - i. Only natural materials may be used.
 - ii. Trees shall be evergreen, hardy, or other similar tall trees and vegetation at least six to eight feet in height and two inches in caliper when planted and be of a species common to the area.
 - iii. No structure, storage of materials or parking of vehicles shall be permitted in a buffer area.
 - iv. The standards for the location and design of buffer areas are intended to provide flexibility in order to provide effective buffers.

- v. The location and design of buffers shall consider the use and scale of the portion of the property being screened; the distance between the use and the adjoining property line; and differences in elevations.
 - vi. The preservation of all natural wooded tracts and rock outcroppings shall be an integral part of all site plans and may be calculated as part of the required buffer area, provided that the growth is of a density and the area has sufficient width to serve the purpose of a buffer. Where additional plantings are necessary to establish an appropriate tone for an effective buffer, said plantings may be required.
- e. Landscaping Requirements.
1. A landscape plan prepared by a landscape architect licensed in the State of New Jersey shall be submitted and shall include details for all decorative features. The plan shall identify proposed trees, shrubs, ground cover, and other landscaping elements. When existing natural growth is proposed to remain, the applicant shall include in the plans the proposed methods to protect existing trees and growth during and after construction.
 2. Landscaping plans shall be professionally drawn and conform to the design principles described herein with a goal to mitigate visual intrusion of any development upon the Palisades.
 3. Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in a total pattern throughout the site, integrating the various elements of site design creating a pleasing site character which mitigates the impact of structures.
 4. Landscaping shall be used to accent and complement buildings. For example, where appropriate, groupings of tall trees to break up long, low buildings and lower planting for taller buildings.
 5. Provide a variety and mixture of landscaping. The variety shall consider susceptibility to disease, colors, season, textures, shapes, blossoms, and foliage.
 6. All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing a variety of landscape material, including but not limited to landscaped fencing, shrubbery, lawn area, ground cover, and trees. The variety shall consider susceptibility to disease, colors, season, textures, shapes, blossoms, and foliage. The use of coniferous and/or deciduous trees native to the area shall be used to lessen the visual impact for the structures and paved areas.
 7. All plant material shall consist of native landscape plantings.
 8. Local soil conditions and water availability shall be considered in the choice of landscaping.
 9. Assure that no aspect of the landscape design inhibits access to the development by emergency vehicles.
 10. Applicant shall maintain and enhance any visual buffers of the new development from the vantage points referenced in the required Professional Viewshed Survey.
 11. All development applications shall also comply with the landscaping requirements in the Borough Ordinances.

§ 30-5.19.7 Building and Architectural Standards.

- a. The preservation of the viewshed of the Palisades is a critically important aesthetic and scenic design consideration. The applicant shall demonstrate that the proposed development would not adversely affect the scenic integrity of the Palisades Interstate Park and its surroundings when viewed from vantage points east and south of the Palisades, specifically the George Washington Bridge center and the Cloisters Terrace and high point of Fort Tryon Park, Manhattan.
- b. Buildings shall be designed with each of a building's facade being of similar importance and shall have a base, middle and top. Building facades may be articulated both horizontally and vertically. Architectural devices such as providing string courses, cornices and sub-corniced, raised parapets, and/or horizontally differentiating surface treatments maybe be used to aid articulation and transitions. Bay windows and projections at each facade may also be used to create varied articulation in the design.
- c. Upper level facades shall be articulated to provide architectural interest. Frontages shall have at least one window appropriately proportioned per structural bay. Building designs may utilize various types of materials and material changes for facade articulation. The intent of this required articulation is to create interesting and varied building facades such that the building facades do not read as uniform or continuous slabs along the streetscape.
- d. Exterior facade materials may consist of, but not limited to, masonry brick veneer, manufactured cast stone veneer, precast sills and bands, fiber cement siding panels, accent composite metal panels, composite wood panels and similar materials. Exterior materials may further include windows, PVC trim, and architectural metal canopies.
- e. Windows shall be double-glazed and vinyl- or metal-cased in all residential portions of the building. Differentiated glazing treatment and building materials may be used at the lobby entrance and other feature areas.
- f. All mechanical equipment shall be set back a minimum of 10 feet from the edge of any roof or raised parapet. If equipment is not screened by a parapet, it shall be otherwise screened such that it is not visible from eye-level on adjacent public streets.
- g. Elevator overrides, egress stair towers, and/or rooftop projections (excluding mechanical equipment) measuring greater than 5 feet in height shall be clad with materials which do not contrast with the materials used on the upper level of the building facade.
- h. All building elevations shall be constructed to the same level of architectural interest, design and use of building materials.

§ 30-5.19.8 Refuse and Recycling Requirements.

- a. Adequate facilities shall be provided for the handling of garbage, recycling, and other refuse by providing and maintaining a screened enclosure, a separate building, or an interior area within the multi-family dwelling where all trash and refuse containers shall be stored while awaiting pickup.

- b. A refuse and recycling building that is appropriately sized for the development shall be provided at a minimum of 5 square feet for unit.

§ 30-5.19.9 Palisades Scenic Integrity Protection.

- a. The Preservation of the viewshed of the Palisades is a critically important aesthetic and scenic consideration. The Palisades Scenic Integrity Protection standards require the applicant to demonstrate that the proposed development would not adversely affect the scenic integrity of the Palisades Interstate Park and its surroundings when viewed from vantage points east and south of the Palisades, specifically the George Washington Bridge center and the Cloisters Terrace and high point of Fort Tryon Park, Manhattan.
- b. The developer shall provide studies, reports and testimony demonstrating that any proposed development meets the height limitations for this overlay zone and complies with the standards of this section.
- c. Notwithstanding any other requirement of the Borough Code, no application shall be deemed complete unless the developer has provided a copy of the application and plans to the Executive Director of the Palisades Interstate Park Commission.
- d. Additionally, Applicant will demonstrate that the proposed development will avoid adversely affecting the scenic integrity of the Palisades Interstate Parkway.
- e. Maximum Building Elevation:

Block	Lot	ASL Maximum
617	6	376'
617	13	378'
617	14	381'
617	15	381'
617	16	378'
617	17	374'

§ 30-5.19.10 Infrastructure Improvements.

- a. All new electric, telephone, television, cable, gas, and other utility service lines servicing the buildings shall be installed underground, to the extent such underground service is commercially reasonable, available and permitted by the applicable utility companies, and in all events, shall be installed in accordance with the prevailing standards and practices of the respective utility or other companies providing such services.
- b. The Borough has not prepared utility, roadway or traffic studies on the existing conditions, capacity, or reports on upgrades required to support the proposed development. As directed by the Borough Engineer and/or Board Engineer, the Developer shall provide utility, roadway and traffic studies evaluating the existing conditions, capacity and details of any necessary upgrades required to support the proposed development. The Developer shall be responsible for contributing towards any infrastructure upgrades in accordance with the Municipal Land Use Law (MLUL).

§ 30-5.19.11 Green Building Standards.

- a. All development shall incorporate green building design practices consistent with the New Jersey Green Building Manual or equivalent national standards.
- b. Site and building design shall promote energy efficiency, water conservation, indoor environmental quality, and sustainable material use through:
 1. Energy-efficient lighting and HVAC systems;
 2. Use of renewable energy sources, including solar photovoltaic or solar thermal systems;
 3. Low-impact development strategies such as pervious paving and rain gardens;
 4. Water-efficient landscaping utilizing native and drought-tolerant species; and
 5. Recycling and reuse of construction materials when able.
- c. Green roofs or rooftop vegetation are encouraged for stormwater management.
- d. Developers shall include Green Building plans outlining compliance measures as part of the site plan application.

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- a. Development shall incorporate climate adaptation and resiliency strategies consistent with N.J.A.C. 7:8 (Stormwater Management) and the Borough's Stormwater Management Ordinances. In computing pre-construction stormwater runoff, the design engineer shall consider that no more than 50 percent of the existing impervious surface is impervious. For the purposes of this calculation, all other surfaces shall be considered as wood in good condition.
- b. Projects shall evaluate vulnerabilities to localized flooding, extreme heat, and severe weather events and incorporate mitigation measures such as:
 1. Risen floor elevations above FEMA base flood elevations where applicable;
 2. On-site stormwater detention, infiltration features and other non-structural measures to minimize and mitigate localized flooding;
 3. Use of flood-tolerant landscaping and tree canopy for cooling, shade, and reforestation to mitigate stormwater runoff and flooding;
 4. Backup power and grid-ready infrastructure to maintain systems during outages.
- c. All development applications shall include a Climate Resiliency Assessment demonstrating how the proposed development addressed projected climate impacts and enhances resilience.

Section 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Englewood Cliffs, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Borough of Englewood Cliffs are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 4. The Borough Clerk is directed to give notice at least ten days prior to a hearing on the adoption of this ordinance to the Bergen County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

Section 5. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Englewood Cliffs for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 6. This Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved.

Section 7. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

**Introduction and First Reading:
February 19, 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:
March 11, 2026**

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 March 11, 2026.**

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

Third Round RDE:

- 800 Sylvan Ave Site
- "New LG" - 111 Sylvan Avenue Overlay Area
- Municipally Sponsored 100% Affordable Project

Third Round Unmet Need:

- East Palisades Avenue Overlay
- Hudson Terrace Overlay
- B-3 Zone Overlay
- Northern Sylvan Ave Corridor Overlay Zones A and B
- Sisters of Peace Overlay Area

Fourth Round RDP:

- CFI - Cioffi Site

Fourth Round Unmet Need:

- Southern Sylvan Overlay Zone C
- Southern Sylvan Overlay Zone D

FEMA National Flood Hazard Layer

- Stream
- Wetland
- Waterbody
- Floodway
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Area of Minimal Flood Hazard

Northern Sylvan Avenue Corridor Overlay (B)

Northern Sylvan Avenue Corridor Overlay (A)

800 Sylvan Avenue Site

Southern Sylvan Avenue Overlay C

East Palisades Avenue Overlay

Hudson Terrace Overlay

Southern Sylvan Avenue Overlay D

B-3 Zone Overlay

CFI - Cioffi Site

Municipally Sponsored 100% Affordable Site - "Municipal Site B"

Municipally Sponsored 100% Affordable Site - "Municipal Site A"

Sisters of St. Joseph of Peace

New LG/North Woods Site



October 18, 2024
June 12, 2025

HARBOR CONSULTANTS
ENGINEERS, ARCHITECTS & SURVEYORS
350 WEST 12TH STREET
CAMDEN, NJ 07105
TEL (800) 276-2715 FAX (856) 706-1738

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 2026-06

TITLE: AN ORDINANCE TO ENACT § 30-5.20 (SOUTHERN SYLVAN AVENUE OVERLAY ZONE 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

(SOUTHERN SYLVAN AVENUE OVERLAY ZONE D ORDINANCE – BLOCK 130, LOTS 22-25; BLOCK 314, LOTS 10-15; BLOCK 313, LOTS 1-3; AND BLOCK 411, LOTS 16-23)

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 Borough’s Fourth Round fair share obligations has 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 Borough and FSHC having agreed to amicably resolve the issues set forth in the challenges through a Consent Order filed on January 27, 2026 (“Consent Agreement”), which further clarifies the Borough’s compliance mechanisms through specific amendments to its Fourth Round HEFSP; and

WHEREAS, the Consent Order has been adopted by the Borough Council by Resolution No. 2026-83 on February 11, 2026;

WHEREAS, 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; and

WHEREAS, the Borough intends to amend Chapter 30 (Zoning) of the Code of the Borough of Englewood Cliffs to establish the Southern Sylvan Avenue Overlay Zone D;

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. The Municipal Zoning Ordinance of the Borough of Englewood Cliffs is hereby supplemented and amended by the creation and establishment of a new § 30-5.20 to be entitled “Southern Sylvan Avenue Overlay Zone D” to read as follows:

§ 30-5.20 SOUTHERN SYLVAN AVENUE OVERLAY ZONE D.

§ 30-5.20.1 Purpose.

- a. To implement the Consent Agreement between the Borough of Englewood Cliffs and Fair Share Housing Center dated January 27, 2026 (Docket No. BER-L-775-25) by permitting Block 130, Lots 22-25, Block 314, Lots 10-15, Block 313, Lots 1-3, and Block 411, Lots 16-23, with a street address of 50-440 Sylvan Avenue, 110-120 Charlotte Place, and 8 Rose Avenue to be developed with inclusionary multifamily residential affordable housing or mixed commercial and inclusionary multifamily residential housing based upon the standards set forth herein.
- b. This section establishes the Southern Sylvan Avenue Overlay Zone D, which shall be applied, as shown in the attached map as Attachment A, in the following areas:^[1]
 - 1. Southern Sylvan Avenue Overlay Zone D, the area located along Sylvan Avenue, northeast of Van Nostrand Avenue and southwest of Sherwood Avenue - which is only comprised of the existing B-2 Zoning District and shall only apply to the following properties, specifically: Block 130, Lots 22-25, Block 314, Lots 10-15, Block 313, Lots 1-3, and Block 411, Lots 16-23.

[1] Attachments on file in the Borough offices.

- c. The Southern Sylvan Avenue Overlay Zone D shall permit a maximum density of 20 residential units per acre with a minimum 20 percent affordable set-aside for rental and/or for-sale units or a maximum density of 24 mixed use units per acre with a required minimum 20% affordable set-aside for rental and/or for-sale units. The affordable units shall not be age restricted.
- d. Definitions. The following terms, as used in this section, shall have the following meanings:

AVERAGE FINISHED GRADE

Shall mean the average finished grade of a building or structure measured at intervals of ten (10) feet along each exterior wall of the building or structure, i.e. the sum of the results of such finished grade measurements, divided by the number of such measurements.

BUILDING COVERAGE

Shall mean that portion of a lot covered by the largest floor area of all structures, both principal and accessory.

BUILDING HEIGHT, ACCESSORY BUILDING OR STRUCTURE

Shall mean the measurement from the average finished grade to the midpoint of the roof for pitched roofs and the highest point of the roof deck for flat roofs, for any accessory buildings or structures.

BUILDING HEIGHT, MULTI-FAMILY DWELLING, TOWNHOUSE OR STACKED TOWNHOUSE

Shall mean the measurement of the vertical distance from the Average Finished Grade to the highest point of the roof deck which intersects the building's exterior walls.

DWELLING, MULTI-FAMILY

Shall mean a building containing three (3) or more dwelling units, including units that are located one over another, where entranceways, hallways, basements, attics, storage areas, heating systems, yards and similar services in the building may be individual, shared in common, or in combination.

ELEVATION ABOVE MEAN SEA LEVEL

Shall be defined as a measure of the vertical distance of a location in reference to the mean sea level (MSL) based on the National Geodetic Vertical Datum of 1929 (see the NOAA, National Geodetic Survey website:

<https://www.ngs.noaa.gov/datums/vertical/national-geodetic-vertical-datum-1929.shtml>)

MULTI-FAMILY FLOOR AREA RATIO

Shall mean the area of all floors of multi-family buildings, including spaces within multi-family buildings used for off-street parking or loading.

STORY

Shall mean the portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling or roof next above it.

§ 30-5.20.2 Permitted Uses.

- a. Principal Permitted Uses:
 - A. Multifamily residential uses provided at a maximum density of twenty (20) dwellings units per acre, and where a minimum twenty percent (20%) affordable housing set-aside shall be required in accordance with applicable Borough Ordinances.
 - B. Mixed Commercial/Multi-Family Residential Development in structures combining retail business establishments or personal service establishments on the ground floor and containing a multi-family residential use above with no residential dwelling units located on the ground floor.
 - C. Existing principal permitted uses of the underlying zone(s) are not modified or affected by the establishment of this overlay zone.
- b. Permitted accessory uses and structures. The following uses and structures shall be permitted:
 - 1. Amenities ancillary to multi-family residential, such as lobbies, fitness centers, storage areas for the residents of the multi-family buildings, and common area meeting rooms for the residents of the building.
 - 2. Active and passive outdoor recreation areas.
 - 3. Common indoor open space areas.
 - 4. Parking spaces, driveways, structured multi-level parking garages provided that any structured parking is limited to the first floor of any multifamily or mixed-used building and is enclosed with the same building materials and finishes used for the main portion of the multi-family residential building.
 - 5. Refuse and recycling building and/or structure.
 - 6. Stationary generators.
 - 7. Fences and walls.
 - 8. Signage.
 - 9. HVAC equipment and utility cabinets/controllers.
 - 10. Temporary construction trailers, temporary sales trailer, and/or temporary sales office through final project Certificate of Occupancy.
 - 11. Any use or structure that is customarily incidental and subordinate to the principal use of land or building located on the same lot subject to Planning Board approval.
- c. Conditional Uses: All conditional uses permitted in the underlying zone(s) shall continue to be conditional uses.

- d. The following uses are specifically prohibited in this zone:
 - 1. Standalone garages.
 - 2. All prohibited uses in the underlying zone(s) shall be prohibited.

§ 30-5.20.3 Area, Yard and Bulk Requirements.

- a. Refer to Attachment 1 – Schedule of Regulations in Chapter 30 (Zoning) for the underlying schedule of bulk requirements, as applicable, for the B-2 (Limited Business) District.
- b. Maximum Density:
 - a. Multi-Family Residential Development: 20 units/acre.
 - b. Mixed Commercial/Residential Development: 24 units/acre.

§ 30-5.20.4 Affordable Housing Requirements.

- a. Affordable units provided shall be constructed, administered, and monitored in conformance with the requirements of amended Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), UHAC (N.J.A.C. 5:80-26.1 et seq.), N.J.A.C. 5:99, and the Borough’s affordable housing regulations per Sections 30-19, 30-19A, and 30-19B in Chapter 30 of the Ordinances of the Borough of Englewood Cliffs.

§ 30-5.20.5 Off-Street Parking, Parking Design, and Circulation Requirements.

- a. All off-street parking and loading areas shall conform to the provisions of Borough Code.
- b. The minimum parking requirement shall be 1.7 spaces per dwelling unit.
- c. Off-street parking may be located in surface parking areas and/or within a building as established herein.
- d. Tandem spaces (where one parking space is located directly behind or in front of another parking space) where each space comprising the tandem is to be designated for use by a single unit, each space comprising the tandem shall each be counted as a separate and distinct space with each being credited towards compliance with the RSIS parking requirement.
- e. All vehicular ingress and egress driveways shall extend from Sylvan Avenue. No driveways, curb cuts, or other vehicular access points shall be permitted onto any residential side street.

§ 30-5.20.6 Buffer and General Landscaping Requirements.

- a. Buffer requirements shall be provided for all multi-family development as required for non-residential uses in the underlying zone under the provisions of Borough Code § 30-7.10.
- b. The front yard setback area along Sylvan Avenue shall be landscaped with a mixture of deciduous and evergreen trees and shrubs and lawn areas coordinated with any stormwater management facilities.
- c. Any development that fronts the Palisades Interstate Parkway shall specifically provide adequate screening along any setback from the Palisades Interstate Parkway so as to protect

its scenic quality and take other mitigating actions to protect the view from the Palisades Interstate Parkway.

- d. In addition to the provisions in the Borough Code, all buffers shall comply with the following standards:
 - i. Only natural materials may be used.
 - ii. Trees shall be evergreen, hardy, or other similar tall trees and vegetation at least six to eight feet in height and two inches in caliper when planted and be of a species common to the area.
 - iii. No structure, storage of materials or parking of vehicles shall be permitted in a buffer area.
 - iv. The standards for the location and design of buffer areas are intended to provide flexibility in order to provide effective buffers.
 - v. The location and design of buffers shall consider the use and scale of the portion of the property being screened; the distance between the use and the adjoining property line; and differences in elevations.
 - vi. The preservation of all natural wooded tracts and rock outcroppings shall be an integral part of all site plans and may be calculated as part of the required buffer area, provided that the growth is of a density and the area has sufficient width to serve the purpose of a buffer. Where additional plantings are necessary to establish an appropriate tone for an effective buffer, said plantings may be required.
- e. Landscaping Requirements.
 1. A landscape plan prepared by a landscape architect licensed in the State of New Jersey shall be submitted and shall include details for all decorative features. The plan shall identify proposed trees, shrubs, ground cover, and other landscaping elements. When existing natural growth is proposed to remain, the applicant shall include in the plans the proposed methods to protect existing trees and growth during and after construction.
 2. Landscaping plans shall be professionally drawn and conform to the design principles described herein with a goal to mitigate visual intrusion of any development upon the Palisades.
 3. Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in a total pattern throughout the site, integrating the various elements of site design creating a pleasing site character which mitigates the impact of structures.
 4. Landscaping shall be used to accent and complement buildings. For example, where appropriate, groupings of tall trees to break up long, low buildings and lower planting for taller buildings.
 5. Provide a variety and mixture of landscaping. The variety shall consider susceptibility to disease, colors, season, textures, shapes, blossoms, and foliage.
 6. All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing a variety of landscape material, including but not limited to landscaped fencing, shrubbery, lawn area, ground cover, and trees. The variety shall

consider susceptibility to disease, colors, season, textures, shapes, blossoms, and foliage. The use of coniferous and/or deciduous trees native to the area shall be used to lessen the visual impact for the structures and paved areas.

7. All plant material shall consist of native landscape plantings.
8. Local soil conditions and water availability shall be considered in the choice of landscaping.
9. Assure that no aspect of the landscape design inhibits access to the development by emergency vehicles.
10. Applicant shall maintain and enhance any visual buffers of the new development from the vantage points referenced in the required Professional Viewshed Survey.
11. All development applications shall also comply with the landscaping requirements in the Borough Ordinances.

§ 30-5.20.7 Building and Architectural Standards.

- a. The preservation of the viewshed of the Palisades is a critically important aesthetic and scenic design consideration. The applicant shall demonstrate that the proposed development would not adversely affect the scenic integrity of the Palisades Interstate Park and its surroundings when viewed from vantage points east and south of the Palisades, specifically the George Washington Bridge center and the Cloisters Terrace and high point of Fort Tryon Park, Manhattan.
- b. Buildings shall be designed with each of a building's facade being of similar importance and shall have a base, middle and top. Building facades may be articulated both horizontally and vertically. Architectural devices such as providing string courses, cornices and sub-corniced, raised parapets, and/or horizontally differentiating surface treatments maybe be used to aid articulation and transitions. Bay windows and projections at each facade may also be used to create varied articulation in the design.
- c. Upper level facades shall be articulated to provide architectural interest. Frontages shall have at least one window appropriately proportioned per structural bay. Building designs may utilize various types of materials and material changes for facade articulation. The intent of this required articulation is to create interesting and varied building facades such that the building facades do not read as uniform or continuous slabs along the streetscape.
- d. Exterior facade materials may consist of, but not limited to, masonry brick veneer, manufactured cast stone veneer, precast sills and bands, fiber cement siding panels, accent composite metal panels, composite wood panels and similar materials. Exterior materials may further include windows, PVC trim, and architectural metal canopies.
- e. Windows shall be double-glazed and vinyl- or metal-cased in all residential portions of the building. Differentiated glazing treatment and building materials may be used at the lobby entrance and other feature areas.

- f. All mechanical equipment shall be set back a minimum of 10 feet from the edge of any roof or raised parapet. If equipment is not screened by a parapet, it shall be otherwise screened such that it is not visible from eye-level on adjacent public streets.
- g. Elevator overrides, egress stair towers, and/or rooftop projections (excluding mechanical equipment) measuring greater than 5 feet in height shall be clad with materials which do not contrast with the materials used on the upper level of the building facade.
- h. All building elevations shall be constructed to the same level of architectural interest, design and use of building materials.

§ 30-5.20.8 Refuse and Recycling Requirements.

- a. Adequate facilities shall be provided for the handling of garbage, recycling, and other refuse by providing and maintaining a screened enclosure, a separate building, or an interior area within the multi-family dwelling where all trash and refuse containers shall be stored while awaiting pickup.
- b. A refuse and recycling building that is appropriately sized for the development shall be provided at a minimum of 5 square feet for unit.

§ 30-5.20.9 Palisades Scenic Integrity Protection.

- a. The Preservation of the viewshed of the Palisades is a critically important aesthetic and scenic consideration. The Palisades Scenic Integrity Protection standards require the applicant to demonstrate that the proposed development would not adversely affect the scenic integrity of the Palisades Interstate Park and its surroundings when viewed from vantage points east and south of the Palisades, specifically the George Washington Bridge center and the Cloisters Terrace and high point of Fort Tryon Park, Manhattan.
- b. The developer shall provide studies, reports and testimony demonstrating that any proposed development meets the height limitations for this overlay zone and complies with the standards of this section.
- c. Notwithstanding any other requirement of the Borough Code, no application shall be deemed complete unless the developer has provided a copy of the application and plans to the Executive Director of the Palisades Interstate Park Commission.
- d. Additionally, Applicant will demonstrate that the proposed development will avoid adversely affecting the scenic integrity of the Palisades Interstate Parkway.
- e. Maximum Building Elevation:

Block	Lot	ASL Maximum
130	22	411'
130	23	407'
130	24	411'
130	25	408'
313	1	380'
313	2	336'

313	3	291'
314	10	406'
314	11	398'
314	12	389'
314	13	379'
314	14	372'
314	15	367'
411	16	395'
411	17	398'
411	18	406'
411	19	395'
411	20	385'
411	21	385'
411	22	390'
411	23	378'

§ 30-5.20.10 Infrastructure Improvements.

- a. All new electric, telephone, television, cable, gas, and other utility service lines servicing the buildings shall be installed underground, to the extent such underground service is commercially reasonable, available and permitted by the applicable utility companies, and in all events, shall be installed in accordance with the prevailing standards and practices of the respective utility or other companies providing such services.
- b. The Borough has not prepared utility, roadway or traffic studies on the existing conditions, capacity, or reports on upgrades required to support the proposed development. As directed by the Borough Engineer and/or Board Engineer, the Developer shall provide utility, roadway and traffic studies evaluating the existing conditions, capacity and details of any necessary upgrades required to support the proposed development. The Developer shall be responsible for contributing towards any infrastructure upgrades in accordance with the Municipal Land Use Law (MLUL).

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- a. All development shall incorporate green building design practices consistent with the New Jersey Green Building Manual or equivalent national standards.
- b. Site and building design shall promote energy efficiency, water conservation, indoor environmental quality, and sustainable material use through:
 - 1. Energy-efficient lighting and HVAC systems;
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- 5. Recycling and reuse of construction materials when able.
- c. Green roofs or rooftop vegetation are encouraged for stormwater management.
- d. Developers shall include Green Building plans outlining compliance measures as part of the site plan application.

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- a. Development shall incorporate climate adaptation and resiliency strategies consistent with N.J.A.C. 7:8 (Stormwater Management) and the Borough's Stormwater Management Ordinances. In computing pre-construction stormwater runoff, the design engineer shall consider that no more than 50 percent of the existing impervious surface is impervious. For the purposes of this calculation, all other surfaces shall be considered as wood in good condition.
- b. Projects shall evaluate vulnerabilities to localized flooding, extreme heat, and severe weather events and incorporate mitigation measures such as:
 - 1. Risen floor elevations above FEMA base flood elevations where applicable;
 - 2. On-site stormwater detention, infiltration features and other non-structural measures to minimize and mitigate localized flooding;
 - 3. Use of flood-tolerant landscaping and tree canopy for cooling, shade, and reforestation and buffering to mitigate stormwater runoff and flooding;
 - 4. Backup power and grid-ready infrastructure to maintain systems during outages.
- c. All development applications shall include a Climate Resiliency Assessment demonstrating how the proposed development addressed projected climate impacts and enhances resilience.

Section 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Englewood Cliffs, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Borough of Englewood Cliffs are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 4. The Borough Clerk is directed to give notice at least ten days prior to a hearing on the adoption of this ordinance to the Bergen County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

Section 5. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Englewood Cliffs for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 6. This Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved.

Section 7. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

**Introduction and First Reading:
February 19, 2026**

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Liang							
Patel							
Kapsaskis							
Lee							
Koutroubas							
Mayor Park							

**Second and Final Reading of Ordinance Adoption:
March 11, 2026**

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz							
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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 March 11, 2026.**

Beauty Nadim, RMC/CMR
Borough Clerk

Third Round RDP:

- 800 Sylvan Ave Site
- "New LG" - 111 Sylvan Avenue Overlay Area
- Municipally Sponsored 100% Affordable Project

Third Round Unmet Needs:

- East Palisades Avenue Overlay
- Hudson Terrace Overlay
- B-3 Zone Overlay
- Northern Sylvan Ave Corridor Overlay Zones A and B
- Sisters of Peace Overlay Area

Fourth Round RDP:

- CFI - Cioffi Site

Fourth Round Unmet Needs:

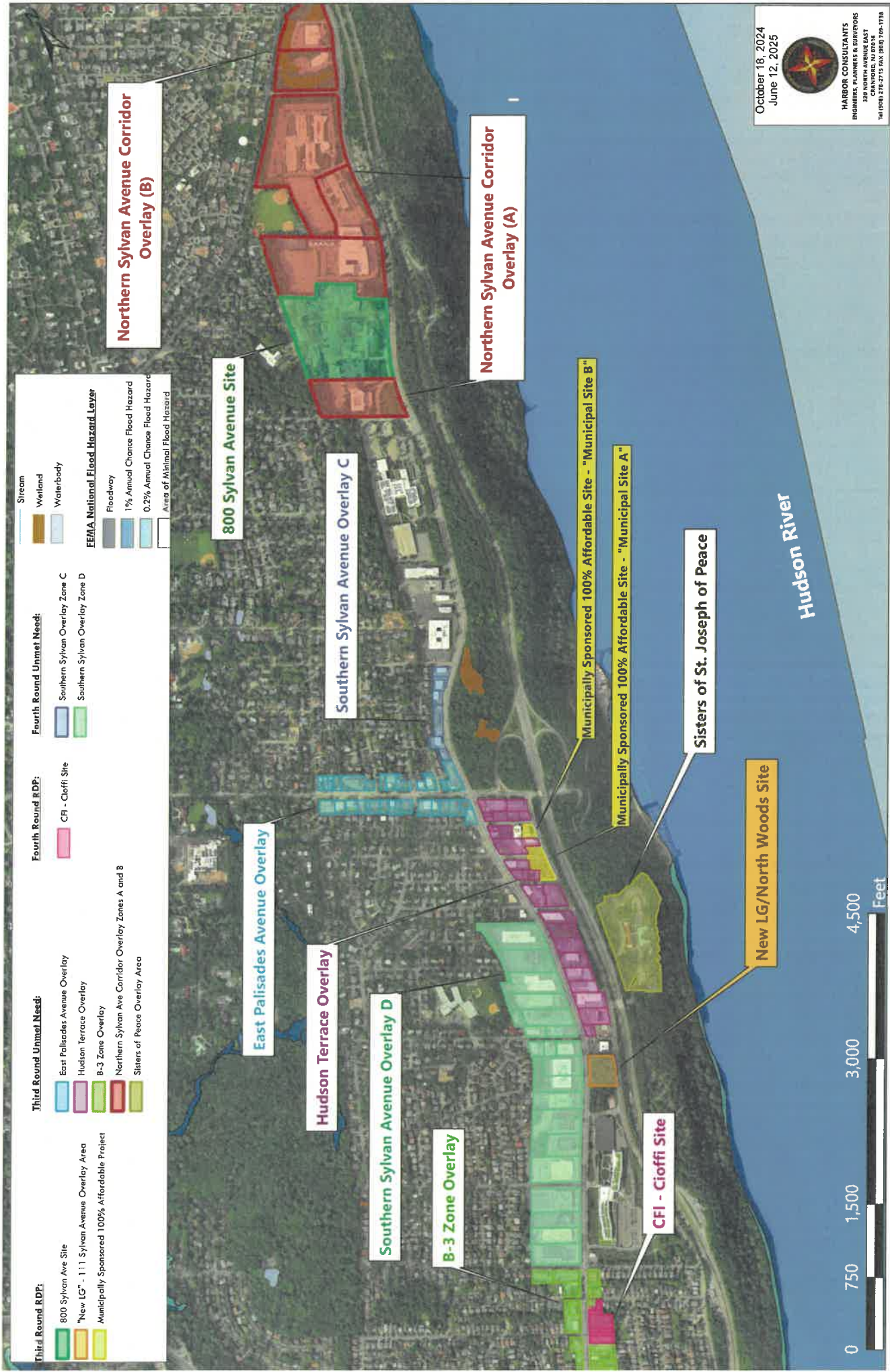
- Southern Sylvan Avenue Overlay Zone C
- Southern Sylvan Avenue Overlay Zone D

FEMA National Flood Hazard Layer

- Floodway
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Area of Minimal Flood Hazard

Stream

- Wetland
- Waterbody



HARBOR CONSULTANTS
ENGINEERS, PLANNERS & SURVEYORS
300 WEST 17TH STREET
CHERRY HILL, NJ 07015
TEL (856) 276-2715 FAX (856) 709-1736

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 2026-07

TITLE: A BOND ORDINANCE TO AUTHORIZE THE IMPROVEMENT OF LAURIE DRIVE (FROM ROBERTS ROAD TO JOHNSON AVENUE) IN, BY AND FOR THE BOROUGH OF ENGLEWOOD CLIFFS, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$380,000 TO PAY THE COST THEREOF, TO APPROPRIATE A STATE GRANT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1:

The improvements described in Section 3 of this bond ordinance (the "Improvements") are hereby authorized to be undertaken by the Borough of Englewood Cliffs, New Jersey (the "Borough") as general improvements. For the said Improvement there is hereby appropriated the amount of \$380,000, such sum includes the sum of \$107,967 expected to be received as a grant from the New Jersey Department of Transportation (the "Grant"). No down payment is required pursuant to the provision of N.J.S.A. 40A:2-11(c) of the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the "Local Bond Law") as the purpose authorized herein involves a project funded by a State grant from the New Jersey Department of Transportation as permitted under N.J.S.A. 40A:2-11(c).

SECTION 2:

In order to finance the cost of the Improvements not covered by application of the Down Payment and the Grant, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$272,033 pursuant to the provisions of the Local Bond Law (the "Bonds"). In anticipation of the issuance of the Bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes of the Borough are hereby authorized to be issued in the principal amount not exceeding \$272,033 pursuant to the provisions of the Local Bond Law (the "Bond Anticipation Notes" or "Notes").

SECTION 3:

(a) The Improvements authorized and the purpose for the financing of which said obligations are to be issued is for improvements to Laurie Drive – Phase I, from Roberts Road to Johnson Avenue, including all work and materials necessary therefor and incidental thereto, and as shown on and in accordance with the plans and specifications on file with the Borough Clerk.

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is \$272,033.

(c) The estimated cost of the Improvements is \$380,000 which amount represents the initial appropriation made by the Borough.

SECTION 4:

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough (the “Chief Financial Officer”); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the Borough Council of the Borough at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5:

The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the Borough Clerk and is available for public inspection.

SECTION 6:

The following additional matters are hereby determined, declared, recited and stated:

(a) The Improvements described in Section 3 of this bond ordinance are not current expenses, and are capital improvements or properties that the Borough may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of the Improvements, within the limitations of the Local Bond Law, and according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 20 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by \$272,033 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$120,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time by the Borough as contributions in aid of financing the purposes described in Section 3 of this Ordinance shall be used for financing said Improvements by application thereof either to direct payment of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of the Borough authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvements shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this Bond Ordinance.

SECTION 8:

The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 9:

The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 10:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The Borough reasonably expects to pay expenditures with respect to the Improvements prior to the date that Borough incurs debt obligations under this Bond Ordinance. The Borough reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the Borough under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is \$272,033.

SECTION 11:

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

**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:
April 8, 2026**

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 April 8, 2026.**

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



State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, New Jersey 08625-0600

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

FRANCIS K. O'CONNOR
Commissioner

November 17, 2025

The Honorable Mark Park
Mayor, Englewood Cliffs Borough
482 Hudson Terrace
Englewood Cliffs Borough, NJ 07632

Dear Mayor Park,

I am pleased to inform you that Englewood Cliffs Borough has been selected to receive funding from the New Jersey Department of Transportation's (NJDOT) Fiscal Year 2026 Municipal Aid Program for LA-2026 MA Englewood Cliffs Borough Laurie Drive to Roberts Road Repaving Project - Phase One 02 in the amount of \$107,967.00.

NJDOT's Municipal Aid Program is a very competitive program. This year the Department received 591 applications requesting more than \$363 million. There is \$150 million available in funds for this program from the Transportation Trust Fund (TTF) supported by the State gas tax.

As part of the Department's Commitment to Communities, NJDOT provides statewide assistance for local governments for improvements to and preservation of the local transportation network. This network makes up about 90 percent of New Jersey's roadways. The successful completion of your project will help achieve this goal and provide your constituents and everyone that uses local roads with a transportation system that provides the mobility they deserve.

Should you have any questions regarding your grant, please contact the NJDOT Local Aid District Office in your area.

District 1 - Mt. Arlington – 973-810-9120
District 2 - Newark - 862-350-5730

District 3 - Trenton – 609-963-2020
District 4 - Cherry Hill - 856-414-8414

Again, thank you for your support of this program and good luck with your project.

Sincerely,

A handwritten signature in black ink that reads "Francis K. O'Connor".

Francis K. O'Connor
Commissioner

cc: Municipal Clerk
Municipal Engineer



PROJECT COST SHEET

PROJECT #

ECNJ-26-0244

PROJECT

Laurie Drive Resurfacing

GRANT AUTHORITY

Borough of Englewood Cliffs

GRANT AMOUNT

\$107,967.00

GRANT YEAR

FY 2025

GRANT DATE

GRANT EXPIRATION DATE

MUST BID BY

SOFT COSTS

ENGINEERING DESIGN

\$26,000.00

POLICE TRAFFIC DIRECTOR

\$20,000.00

CONSTRUCTION MANAGEMENT

\$39,000.00

10% CONTINGENCY

\$26,000.00

TOTAL SOFT COSTS

\$111,000.00

TOTAL SOFT COSTS

\$111,000.00

TOTAL CONSTRUCTION COST

\$260,000.00

TOTAL (TO BE ALLOCATED BY BOROUGH)

\$371,000.00

TOTAL COST OF PROJECT

\$371,000.00

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 2026-08

TITLE: A BOND ORDINANCE TO AUTHORIZE THE 2026 ROAD RESURFACING AND DRAINAGE IMPROVEMENT PROGRAM IN, BY AND FOR THE BOROUGH OF ENGLEWOOD CLIFFS, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$750,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1:

The improvements described in Section 3 of this bond ordinance (the “Improvements”) are hereby authorized to be undertaken by the Borough of Englewood Cliffs, New Jersey (the “Borough”) as general improvements. For the said Improvement there is hereby appropriated the amount of \$750,000, such sum includes the sum of \$37,500 as the down payment (the “Down Payment”) required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the “Local Bond Law”). The Down Payment is now available by virtue of provisions in one or more previously adopted budgets for down payments for capital improvement purposes.

SECTION 2:

In order to finance the cost of the Improvements not covered by application of the Down Payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$712,500 pursuant to the provisions of the Local Bond Law (the “Bonds”). In anticipation of the issuance of the Bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes of the Borough are hereby authorized to be issued in the principal amount not exceeding \$712,500 pursuant to the provisions of the Local Bond Law (the “Bond Anticipation Notes” or “Notes”).

SECTION 3:

(a) The Improvements authorized and the purpose for the financing of which said obligations are to be issued is for the 2025 Road Resurfacing and Drainage Improvement Program at various locations in, by and for the Borough (including curb and sidewalk improvements, where necessary), as set forth on a list prepared by the Borough Engineer on file or to be placed on file with the Borough Clerk and hereby approved and incorporated herein by this reference thereto. Depending upon the contract price and other exigent circumstances, and upon approval by the Borough Council, there may be additions to or deletions from the aforesaid list.

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is \$712,500.

(c) The estimated cost of the Improvements is \$750,000 which amount represents the initial appropriation made by the Borough.

SECTION 4:

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough (the "Chief Financial Officer"); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the Borough Council of the Borough at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5:

The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the Borough Clerk and is available for public inspection.

SECTION 6:

The following additional matters are hereby determined, declared, recited and stated:

(a) The Improvements described in Section 3 of this bond ordinance are not current expenses, and are capital improvements or properties that the Borough may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of the Improvements, within the limitations of the Local Bond Law, and according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by \$712,500 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$150,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time by the Borough as contributions in aid of financing the purposes described in Section 3 of this Ordinance shall be used for financing said Improvements by application thereof either to direct payment of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of the Borough authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvements shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this Bond Ordinance.

SECTION 8:

The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 9:

The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 10:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The Borough reasonably expects to pay expenditures with respect to the Improvements prior to the date that Borough incurs debt obligations under this Bond Ordinance. The Borough reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the Borough under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is \$712,500.

SECTION 11:

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

**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:
April 8, 2026**

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 April 8, 2026.**

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



235 Moore St, Suite 200, Hackensack NJ 07601 Tel:(201) 345-4647 Fax:(201) 591-7974

BOROUGH OF ENGLEWOOD CLIFFS
FASTECH ENGINEERING
Riverside Cooperative Road Improvements
Roadway List
Date: March 4, 2026

No.	Road	From	To
1	Second Street	Borough Limits	Irving Avenue
2	Ash Street(A)	Van Nostrand Ave	Dead End
3	Ash Street(B)	Middlesex Ave	Van Nostrand Ave
4	Ash Street(C)	Jenkins Drive	Middlesex Ave
5	Center Street (A)	Middlesex Ave	Van Nostrand Ave
6	Center Street (B)	Jenkins Drive	Middlesex Ave
7	Sherwood Avenue	Hudson Terrace	9W
8	New Street	Hudson Terrace	9W
9	Clendinen Place	Hudson Terrace	9W
10	Kahn Terrace	Hudson Terrace	9W

Englewood City
Bergen County

2026 Borough Be

Legend
2026





PROJECT COST SHEET

PROJECT # ECNJ-26-0244
 PROJECT 2026 - Paving (Riverside Coop)
 GRANT AUTHORITY Borough of Englewood Cliffs
 GRANT AMOUNT
 GRANT YEAR FY 2026
 GRANT DATE
 GRANT EXPIRATION DATE
 MUST BID BY

SOFT COSTS

ENGINEERING DESIGN \$10,000.00
 POLICE TRAFFIC DIRECTOR \$20,000.00
 CONSTRUCTION MANAGEMENT \$60,000.00
 10% CONTINGENCY \$60,000.00
TOTAL SOFT COSTS \$150,000.00

TOTAL SOFT COSTS \$150,000.00
 TOTAL CONSTRUCTION COST \$600,000.00
TOTAL (TO BE ALLOCATED BY BOROUGH) \$750,000.00

TOTAL COST OF PROJECT \$750,000.00

**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.

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 1
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

1. 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
2. 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.
3. Maximum lot coverage shall include all accessory buildings, covered and uncovered porches, terraces, chimneys, steps, stairs and extensions
 - a. 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.
4. Areas indicated are for living areas only, exclusive of finished basements, garage or other finished rooms in the basement area.
5. Maximum of 2 stories of office floors above 1 level of ground level parking, but not to exceed height limit in feet.
6. Second floor shall not exceed the exterior building limits of the first floor.
7. See Table 1.
8. No lot or parcel of land utilized within this zone shall exceed a maximum area of 10,000 square feet.
9. 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**



BOROUGH OF

Englewood Cliffs

NEW JERSEY

**CONSENT
AGENDA
RESOLUTIONS**

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-106**

**TITLE: APPOINTMENT OF BOROUGH PUBLIC DEFENDER:
KEVIN C. CORRISTON, ESQ. OF BRESLIN AND BRESLIN, P.A.**

WHEREAS, the Borough of Englewood Cliffs (the “Borough”) has a need to engage the services of a Municipal Court Public Defender for the year 2026; and

WHEREAS, the Borough of Englewood Cliffs is required to comply with the New Jersey Pay-to-Play Law (P.L. 2004 c.19, N.J.S.A. 19:44A-20.4 et seq.); and

WHEREAS, the Borough advertised Requests for Proposals (“RFP”) for the position of Municipal Court Public Defender on two separate occasions; and

WHEREAS, the Borough did not receive submissions, or did not receive submissions that satisfied the requirements of the solicitation; and

WHEREAS, in order to ensure the continued operation of the Municipal Court and the availability of legal representation for eligible defendants, the Borough thereafter solicited proposals from qualified attorneys; and

WHEREAS, the Borough has received and reviewed the proposal submitted by Kevin C. Corriston, Esq. of Breslin and Breslin, P.A., who served as the Borough’s Municipal Court Public Defender during 2025 and has extensive experience in municipal court practice; and

WHEREAS, the Mayor and Council have determined that it is in the best interest of the Borough to appoint Kevin C. Corriston, Esq. to continue serving in this role based upon his qualifications and experience; and

WHEREAS, the Chief Financial Officer has certified the availability of funds as the services are rendered; and

WHEREAS, the exact line-item appropriation is: Public Defender OE: 6-01-43-495-200.

NOW, THEREFORE, BE IT RESOLVED that Mayor Mark Park be and the same is hereby authorized to appoint Kevin C. Corriston, Esq. of Breslin and Breslin, P.A. as Municipal Court Public Defender for the Borough of Englewood Cliffs from the date of this Resolution through December 31, 2026; and

BE IT FURTHER RESOLVED that the appointment of the Municipal Court Public Defender for the year 2026 is made pursuant to a Fair and Open process, and the Public Defender shall be compensated in the amount of Two Hundred Dollars (\$200.00) per court session when called to appear; and

BE IT FURTHER RESOLVED that the Borough Clerk shall advertise public notice of this appointment in accordance with law, and a copy of this resolution shall be kept on file with the Borough Clerk and available for inspection.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s), was adopted at the Reorganization Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

LAW OFFICES

BRESLIN AND BRESLIN, P.A.

TERRENCE J. CORRISTON *
KEVIN C. CORRISTON *
E. CARTER CORRISTON, JR. *

41 MAIN STREET
HACKENSACK, N.J. 07601-7087
(201) 342-4014
FAX (201) 342-0068/3077

www.BreslinandBreslin.com

Writer's Extension: 219
Email:
Kcorrston@breslinandbreslin.com

NORA L. KALLEN, Of Counsel *
*N.J. & N.Y. Bar

Assistant:
michellebb@breslinandbreslin.com

DONALD A. CAMINITI (Retired)
E. CARTER CORRISTON, SR. (1961-2019)
ANGELO A. BELLO (1985 -2007)
JAMES A. BRESLIN (1969 - 1980)
JOHN J. BRESLIN, JR. (1935 - 1987)

February 19, 2026

Mayor and Council
Borough of Englewood Cliffs
482 Hudson Terrace
Englewood Cliffs, NJ 07632

***Re: Solicitation of Professional Service Contracts
Englewood Cliffs Public Defender***

Dear Mayor and Council:

I submit this letter application for consideration of the Borough of Englewood Cliffs' solicitation for a Public Defender for the time period January 1, 2026 to December 31, 2026.

7.0 Professional Information and Qualifications

- a. Kevin C. Corriston, Esq.
- b. 41 Main Street, Hackensack, NJ 07601; Tel: 201.342.4014; Fax: 201.342.0068; I have one assistant assigned to me full time.
- c. Fordham University of Law, Juris Doctor 1988; I have extensive knowledge of New Jersey criminal law and municipal court procedures and enjoy wide recognition within the legal community as an authority on cases brought in Municipal Court. I have served as a Municipal Prosecutor and/or Public Defender for a combined aggregate of 82 (eighty-two) years in eight (8) separate Bergen County municipalities. I have also served as a special prosecutor for several other municipalities. My extensive experience makes me uniquely suited to provide the services required of Municipal Public Defender.
- d. Not applicable in connection with anticipated services to be rendered as the municipal public defender.
- e. Mark Sokolich, Fort Lee Mayor; John P. Watt, Teterboro Mayor; and James Barsa, Norwood Mayor
- f. I am an Attorney-at-Law duly licensed to practice in the State of New Jersey and am submitting this application in an individual capacity and not as a member of any firm or organization. I am a partner and principal of the Law Offices of Breslin and Breslin, P.A., 41 Main Street, Hackensack,

February 19, 2026

Page 2

- New Jersey 07601 and have one legal assistant assigned to me full time and another available to me when needed.
- g. Pursuant to N.J.S.A. 2B:24-17.a. my fee is to be collected from public defender applications.
 - h. I have served as the Englewood Cliffs Municipal Court Public Defender since 2023.
 - i. Not applicable in connection with anticipated services to be rendered as the municipal public defender.
 - j. See above.
 - k. Not applicable in connection with anticipated services to be rendered as the municipal public defender.

See attached Business Registration Certificate, Liability Insurance and Certificate of Employee Information Report with the State of New Jersey.

In addition to the foregoing, I also enclose a copy of my resume.

Thank you.

Yours truly,

BRESLIN AND BRESLIN, P.A.



Kevin C. Corrison

KCC:mlc
Enclosure

KEVIN C. CORRISTON, ESQ.
Attorney-at-Law
Breslin and Breslin, P.A.
41 Main Street
Hackensack, New Jersey 07601
(201) 342-4014

**BAR
ADMISSIONS**

UNITED STATES DISTRICT COURT - 1989

District of New Jersey

NEW JERSEY BAR - 1989

NEW YORK BAR - 1989 (inactive)

EDUCATION

JUSTICE MORRIS PASHMAN AMERICAN INN OF COURT - 1992

Graduate of the inaugural class for the 1990 -1992 term.

FORDHAM UNIVERSITY SCHOOL OF LAW

Juris Doctor 1988

Personally presented Oral Argument before U.S. Court of Appeals, Second Circuit, in precedent setting case of U.S. v. Gotay, 844 F.2d 971 (2d Cir. 1988) as a member of the Litigation Skills Clinical which provided Pro bono representation to indigent individuals.

FAIRLIEGH DICKINSON UNIVERSITY

B.A. 1985 Magna Cum Laude

Phi Omega Epsilon Honor Society 1985

Phi Zeta Kappa Honor Society 1984

**LEGAL
EMPLOYMENT**

ATTORNEY (December 1988 - Present)

Breslin and Breslin, P.A. Hackensack, New Jersey

Practice limited to Trial Advocacy: General Litigation of Civil Personal Injury and Criminal Actions in Superior and Municipal Courts. Trial and Appellate Practice, Motion Practice, Municipal Law; settlement negotiations, drafting of pleadings and motions, oral arguments, depositions, legal research, arbitrations, mediations, full client interface and case control. Presently in personal control of 250+ active Civil and Criminal files. Numerous Civil and Criminal Superior Court jury trials to verdict in addition to appearances before the Appellate Division and the New Jersey Supreme Court.

MUNICIPAL PROSECUTOR

Borough of Palisades Park (1990 - 2000)

Borough of Paramus (2000)

Borough of Closter (1992 - 1993)

Borough of Leonia (1992)

Prosecution of non-indictable criminal, motor vehicle and municipal ordinance offenses with attendant duties as well as the prosecution of

“ABC” liquor law violations before the Mayor and Counsel. Resigned from positions in Palisades Park and Paramus on January 1, 2001 pursuant to N.J. Supreme Court edict in State v. Clark, 162 N.J. 201 (2000) which now prohibits Municipal Prosecutors from representing criminal defendants in the same county in which they hold appointment.

MUNICIPAL PUBLIC DEFENDER

Borough of Fort Lee (2011 - Present)

Borough of Teterboro (2015 - Present)

Borough of Englewood Cliffs (2023 - Present)

Borough of Paramus (1989-1991, 2001 - 2010, 2013 - 2021)

Borough of Norwood (2014 - 2020)

Borough of Closter (1991, 1994-1995)

Representation of over 10,000 indigent defendants in Municipal Court charged with non-indictable criminal, motor vehicle and municipal ordinance offenses.

MUNICIPAL BOROUGH ATTORNEY

Borough of Norwood (2021 - Present)

SPECIAL LEGAL COUNSEL

Borough of Edgewater (2025 - Present)

STATE OF NEW JERSEY

OFFICE of the PUBLIC DEFENDER (March 1989 - 1993)

Bergen County - Pool Attorney

Representation of indigent defendants charged with indictable offenses in Superior Court by referral from the Office of the Public Defender.

MEMBERSHIPS

**SUPREME COURT OF NEW JERSEY DISTRICT IIA & IIB
ETHICS COMMITTEE, BERGEN COUNTY - NORTH**

Chair (2012 - 2013) (IIA)

Vice Chair (2011 - 2012) (IIA)

Committee Member, 2009 to 2011 (IIA), 2015 to 2019 (IIB)

Member of District Ethics Committee charged with the investigation, prosecution and judgment of ethics matters involving attorneys.

PBA LOCAL 45 HONORARY MEMBERSHIP (Silver Card) (October 1993) Elected to Honorary Lifetime Membership in the Policeman's Benevolent Association by virtue of outstanding service to the law enforcement community by the Police Departments of Edgewater, Englewood Cliffs, Fairview and Palisades Park.

BERGEN COUNTY BAR ASSOCIATION

NATIONAL ASSOCIATION OF CRIMINAL DEFENSE LAWYERS

NEW JERSEY ASSOCIATION FOR JUSTICE

Certification 30612

CERTIFICATE OF EMPLOYEE INFORMATION REPORT RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-Apr-2022 to 15-Apr-2029**

KEVIN C. CORRISTON, ESQ.

41 MAIN STREET

HACKENSACK

NJ 07601



A handwritten signature in cursive script, appearing to read "Elizabeth Maher Muoio".

ELIZABETH MAHER MUOIO

State Treasurer

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

DEPARTMENT OF TREASURY
DIVISION OF REVENUE
PO BOX 252
TRENTON, NJ 08646-0252

TAXPAYER NAME:

BRESLIN AND BRESLIN, P.A.

TAXPAYER IDENTIFICATION#:

222-408-111/000

ADDRESS:

41 MAIN STREET
HACKENSACK, NJ 07601

EFFECTIVE DATE:

08/22/82

FORM-BRC(08-01)

TRADE NAME:

SEQUENCE NUMBER:

0070627

ISSUANCE DATE:

09/08/04

J.P. & Tully
Acting Director

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.



LAWYERS PROFESSIONAL LIABILITY COVERAGE
DECLARATIONS

POLICY NO. 105391154

Travelers Casualty and Surety Company of America
Hartford, Connecticut
(A Stock Insurance Company, herein called the Company)

IMPORTANT NOTE: This is a claims-made policy. To be covered, a claim must be first made against an insured during the policy period or any applicable extended reporting period. The limit of liability available to pay settlements or judgments will be reduced, and may be exhausted, by defense expenses. Please read the policy carefully.

ITEM 1	<p>NAMED INSURED: BRESLIN AND BRESLIN, P.A.</p> <p>DBA:</p> <p>Principal Address: 41 MAIN STREET HACKENSACK, NJ 07601</p>
ITEM 2	<p>POLICY PERIOD: Inception Date: January 12, 2026 Expiration Date: January 12, 2027 12:01 A.M. local time both dates at the Principal Address stated in ITEM 1.</p>

ITEM 6	ADDITIONAL BENEFITS LIMITS: Crisis Event Expenses Limits: \$10,000 for each Crisis Event \$30,000 for all Crisis Events Disciplinary or Regulatory Proceeding Expenses Limits: \$25,000 for each Disciplinary or Regulatory Proceeding \$50,000 for all Disciplinary or Regulatory Proceedings
ITEM 7	PREMIUM FOR THE POLICY PERIOD: \$51,999.00 Policy Premium
ITEM 8	OPTIONAL EXTENDED REPORTING PERIODS: Additional Premium Percentage: Additional Months: 125% 12 185% 24 200% 36 250% 60 300% Unlimited
ITEM 9	FORMS AND ENDORSEMENTS ATTACHED AT ISSUANCE: AFE-19038-1119; LPL-1001-1108; LPL-2011-1108; LPL-2001-0117; PTC-2011-1108; PTC-2035-0117; PTC-1001-1108; PTC-2008-1108; PTC-19006-0315; PTC-2067-0411; PTC-3030-1214

The Declarations, the Professional Liability Terms and Conditions, the Professional Liability Coverage, and any endorsements attached thereto, constitute the entire agreement between the Company and the Insured.

IN WITNESS WHEREOF, the Company has caused this policy to be signed by its authorized officers.



President



Corporate Secretary

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-107**

TITLE: RESOLUTION APPROVING ENTRY INTO SETTLEMENT AGREEMENT (KRANJAC)

WHEREAS, the Borough of Englewood Cliffs is party to litigation captioned as Kranjac v. Borough of Englewood Cliffs, et al., Docket No. BER-L-8633-25; and

WHEREAS, the parties have resolved dispute and have agreed to settle the matter for the amount of \$170,000 in full; and

WHEREAS, resolving this matter avoids the expenditure of legal fees and reduces by nearly \$60,000 less than demanded; and

WHEREAS, it is not financially in the Borough’s interest to continue litigation.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Englewood Cliffs, as follows:

1. The foregoing recitals are incorporated as if set forth at length herein.
2. The Borough Council hereby approves payment of fees in the amount of \$170,000, in full satisfaction of any obligation to Plaintiff and resolving the above-referenced litigation contingent upon the execution of the necessary dismissal and formal settlement agreement.
3. The Borough Council hereby authorizes the Mayor Park to execute the settlement agreement on behalf of the Borough.
4. The Borough Clerk is hereby authorized to take any and all steps reasonably necessary to effectuate the foregoing.
5. The Chief Financial Officer has certified that the Borough has the funds available for payment of the settlement under budget line item Legal Services OE: 6-01-20-155-20.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

MARIO M. KRANJAC,

Plaintiff,

v.

BOROUGH OF ENGLEWOOD CLIFFS and
MAYOR AND COUNCIL OF THE BOROUGH
OF ENGLEWOOD CLIFFS,

Defendants.

SUPERIOR COURT OF NEW JERSEY
BERGEN COUNTY—LAW DIVISION

DOCKET NO. BER- L-8633-25

SETTLEMENT AGREEMENT

This SETTLEMENT AGREEMENT (the “Agreement”), is entered into between the Borough of Englewood Cliffs (the Borough”) and Former Mayor Mario M. Kranjac (“Kranjac”) as of _____.

1. **Settlement:** In full and complete settlement of all claims Kranjac has or could have asserted in this action, the Borough shall pay Kranjac \$170,000 (one hundred seventy thousand) by no later than 30 days after the date of this agreement. Kranjac hereby releases all claims for indemnification from the Borough relating to, in connection with or arising out of the action entitled, *Kimberly A. Vele v. Borough of Englewood Cliffs, et al. (Docket No. BER-L-4752-21* (the “Vele litigation”).

2. **No Admission of Liability:** This Agreement is being entered into solely for economic expediency. No admission of liability is made by any party as to the validity of any claims asserted in this action.

3. **Signatures:** The parties acknowledge by signing this Agreement that they understand and agree to the terms hereof and have had sufficient opportunity to review it with counsel of their choice, and sign it knowingly and voluntarily.

In Witness Whereof, the parties have signed this Agreement as of the date first written above.

Mario M. Kranjac

BOROUGH OF ENGLEWOOD CLIFFS

By: _____

Mark Park, Mayor

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-108**

TITLE: RESOLUTION APPROVING ENTRY INTO SETTLEMENT AGREEMENT (MURA)

WHEREAS, the Borough of Englewood Cliffs is party to litigation captioned Mura v. Borough of Englewood Cliffs, Docket No. BER-L-3823-23; and

WHEREAS, the matter arises from a dispute regarding alleged compensation and benefits related to a prior settlement agreement involving the retirement of former Police Lieutenant Mura; and

WHEREAS, the parties to the litigation have engaged in settlement discussions in an effort to resolve the matter without further litigation; and

WHEREAS, as a result of those settlement negotiations, the parties have tentatively agreed to resolve all claims related to the above-referenced litigation, subject to approval by the Borough Council, for the total amount of \$76,150.00; and

WHEREAS, Special Counsel Matthew Moench has advised the Borough that, considering the continued costs of defense and the risks associated with trial, the proposed settlement is reasonable and recommended; and

WHEREAS, the Governing Body has determined that resolving this matter through settlement is in the best interests of the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Englewood Cliffs, as follows:

1. The foregoing recitals are incorporated as if set forth at length herein.
2. The Borough Council hereby approves payment in the amount of \$76,150.00, in full satisfaction of any obligation to Plaintiff and resolving the above-referenced litigation, contingent upon the execution of the necessary dismissal and formal settlement agreement.
3. The Borough Council hereby authorizes Mayor Mark Park to execute the settlement agreement on behalf of the Borough.
4. The Borough Clerk is hereby authorized to take any and all steps reasonably necessary to effectuate the foregoing.
5. The Chief Financial Officer has certified that the Borough has the funds available for payment of the settlement under budget line-item Legal Services OE: 6-01-20-155-20.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

Moved Second Ayes Nays Abstain Absent

Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-109**

TITLE: RESOLUTION APPROVING ENTRY INTO SETTLEMENT AGREEMENT (MCMORROW)

WHEREAS, on November 29, 2021, Carrol McMorroW initiated a lawsuit against the Borough of Englewood Cliffs, Matthew Moench, and Laura Borchers, related to a dispute under the Open Public Records Act (“OPRA”), N.J.S.A. 47:1A-1.1, et seq.; and

WHEREAS, the Borough has turned over all relevant documents; and

WHEREAS, the parties to the litigation have engaged in settlement negotiations as to the attorney’s fees to be paid as required under OPRA; and

WHEREAS, as a result of those settlement negotiations, all controversies related to the Lawsuit have been tentatively resolved, subject to approval of such settlement by the Borough Council, and subject to the Borough’s payment of the sum of \$180,000.00 for attorney’s fees; and

WHEREAS, the Governing Body is of the opinion that the settlement is in the best interests of the Borough; and

WHEREAS, the Chief Financial Officer has certified the availability of funds under budget line item Legal Services OE: 6-01-20-155-20.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Englewood Cliffs, for the reasons set forth above, that the tentative settlement reached by the parties, as and to be memorialized in an appropriate settlement agreement, be and hereby is approved; and

BE IT FURTHER RESOLVED that all necessary officials are hereby authorized to implement this Resolution and execute any documents necessary in connection therewith.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

Settlement Agreement and Release of Claims

This Settlement Agreement and Release of Claims (the “Agreement”) is made and entered into as of the last date set forth below, by and between the Borough of Englewood Cliffs on the one hand, and Carrol McMorrow on the other hand (collectively, the “Parties”) **only** as it pertains to disputes which were raised or could have been raised in the matter of McMorrow v. Englewood Cliffs et al., Docket # BER-L-7824-21.

WHEREAS, on November 29, 2021, Carrol McMorrow initiated a lawsuit, Docket # BER-L-7824-21, against the Borough of Englewood Cliffs, Matthew Moench, and Laura Borchers, related to a dispute under the Open Public Records Act (“OPRA”), N.J.S.A. 47:1A-1.1, et seq. (the “Lawsuit”); and

WHEREAS, the Court, having previously ruled in favor of McMorrow by determining that the Borough violated her rights under the Open Public Records Act, and the parties wishing to settle McMorrow’s entitlement to statutory attorney fees for BER-L-7824-21; and

WHEREAS, the Borough represents that following the Court’s ruling it has turned over all responsive documents; and

WHEREAS, the Parties to the above-named Lawsuit have engaged in settlement negotiations as to the attorney’s fees to be paid to McMorrow’s attorney as required under OPRA; and

WHEREAS, the Parties desire to compromise, resolve, and fully settle all outstanding issues and disputes upon the terms and conditions hereinafter set forth in regard to BER-L-7824-21; and

WHEREAS, as a result of those settlement negotiations, all controversies related to BER-L-7824-21 have been tentatively resolved, subject to approval of such settlement by the Borough Council, and subject to the Borough’s payment of the sum of \$180,000.00 for attorney’s fees to Donald Doherty, Esq.;

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained and other good and valuable consideration, receipt of which is hereby acknowledged, the Parties hereto agree as follows:

Each of the above recitals is hereby incorporated by reference into the body of this Settlement Agreement and forms an integral and operative part of this Settlement Agreement.

1. **Payment.** The Borough shall pay or cause to be paid to The Law Office of Donald M. Doherty, Jr., subject to the terms and conditions of this Agreement, and as full, complete, and final settlement and final satisfaction of the claims made by McMorrow against the Borough as it relates to BER-L-7824-21 only, including all attorney's fees and costs incurred by McMorrow, the gross sum of **\$180,000.00** (the "Settlement Amount") to be paid within 60 days of execution of this Agreement to be paid by wire transfer to the Business Account of The Law Office of Donald M. Doherty, Jr., with the wire details to be provided separately.

The Borough shall issue an IRS FORM 1099 to The Law Office of Donald M. Doherty, Jr., for the full amount of this payment. The signed Stipulation of Dismissal with Prejudice and Warrant of Satisfaction will be held in escrow until the payment is received.

2. **Taxes.** The Law Office of Donald Doherty shall be solely responsible for the payment of appropriate taxes on this payment, if any, In the event a claim for such taxes, and/or penalties and interest, is assessed by any taxing authority, The Law Office of Donald M. Doherty, Jr., agrees to, and does hereby hold the Releasees harmless and indemnify Releasees against any and all tax liability, interest and/or penalties due as a result of this payment.

3. **Mutual Releases.** McMorrow hereby releases and gives up any and all claims and rights which she may have against the Borough related to the above-captioned OPRA matter (BER-L-7824-21), including any claims for attorneys' fees, costs, damages, or additional document production.

The Borough, on behalf of itself and all elected officials, employees, and contractors, including but not limited to Borchers and Moench, hereby gives up any and all claims against McMorrow related to the above captioned OPRA matter, including but not limited to any claims for special services charges, attorneys' fees, costs, or other damages.

4. **Dismissal and Filing.** Within five days of receipt of the fully executed Agreement and receipt of the payment of the Settlement Amount, whichever is later,

counsel for McMorrow shall execute and serve the Borough with a stipulation of dismissal with prejudice

5. **Default.** If the Borough fails to pay within seven days of any date described in Section 2, they shall be in default of this Agreement. McMorrow shall provide the Borough a reasonable opportunity to cure their default, but in no instances less than seven (7) days from the date of default. Failure to cure the default within such a period shall result in a breach of this Agreement.

6. **No Admission of Liability.** This Agreement, and compliance with this Agreement, shall not be construed as an admission by the Parties of any liability whatsoever, or of any violation of any statute, regulation, duty, contract, right or order

7. **Entire Agreement.** This Settlement Agreement constitutes the entire agreement between the Parties concerning the subject matter regarding BER-L-7824-21 hereof and may not be amended, modified, or cancelled, nor may any of its provisions be waived, except by the written consent of the Parties.

8. **Governing Law.** This Settlement Agreement shall be governed by the laws of the State of New Jersey. The Parties consent to the personal jurisdiction of the Superior Court of the State of New Jersey, Bergen Vicinage, in any subsequent proceeding to enforce this Agreement.

9. **Enforceability.** If any provision of this Agreement is held to be illegal, void, or unenforceable, such provision shall be of no force or effect. However, the illegality or unenforceability of such provision shall have no effect upon, and shall not impair the legality or enforceability of, any other provision of this Agreement, provided, however, that upon any finding by a court of competent jurisdiction that a release or waiver of claims or rights or a covenant set forth herein is illegal, void, or unenforceable,

10. **Counterparts.** This Agreement may be signed in counterparts, all of which when so executed, shall constitute one and the same Agreement.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Settlement Agreement as of the date written on the signature lines below.

Mayor Mark M. Park
For Borough of Englewood Cliffs
& Laura Borchers
Date:

Matthew Moench, and the law firm of
King, Moench & Collins, LLP
Date:

Carrol McMorrow
Date:

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-110**

TITLE: RESOLUTION AUTHORIZING THE ADVERTISEMENT OF REQUEST FOR PROPOSALS (RFP) FOR THE DIGITIZATION AND SCANNING OF BOROUGH RECORDS AND FILES, INCLUDING DOCUMENT PREPARATION, IMAGING, INDEXING, AND QUALITY ASSURANCE SERVICES

WHEREAS, the Borough of Englewood Cliffs maintains a substantial volume of physical records and files across multiple departments; and

WHEREAS, the Mayor and Council recognize the importance of preserving municipal records while improving accessibility, efficiency, and long-term records management through the digitization of Borough records; and

WHEREAS, the Borough desires to engage a qualified vendor to provide professional services for the digitization and scanning of Borough records and files, including document preparation, imaging, indexing, and quality assurance services; and

WHEREAS, funds for this project have been appropriated pursuant to Bond Ordinance No. 2025-10 entitled “Various Capital Improvements”; and

WHEREAS, the Borough’s Qualified Purchasing Agent has determined that it is in the best interest of the Borough to solicit proposals from qualified firms through a Request for Proposals (RFP) process in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, as follows:

1. The Qualified Purchasing Agent, in consultation with the Borough Administrator and Borough Clerk, is hereby authorized to prepare and advertise a Request for Proposals (RFP) for the digitization and scanning of Borough records and files, including document preparation, imaging, indexing, and quality assurance services.
2. The RFP shall establish the scope of work, technical specifications, document handling procedures, indexing requirements, quality assurance standards, insurance requirements, and any other conditions necessary to ensure the proper preservation and digitization of Borough records.
3. The procurement shall be conducted in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and any applicable Borough ordinances and procurement policies.
4. Proposals received shall be reviewed and evaluated by the Borough Administration and any designated evaluation committee, with a recommendation to be made to the Mayor and Council for formal award by subsequent resolution.

5. The Mayor, Borough Administrator, Qualified Purchasing Agent, Borough Clerk, Borough Attorney, and Chief Financial Officer are hereby authorized to take all actions necessary to effectuate this Resolution.

BE IT FURTHER RESOLVED that the Borough reserves the right to reject any and all proposals in accordance with law.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-111**

TITLE: RESOLUTION AUTHORIZING THE PURCHASE OF A 2027 WESTERN STAR 47X CAB AND CHASSIS FOR THE DEPARTMENT OF PUBLIC WORKS (ROLL-OFF TRUCK) FROM HUDSON COUNTY MOTORS THROUGH THE BERGEN COUNTY COOPERATIVE PRICING SYSTEM (CONTRACT BC-BID-24-06) IN AN AMOUNT NOT TO EXCEED \$178,632.00, APPROPRIATED FROM CAPITAL IMPROVEMENT BOND ORDINANCE NO. 2025-10

WHEREAS, the Borough of Englewood Cliffs may by resolution, and without advertising for bids or obtaining quotations, purchase any goods or services as per N.J.S.A. 40A:11-11, under the Bergen County Cooperative Pricing System (#206BCPS); and

WHEREAS, the Borough of Englewood Cliffs Department of Public Works has the need on a timely basis to purchase a 2027 Western Star 47X with options and accessories utilizing Bergen County Cooperative Pricing System Contract for vehicles, through Bergen Contract #BC-Bid-24-06-17, duly authorized under law to extend contract pricing to local units, per N.J.A.C. 5:34-7 et. Seq.; and

WHEREAS, the Borough intends to enter into contract for procurement of a 2027 Western Star 47X with options and accessories consistent with BC Bid # 24-06 in the amount of \$178,632.00; and

WHEREAS, the Chief Financial Officer has certified that funds in the amount of \$178,632.00 are available in:

Line Item: **C-04-25-010-001**

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, as follows:

1. That the Department of Public Works hereby is authorized to procure from Hudson County Motors a 2027 Western Star 47X with options and accessories consistent with BC Bid # 24-06 in the amount of \$178,632.00.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk



Hudson County Motors
290 Secaucus Road
Secaucus, N.J. 07094
201-866-5570
Bergen County Co-op Bid # BC-24-06

3/2/2026
Town Of Englewood Cliffs
342 Hudson Terrace
Englewood Cliffs, NJ 07632

Confirmation # _____

This quote for a Tandem axle roll-off chassis application

Quotation for (1) 2027 Western Star 47X with options listed on the attached specification sheet
Price quote as follows:

\$256,037	List Price with options attached
-\$94,733	BC co-op discount Discount
\$161,304	
\$450	PMV-024 Cummins Surcharge
\$3,375	P73-2WS Std Destination Charge
\$4,750	R27-001 MY 27 Escalator
\$1,990	PNZ-013 Carb Compliant warranty
\$4,300	PAT-023 TARIFF SURCHARGE
\$1,400	WAI-7K9 5YR/300,000 MILE WARRANTY
\$1,043	WAK-140 5 YR/Unlimited Mile extended trans warranty
\$178,612	Total chassis price

Please Note the following payment options on this Quote/Contract :
 1) If chassis is shipped to body installer, payment of Chassis is due 30 Days after delivery to body installer .
 2) If chassis is delivered directly to customer with no body install, Payment of chassis is due 30 days after delivery.
 3) If payment of chassis is not made when delivered to body installer, A finance charge to the buyer of \$1,200 per month will be added from 30 days after time of receipt at body installer. Please allow for this in your budget.
 * Please note , MSO will be released to customer when payment is made, truck will be delivered with temporary plate.

Please sign and return this quote to confirm that you accept the terms, Thank You

Date: _____



**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-112**

TITLE: RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF A PALFINGER AMERICAN ROLLOFF ARH-75-22 CABLE HOIST AND ACCESSORIES FOR THE DEPARTMENT OF PUBLIC WORKS (ROLL-OFF TRUCK) FROM CLIFFSIDE BODY CORP. THROUGH EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY COOPERATIVE (CONTRACT #23/24-04) IN AN AMOUNT NOT TO EXCEED \$111,443.00, APPROPRIATED FROM CAPITAL IMPROVEMENT BOND ORDINANCE NO. 2025-10

WHEREAS, a need exists for the acquisition of Purchase of Palfinger American Rolloff and accessories through Cliffside Body Corp. holder of ESCNJ Cooperative Contract 23/24-04; and

WHEREAS, the Borough of Englewood Cliffs may, without advertising for bids, purchase such vehicles under contract through the Educational Services Commission of New Jersey Contract, pursuant to N.J.S.A. 40A:11-11; and

WHEREAS, Cliffside Body Corp., has proposed pricing under the cooperative in the amount of \$111,443.00; and

WHEREAS, the Chief Financial Officer hereby certifies funds are available in the amount of \$111,443.00 from:

Line Item: **C-04-25-010-001**

NOW, THEREFORE BE IT RESOLVED, by the Borough Englewood Cliffs Council that it designates and authorizes the Department of Public Works to Purchase Palfinger American Rolloff and accessories through Cliffside Body Corp. holder of ESCNJ Cooperative Contract 23/24-04, in the amount of \$111,443.00

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

CLIFFSIDE BODY CORPORATION

130 Broad Ave., Fairview, NJ 07022

Ph: 201-945-3970 Fax: 201-945-7534

QUOTE #: EG030426A

3/4/2026

PREPARED BY: ERIC GREENWALD

CUSTOMER: ENGLEWOOD CLIFFS

ATTN: MARK NEVILLE

EMAIL:mneville@englewoodcliffsnj.org

PHONE:201-568-0242



BID #ESCNI 23/24-04
NJ STATE APPROVED CO-OP #65MCESCCPS

VEHICLE: WESTERN STAR 49X ROLLOFF - SELECTOR VALVE

	DESCRIPTION	PRICE
1	<p>PALFINGER AMERICAN ROLLOFF ARH-75-22 CABLE HOIST</p> <p>Outside rail 8"x4"x3/8" rail with 8"x5/8" side plate 75,000 capacity. Operating pressure - 2,500 psi Available in 22' or 24' length 18'- 22' container length range for 22' length, 20'-24' for 24' length. Containers shorter than 18' for 22' and 20' for 24' length require short container stops Telescopic lift cylinders for tri-axle ready Dual single stage reeving cylinders. 30 gpm direct mount gear pump. 49 gal reservoir w/100 micron suction strainer and 25 micron in tank return filter w/ 2" suction line and shut off valve 2 section directional valve. 7/8" EIPS 6 x 37 domestic cable, w/ 1-1/4" pear loop. (2) body props. Patented automatic folding ICC bumper. Body up light and backup alarm. Chassis requirements - Tandem axle, min: 66,000 GVWR, 22' length 176" CT - 240" platform Chassis requirements - Tandem axle, min: 66,000 GVWR, 24' length 194" CT - 246" platform Add 10-12" CT for autotarper Paint Hoist Black Hot shift PTO Kit Rear container locks air operated Inside rail or outside rail wear strip Tandem Plastic Fenders M200 with Bumper Light Kit (must specify LED or regular backup lights) Tandem Axle Strobes for 4 hole module Roll-Rite DC400 Autotarp Kit Alum. Low Arms W/ remote ARH Alum. dia. plate tool box 18" x 18" x 36" 10-460-1 Inside air controls 2 function 2 sticks 2 to 3 Bank Valve Upgrade Air Selector Valve for Plow</p>	\$ 73,479
2	<p>HYDRAULIC SYSTEM AND TRUCK PORTION SNOWPLOW HITCH</p> <p>HYDRAULICS FROM SELECTOR VALVE SUPPLIED BY AMERICAN ROLLOFF TO OPERATE POWER ANGLE SNOWPLOW AND SALT SPREADER</p>	\$ 22,952

	<p>MANUAL SPREADER CONTROL VALVE IN CAB (2) AIR CONTROLS TO OPERATE SNOWPLOW IN CAB QUICK COUPLERS FOR SPREADER MOUNTED ON DRIVER SIDE, BEHIND CAB ELECTRICAL CONNECTION FOR SPREADER LIGHT BAR MOUNTED ON DRIVER SIDE, BEHIND CAB MONROE MC2080 FFLA TRUCK PORTION QCP SNOWPLOW HITCH WITH FOLD-FLAT LIFT-ARM 1/2" STEEL SIDE PLATES 3" X 10" DOUBLE ACTING LIFT CYLINDER LED PLOW LIGHTS - MOUNTED ON STAINLESS STEEL BRACKETS ON CHASSIS HOOD (1) MINI LED AMBER WARNING LIGHTBAR MOUNTED ON CAB ROOF - WHELEN IT9AAAAP (2) LED WORK LIGHTS AT REAR FOR SPINNER VISIBILITY REMOUNT OEM BACKUP CAMERA AT REAR</p>	
3	<p>MONROE MP41R11-ISCT SNOWPLOW 11' LONG X 41" HIGH MOLDBOARD - INTEGRAL "C" SHAPED - POWDERCOATED ORANGE MAILBOX TRIM BUILT-IN LEVEL LIFT SP-GLED LOOP PLOW PORTION HITCH RUBBER CUTTING EDGE 8" SCREW ADJUSTABLE CASTER WHEELS (2) WRAP-AROUND CURB GUARDS 36" WINTER FLOURESCENT BLADE GUIDES</p>	\$ 15,012
*** THE OPTIONS BELOW ARE NOT INCLUDED IN THE TOTAL PRICE ***		
	<p>*** REQUIRES FRONT FRAME EXTENSION, FIXED GRILLE & SWEEP BACK BUMPER *** *** REQUIRES NO BENCH SEAT DUE TO MANUAL SPREADER CONTROL *** *** REQUIRES SNOWPLOW LIGHT SWITCH IN CAB *** *** REQUIRES SELECTOR VALVE PRE-INSTALLED ***</p>	
		<p>TOTAL \$ 111,443 Sales Tax (N/A) \$ -</p>
	TOTAL INSTALLED PRICE	\$ 111,443

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-113**

TITLE: RESOLUTION AUTHORIZING THE PURCHASE OF A 2027 WESTERN STAR 47X CAB AND CHASSIS FOR THE DEPARTMENT OF PUBLIC WORKS (DUMP TRUCK) FROM HUDSON COUNTY MOTORS THROUGH THE BERGEN COUNTY COOPERATIVE PRICING SYSTEM (CONTRACT BC-BID-24-06) IN AN AMOUNT NOT TO EXCEED \$146,918.00, APPROPRIATED FROM CAPITAL IMPROVEMENT BOND ORDINANCE NO. 2025-10

WHEREAS, the Borough of Englewood Cliffs may by resolution, and without advertising for bids or obtaining quotations, purchase any goods or services as per N.J.S.A. 40A:11-11, under the Bergen County Cooperative Pricing System (#206BCPS); and

WHEREAS, the Borough of Englewood Cliffs Department of Public Works has the need on a timely basis to purchase a 2027 Western Star 47X with options and accessories utilizing Bergen County Cooperative Pricing System Contract for vehicles, through Bergen Contract #BC-Bid-24-06-17, duly authorized under law to extend contract pricing to local units, per N.J.A.C. 5:34-7 et. Seq.; and

WHEREAS, the Borough intends to enter into contract for procurement of a 2027 Western Star 47X with options and accessories consistent with BC Bid # 24-06 in the amount of \$146,918.00; and

WHEREAS, the Chief Financial Officer has certified that funds in the amount of \$146,918.00 are available in:

Line Item: **C-04-25-010-001**

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, as follows:

- That the Department of Public Works hereby is authorized to procure from Hudson County Motors a 2027 Western Star 47X with options and accessories consistent with BC Bid # 24-06 in the amount of \$146,918.00.

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk



Hudson County Motors
290 Secaucus Road
Secaucus, N.J. 07094
201-866-5570
Bergen County Co-op Bid # BC-24-06

3/2/2026
 Town Of Engewood Cliffs
 342 Hudson Terrace
 Engewood Cliffs, NJ 07632

Confirmation # _____

This quote for a Single axle dump chassis application

Quotation for (1) 2027 Western Star 47X with options listed on the attached specification sheet
 Price quote as follows:

\$204,072	List Price with options attached
-\$75,506	BC co-op discount
\$128,566	
\$555	PMV-024 Cummins Surcharge
\$3,375	P73-2WS Std Destination Charge
\$4,750	R27-001 MY 27 Escalator
\$2,160	PNZ-012 Carb Compliant warranty
\$4,300	PAT-023 TARIFF SURCHARGE
\$1,605	WAI-7HB 6 YR /150,000 MILE Extended WARRANTY
\$970	WAX-333 6 yr /150,000 mile after-treatment warranty
\$637	WAK-251 5 YR/Unlimited Mile extended trans warranty
\$146,918	Total chassis price

Please Note the following payment options on this Quote/Contract :

- 1) If chassis is shipped to body installer, payment of Chassis is due 30 Days after delivery to body installer .
 - 2) If chassis is delivered directly to customer with no body install, Payment of chassis is due 30 days after delivery.
 - 3) If payment of chassis is not made when delivered to body installer, A finance charge to the buyer of \$1,200 per month will be added from 30 days after time of receipt at body installer. Please allow for this in your budget.
- * Please note , MSO will be released to customer when payment is made, truck will be delivered with temporary plate.

Please sign and return this quote to confirm that you accept the terms, Thank You

Date: _____



**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-114**

TITLE: RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF DUMP BODY EQUIPMENT INCLUDING BODY, SIDE STEP, REAR APRON, STONE SHIELDS, TARTER, BODY LIGHTING, CHAMPION U860 UNDERBODY HOIST AND ACCESSORIES FOR THE DEPARTMENT OF PUBLIC WORKS (DUMP TRUCK) FROM CLIFFSIDE BODY CORP. THROUGH EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY COOPERATIVE (CONTRACT #23/24-04) IN AN AMOUNT NOT TO EXCEED \$63,418.00, APPROPRIATED FROM CAPITAL IMPROVEMENT BOND ORDINANCE NO. 2025-10

WHEREAS, a need exists for the acquisition of Purchase and installation of body, side step, rear apron, stone shields, tarper & body lighting on new chassis new champion u860 underbody hoist and accessories through Cliffside Body Corp. holder of ESCNJ Cooperative Contract 23/24-04; and

WHEREAS, the Borough of Englewood Cliffs may, without advertising for bids, purchase such vehicles under contract through the Educational Services Commission of New Jersey Contract, pursuant to N.J.S.A. 40A:11-11; and

WHEREAS, Cliffside Body Corp., has proposed pricing under the cooperative in the amount of \$63,418.00; and

WHEREAS, the Chief Financial Officer hereby certifies funds are available in the amount of \$63,418.00 from:

Line Item: **C-04-25-010-001**

NOW, THEREFORE BE IT RESOLVED, by the Borough Englewood Cliffs Council that it designates and authorizes the Department of Public Works to Purchase and installation of body, side step, rear apron, stone shields, tarper & body lighting on new chassis new champion u860 underbody hoist and accessories through Cliffside Body Corp. holder of ESCNJ Cooperative Contract 23/24-04 in the amount of \$63,418.00

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

CLIFFSIDE BODY CORPORATION

130 Broad Ave., Fairview, NJ 07022
 Ph: 201-945-3970 Fax: 201-945-7534
QUOTE #: EG030326F
 3/3/2026

PREPARED BY: ERIC GREENWALD
 CUSTOMER: ENGLEWOOD CLIFFS
 ATTN: MARK NEVILLE
 EMAIL: mneville@englewoodcliffsnj.org
 PHONE: 201-568-0242
 VEHICLE: WESTERN STAR 47X - 84" CA



BID #ESCNI 23/24-04
 NJ STATE APPROVED CO-OP #65MCESCCPS

DESCRIPTION	PRICE
<p>1 REMOVE CUSTOMER SUPPLIED 10' ALUMINUM DUMP BODY INSTALL BODY, SIDE STEP, REAR APRON, STONE SHIELDS, TARTER & BODY LIGHTING ON NEW CHASSIS NEW CHAMPION U860 UNDERBODY HOIST BODY UP LIGHT IN CAB (2) LED AMBER WARNING LIGHTS IN CABSHIELD FRONT - WHELEN 5GAC1 (2) LED AMBER WARNING LIGHTS IN CABSHIELD FRONT - WHELEN 5GAC1 RE-INSTALL CUSTOMER SUPPLIED (2) LED AMBER WARNING LIGHTS IN REAR CORNER POSTS NEW RUBBER MUDFLAPS REMOUNT OEM BACKUP ALARM REMOUNT OEM BACKUP CAMERA AT REAR IN ALUMINUM ENCLOSURE IN REAR POST (1) NEW LED WORK LIGHT FOR SPINNER VISIBILITY - DRIVER SIDE REAR (2) NEW LED WORK LIGHTS MOUNTED INSIDE BODY, FACING REAR 3/4" HITCH PLATE WITH 25 TON SPRING LOADED PINTLE HITCH D RINGS FOR SAFETY CHAINS 7 POLE TRAILER LIGHT PLUG & ELECTRIC BRAKE CONTROLLER - ADD CIRCUIT EXTEND GLAD HANDS AT REAR - FOLDING STYLE UNDERCOAT BODY AND CHASSIS FRAME - PAINT FRONT & REAR HITCH BLACK CENTRAL HYDRAULIC SYSTEM TO RUN DUMP BODY, PLOW AND SPREADER HOT SHIFT PTO & PUMP FOR AUTOMATIC TRANSMISSION STAINLESS STEEL HYDRAULIC VALVE/TANK ENCLOSURE WITH FILTER 3-SECTION DOUBLE ACTING CABLE SHIFT VALVE (CONTROLS IN CAB) MANUAL SPREADER CONTROL VALVE IN CAB ELECTRONIC PREWET CONTROLLER LOW HYDRAULIC OIL SHUT-DOWN FUNCTION STAINLESS STEEL HYDRAULIC LINES (FRONT & REAR) STAINLESS STEEL HYDRAULIC QUICK COUPLERS ON-SPOT AUTOMATIC TIRE CHAINS MONROE MC2080 TRUCK PORTION SNOWPLOW QCP QUICK HITCH WITH FOLD FLAT LIFT ARM 3" X 10" DOUBLE ACTING LIFT CYLINDER 1/2" STEEL SIDE PLATES LED PLOW LIGHTS ON STAINLESS STEEL BRACKETS ON CHASSIS FENDERS</p>	<p>\$ 63,418</p>
<p>2 RE-INSTALL CUSTOMER SUPPLIED SNOWPLOW NEW HYDRAULIC HOSES ON SNOWPLOW</p>	
<p>3 RE-INSTALL CUSTOMER SUPPLIED VBOX SALT SPREADER RE-INSTALL CUSTOMER SUPPLIED ELECTRIC PREWET SYSTEM RE-USE EXISTING WOOD RUNNERS UNDER SPREADER NEW RATCHET CHAIN BINDERS</p>	

NEW STAINLESS STEEL TAILGATE LATCH
NEW SHORT HOSE KIT ON SPREADER
NEW CONVEYOR CHAIN

*** ANY ADDITIONAL REPAIRS NOT LISTED ABOVE ARE NOT INCLUDED IN THE PRICE ***

***** THE OPTIONS BELOW ARE NOT INCLUDED IN THE TOTAL PRICE *****

- * **OPTION: NEW 10' R/S ALUMINUM DUMP BODY IN LIEU OF REUSING EXISTING - ADD \$28,398**
INCLUDES NEW SIDE STEP, REAR APRON, STONE SHIELDS, TARPER, STROBES & BODY LIGHTING
- * **OPTION: OAK SIDE BOARDS (PAINTED) - ADD \$490**
- * **OPTION: AIR PLOW CONTROLS IN LIEU OF CABLE - ADD \$972**
- * **OPTION: AUTOMATIC TARPER IN LIEU OF MANUAL (REQUIRES NEW BODY) - ADD \$3,820**
- * **OPTION: NEW MONROE MP41R11-ISCT-MB1 TO MATCH CUSTOMER FLEET - ADD \$13,343**
- * **OPTION: NEW MONROE MCV-120-84-50 DUAL AUGER VBOX SPREADER & PREWET - ADD \$32,992**

TOTAL \$ 63,418
Sales Tax (N/A) \$ -

TOTAL INSTALLED PRICE

\$ 63,418

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-115**

TITLE: RESOLUTION AUTHORIZING THE ADVERTISEMENT OF REQUEST FOR PROPOSALS (RFP) FOR A CONCESSION OPERATOR FOR THE CONCESSION STAND AT WITTE FIELD LOCATED WITHIN JOHNSON PARK

WHEREAS, the Borough of Englewood Cliffs has a desire to provide for a concession stand on public property; and

WHEREAS, such services are currently available to be provided through the competitive contracting process under the New Jersey Local Publics Contract Law, N.J.S.A. 40A:11-4.1(j).; and

WHEREAS, the Borough desires to evaluate such service offerings from Vendors within the procedures as set forth in the New Jersey Local Publics Contract Law (N.J.S.A.40A:11-4.1 et. seq. and N.J.A.C. 5:34-4 et. Seq.); and

WHEREAS the Borough desires to conduct the concession procurement in accord with N.J.A.C. 5:34-9.4 et. Seq., and

WHEREAS, the Borough desires to enter into a contract for up to a five (5) year contract that will satisfy the needs of the Borough; and

WHEREAS, as per statute the process will be administered by the Qualified Purchasing Agent (N.J.S.A 40A:11-4.5(d));

WHEREAS, as per statute the concession has been approved in writing as a legal matter by the Borough Attorney (N.J.A.C. 5:34-9.4(d)); and

WHEREAS, the Borough is not expected to incur costs in providing for the program.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, as follows:

The Qualified Purchasing Agent is hereby authorized to commence the competitive contract/ procurement as allowable under the New Jersey Local Publics Contract Law for concession stand on public property, allowing for a minimum of 20 days' notice after advertisement to receive responses, per Local Publics Contract Law.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-116**

TITLE: RESOLUTION AMENDING RESOLUTION NO. 25-84 TO INCLUDE FREEZE ACT TAX CREDITS FOR TAX YEARS 2022 AND 2023 IN CONNECTION WITH THE SETTLEMENT OF A TAX APPEAL FOR BLOCK 601, LOT 12.03 (10 MARTIN COURT) IN THE TOTAL UPDATED AMOUNT OF \$1,412.80

WHEREAS, the Mayor and Council of the Borough of Englewood Cliffs previously adopted Resolution No. 25-84 authorizing the settlement of a property tax appeal filed by JAIN, PANNA LAL RANJI concerning property known as 10 Martin Court, Block 601, Lot 12.03, under Tax Court Docket Numbers 8160-2020 and 7816-2021; and

WHEREAS, Resolution No. 25-84 approved the settlement terms which reduced the assessed value for tax year 2021 from \$1,241,700 to \$1,200,000, with tax year 2020 withdrawn; and

WHEREAS, pursuant to the New Jersey Freeze Act (N.J.S.A. 54:51A-8), the judgment and settlement for tax year 2021 is applicable to the two succeeding tax years, specifically 2022 and 2023, unless otherwise adjusted by law; and

WHEREAS, the Tax Assessor has advised that the settlement should therefore be applied to tax years 2022 and 2023 in accordance with the Freeze Act; and

WHEREAS, the Tax Collector has further advised that any adjustment resulting from this application shall be applied as a credit against future tax payments rather than issued in the form of a refund check; and

WHEREAS, the Mayor and Council deem it appropriate to amend Resolution No. 25-84 to reflect the application of the Freeze Act and the method of payment.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey, that Resolution No. 25-84 is hereby amended to reflect the application of the Freeze Act to tax years 2022 and 2023 for the property known as 10 Martin Court (Block 601, Lot 12.03); and

BE IT FURTHER RESOLVED, that any tax adjustment resulting from the settlement and Freeze Act application shall be applied as a credit against future tax payments, and no refund check shall be issued; and

BE IT FURTHER RESOLVED, that the Tax Assessor, Tax Collector, Chief Financial Officer, Borough Administrator, Borough Attorney, and any other appropriate Borough officials are hereby authorized to take all actions necessary to effectuate the purpose of this Resolution.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

BLOCK/LOT: 601/12.03

ADDRESS: 10 MARTIN CT

JUDGMENT WORKSHEET

Date of Judgment: 10/28/25

Date Received: _____

Year	Old Value	New Value	Difference	Rate	Amount
<u>2021</u>	<u>1,241,700</u>	<u>1,200,000</u>	<u>41,700</u>	<u>1.124</u>	<u>468.71</u>
<u>2022</u>	<u>1,241,700</u>	<u>1,200,000</u>	<u>41,700</u>	<u>1.123</u>	<u>468.29</u>
<u>2023</u>	<u>1,241,700</u>	<u>1,200,000</u>	<u>41,700</u>	<u>1.141</u>	<u>475.80</u>

TOTAL: _____ 1,412.80

Check for Past Due: Y N if yes, amount: 0

Reso Date: _____ Reso #: 25-84

PO Date: _____ PO #: _____ Credit only: Partial Credit: _____

Comments: _____

Confirm with Attorney or Lawyer Contacted via: _____

Date to pay by: _____ Extended per Authorizer: _____

Actual Check Date: _____ Check #: _____

Date Posted to screen: _____

Date refund posted to screen: _____

Comments: CREDIT.

Check for Freeze Act:

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-117**

TITLE: RESOLUTION AMENDING RESOLUTION NO. 25-85 TO INCLUDE FREEZE ACT TAX REFUNDS FOR TAX YEARS 2021 AND 2022 IN CONNECTION WITH THE SETTLEMENT OF A TAX APPEAL FOR BLOCK 411, LOT 8 (52 SHERWOOD ROAD) IN THE TOTAL UPDATED AMOUNT OF \$3,398.00

WHEREAS, the Mayor and Council of the Borough of Englewood Cliffs previously adopted Resolution No. 25-85 approving the settlement of a Tax Appeal filed by YE, SHENG under Docket No. 6072-2020 for property known as Block 411, Lot 8, commonly known as 52 Sherwood Road; and

WHEREAS, said Resolution approved a reduction in assessment for Tax Year 2020 from \$2,000,000.00 to \$1,900,000.00 as set forth in Schedule A attached thereto; and

WHEREAS, pursuant to N.J.S.A. 54:51A-8, commonly referred to as the “Freeze Act,” the Tax Court Judgment requires application of the 2020 assessment to subsequent tax year(s), resulting in additional tax refunds; and

WHEREAS, the Borough Tax Assessor and Chief Financial Officer have reviewed the Tax Court Judgment and the attached voucher and have calculated the refund amounts due pursuant to the Freeze Act; and

WHEREAS, it is necessary to amend Resolution No. 25-85 to authorize payment of the Freeze Act refunds in accordance with the Tax Court Judgment and attached voucher for presentation at the March Council Meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Englewood Cliffs that Resolution No. 25-85 is hereby amended to authorize the payment of tax refunds pursuant to the Freeze Act for Block 411, Lot 8 (52 Sherwood Road), in the amounts set forth in the attached voucher; and

BE IT FURTHER RESOLVED that the Tax Collector is hereby authorized and directed to issue payment of said refunds in accordance with the Tax Court Judgment and municipal finance procedures; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer has certified that funds are available in Reserve for Tax Appeals GL Account No. 6-01-250-004

BE IT FURTHER RESOLVED that all other provisions of Resolution No. 25-85 shall remain in full force and effect.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

Notice: bills to be considered for payment must be presented to the Clerk properly signed and certified on this form.

BOROUGH OF ENGLEWOOD CLIFFS

482 Hudson Terrace
Englewood Cliffs, NJ 07632
201 (569)- 5271

To ROBERT E. SPIOTTI, ESQ
C/O SPIOTTI & ASSOC, PC
 Address 612 GODWIN AVE Invoice No. _____
MIDLAND PARK, NJ 07432
 Ordered by CFO Date 3/3/2026 Our Order _____

Note: All Bills Must Be Properly Certified Before Payment

DATE	ITEMS	UNIT PRICE	AMOUNT
3/3/2026	TAX COURT JUDGMENT		
	B411/8		
	2020 JUDGMENT		\$ 1,151.00
	2021 FREEZE ACT		\$ 1,124.00
	2022 FREEZE ACT		\$ 1,123.00
	make chk payable to:		
	spiotti & assoc, pc - attorney trust account		
	SEE ATTACHED BREAKDOWN	TOTAL	\$ 3,398.00

Claimant's Certification and Declaration

I do solemnly declare and certify under the penalties of the law that the within is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons with the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

Date _____ Signature _____

Space Below To Be Filled Out By Municipal Officials
OFFICER'S OR EMPLOYEE'S CERTIFICATION

Having knowledge of the facts in the course of regular procedures, I certify that the materials and supplies have been received or the services rendered; said certification is based on delivery slips acknowledged by a municipal official or employee or other reasonable procedures.

Signature	Title
APPROPRIATIONS OR ACCOUNTS CHARGED	PAYMENT AUTHORIZED
	The above claim was orderd paid at a meeting held
	Date _____
01-2050	
	PAYMENT RECORD
	Date _____
	Check No. _____
Approved by Finance Committee.	

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-118**

TITLE: RESOLUTION AMENDING RESOLUTION NO. 25-207 TO INCLUDE FREEZE ACT TAX REFUNDS FOR TAX YEARS 2020 AND 2021 IN CONNECTION WITH THE SETTLEMENT OF A TAX APPEAL FOR BLOCK 310 LOT 15 (264 ASH STREET) IN THE TOTAL UPDATED AMOUNT OF \$5,185.02

WHEREAS, the Mayor and Council of the Borough of Englewood Cliffs previously adopted Resolution No. 25-207 approving the settlement of a Tax Appeal filed by PEREZ, MAGALY for property commonly known as 264 Ash Street, Block 310, Lot 15; and

WHEREAS, Resolution No. 25-207 approved a refund in the amount of \$1,670.15 in connection with the settlement of the referenced Tax Appeal; and

WHEREAS, pursuant to N.J.S.A. 54:51A-8 (the “Freeze Act”), additional tax refunds are due for Tax Years 2020 and 2021 as a result of the final judgment entered in the underlying Tax Appeal matter; and

WHEREAS, the additional Freeze Act refunds are as follows:

- Tax Year 2020: \$1,778.30
- Tax Year 2021: \$1,736.58

WHEREAS, the Borough Tax Assessor and Chief Financial Officer have reviewed and confirmed the above amounts; and

WHEREAS, it is in the best interest of the Borough to amend Resolution No. 25-207 to authorize payment of the additional Freeze Act refunds.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Englewood Cliffs that Resolution No. 25-207 is hereby amended to include authorization for payment of Freeze Act refunds for Tax Years 2020 and 2021 in the total additional amount of \$3,514.88; and

BE IT FURTHER RESOLVED that the Tax Collector is hereby authorized to issue refunds in the following amounts:

- \$1,778.30 for Tax Year 2020
- \$1,736.58 for Tax Year 2021

to the appropriate party in accordance with the Tax Court Judgment and applicable law; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer has certified that funds are available in Reserve for Tax Appeals GL Account No. 6-01-250-004

BE IT FURTHER RESOLVED that all other provisions of Resolution No. 25-207 shall remain in full force and effect.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-119**

TITLE: RESOLUTION AUTHORIZING A TAX COURT JUDGMENT REFUND IN CONNECTION WITH THE SETTLEMENT OF A TAX APPEAL FOR BLOCK 1106, LOT 15 (24 LAURIE DRIVE) IN THE TOTAL AMOUNT OF \$3,658.64

WHEREAS, the Borough has received a Tax Court Judgment on August 22, 2025, owned by WEKSLER, BRUCE & LYNN, Block 1106 Lot 15, located at 24 LAURIE DRIVE; and

WHEREAS, the judgment which will result in a refund of \$3,658.64,

WHEREAS, the Mayor and Council of the Borough of Englewood Cliffs previously adopted Resolution No. 25-163, authorizing the settlement of the Tax Appeal for the property known as 24 Laurie Drive (Block 1106, Lot 15); and

WHEREAS, the judgment will result in a refund in the amount of \$3,658.64 to the property owner.

NOW, THEREFORE, BE IT RESOLVED, the Judgment is accepted, and the Finance and Tax offices are instructed to take the necessary steps to refund and/or credit the account.

BE IT FURTHER RESOLVED, that the Chief Financial Officer has certified that funds are available in Reserve for Tax Appeals GL Account No. 6-01-250-004

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-120**

**TITLE: RESOLUTION AUTHORIZING TRANSFER OF APPROPRIATION RESERVES
FOR 2025 MUNICIPAL BUDGET**

WHEREAS, N.J.S.A. 40:4-59 permits the transfer of appropriation reserve during the first three months of succeeding year from accounts showing unexpended balances to accounts in which commitments authorized or incurred may exceed the balance available in appropriation reserve; and

NOW, THEREFORE, BE IT RESOLVED, that the following transfers are hereby authorized:

DEPARTMENT	GROUP	APPROPRIATION #	FROM \$	TO \$
Administration	SW	5-01-20-100-100	30.00	
Administration	OE	5-01-20-100-200		4,010.00
Mayor and Council	OE	5-01-20-110-200	490.00	
Financial Administration	OE	5-01-20-130-200	4,990.00	
Information Technology	OE	5-01-20-140-200	550.00	
Tax Collection	SW	5-01-20-145-100	285.00	
Tax Collection	OE	5-01-20-145-200	50.00	
Tax Assessment	SW	5-01-20-150-100	310.00	
Legal Services	OE	5-01-20-155-200		22,990.00
Engineering Services	OE	5-01-20-165-200	15,000.00	
Planning Board	OE	5-01-21-180-200		17,790.00
Construction Code	SW	5-01-22-195-100	1,275.00	
Construction Code	OE	5-01-22-195-200		5,600.00
Employee Health Benefits	OE	5-01-23-220-200		6,495.00
Police	SW	5-01-25-240-100	375.00	
Police	OE	5-01-25-240-200	12,000.00	

Emergency Management	SW	5-01-25-252-100	1,500.00	
Emergency Management	OE	5-01-25-252-200	800.00	
Fire	SW	5-01-25-255-100	6,345.00	
Fire	OE	5-01-25-255-200	1,000.00	
Fire Prevention	OE	5-01-25-265-200	50.00	
Streets and Roads	OE	5-01-26-290-200		4,270.00
Shade Tree	OE	5-01-26-292-200	9,000.00	
Garbage & Trash Removal	OE	5-01-26-305-200		21,730.00
Buildings & Grounds	OE	5-01-26-310-200	830.00	
Sewer System	OE	5-01-26-311-200	350.00	
Sewer System Interlocal	OE	5-01-26-315-200	18,750.00	
Board of Health	OE	5-01-27-330-200	650.00	
Senior Citizens	OE	5-01-27-360-200		650.00
Recreation Parks Playgrounds	SW	5-01-28-375-100	2,390.00	
Recreation Parks Playgrounds	OE	5-01-28-375-200	240.00	
Electricity	OE	5-01-31-430-200	5,970.00	
Street Lighting	OE	5-01-31-435-200		1,590.00
Telephone	OE	5-01-31-440-200		2,985.00
Water Utility	OE	5-01-31-445-200	940.00	
Fire Hydrants	OE	5-01-31-450-200	200.00	
Gasoline	OE	5-01-31-460-200	3,330.00	
Municipal Court	SW	5-01-43-490-100	390.00	
Municipal Court	OE	5-01-43-490-200	20.00	
			88,110.00	88,110.00

CERTIFICATION

I hereby certify that this resolution, consisting of 3 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

Moved Second Ayes Nays Abstain Absent

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk



BOROUGH OF

Englewood Cliffs

NEW JERSEY

**EXECUTIVE /
CLOSED SESSION**

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-121**

TITLE: RESOLUTION AUTHORIZING TO ENTER INTO EXECUTIVE / CLOSED SESSION FOR MATTERS PERTAINING TO PENDING LITIGATION

WHEREAS, the Mayor and Council of the Borough of Englewood Cliffs has deemed it necessary to go into executive (closed) session to discuss certain confidential matters; and,

WHEREAS, the minutes of this Closed Session will remain confidential as permitted under the Open Public Meetings Act or shall be released when there is no further need for confidentiality, as authorized by the Borough Attorney.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Englewood Cliffs will go into closed session for the following matters as permitted under the Open Public Meetings Act, N.J.S.A. 10:4-12

- Pending Litigation

CERTIFICATION

I hereby certify that this resolution, consisting of 1 page(s), was adopted at the Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held on this 11th day of March 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz						
Liang						
Patel						
Kapsaskis						
Lee						
Koutroubas						
Mayor Park						

Mark Park
Mayor

Beauty Nadim, RMC/CMR
Municipal Clerk