

**RESOLUTION OF THE PLANNING BOARD OF  
THE CITY OF ENGLEWOOD ADOPTING THE MASTER PLAN  
OF THE CITY OF ENGLEWOOD**

**WHEREAS**, the Planning Board of the City of Englewood ("Planning Board") has the statutory power, after public hearing, to adopt or amend a master plan, and/or any of the elements thereto, to guide the use of the lands within the City in a manner that protects public health and safety and promotes the general welfare pursuant to N.J.S.A. 40:55D-28 of the Municipal Land Use Law ("the MLUL"); and

**WHEREAS**, although the Planning Board has kept current in its obligation pursuant to N.J.S.A. 40:55D-89 to periodically re-examine its last Master Plan, which was adopted in 2014, the Board and the Mayor and Council has nevertheless determined that the 2014 plan as amended is outdated and a completely new Master Plan is therefore desired; and

**WHEREAS**, in response to the Planning Board's desire, its consultants and planning team have prepared a new Master Plan, and the appendices attached thereto, which include, amongst other things the following: goals and objectives, a land use element, a circulation element, a sustainability element, a community facilities element, an open space and recreation element, a recycling element, and a historic preservation element; and

**WHEREAS**, after full consideration of the input of the Planning Board's professionals and planning team, together with extensive input from the public, the Board believes that the proposed Master Plan contains all of the necessary elements that meet the criteria for a proper Master Plan as described in the MLUL; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board did hold the required public hearings on the Master Plan and its elements as summarized above on November 14, 2024 and December 9, 2024; and

**WHEREAS**, the Planning Board heard evidence from Planning Consultants Daniel Hauben, PP, AICP, LEED® Green Associate™ and Francis Reiner, L.L.A. - P.P. of DMR Architects, with offices located at 777 Terrace Avenue, Suite 607, Hasbrouck Heights, New Jersey in connection with the proposed Master Plan at the November 14, 2024 and December 9, 2024 public hearings; and

**WHEREAS**, the Planning Board provided the general public an opportunity to comment on the proposed Master Plan at the November 14, 2024 and December 9, 2024 public hearings; and

**WHEREAS**, the Planning Board has determined that the adoption and implementation of the new Master Plan are in the public interest and will serve to protect the public health and safety and promote the general welfare;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Englewood, State of New Jersey, that the Planning Board hereby adopts the new Master Plan of the City of Englewood; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Secretary of the Planning Board shall cause notice of the adoption of the new Master Plan to be published in the official newspaper of the City of Englewood within ten (10) days of the adoption of this Resolution with the affidavit of publication being retained in both the Planning Board's and the Borough's records as proof of such publication; and;

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Secretary of the Planning Board shall cause a copy of this Resolution, along with a copy of the entire newly adopted Master Plan, to be served upon the Bergen County Planning Board and the Office of Planning Advocacy not more than thirty (30) days after the date of the adoption of this Resolution.

The motion taken on December 9, 2024, to approve adoption of the Master Plan, was made by Mayor Michael Wildes and Seconded by Vice Chairman Howard Shafer. The vote to adopt was as follows:

Aye: Chairman David, Mayor Wildes, Vice Chairman Shafer, Ms. Cordon, Mr. Lerman, Mr. Rosenblatt

Nay: Councilman Wilson, Mr. George, Ms. Thomas, Ms. Mann

Abstentions: None

Absent: Ms. Patino-Valle

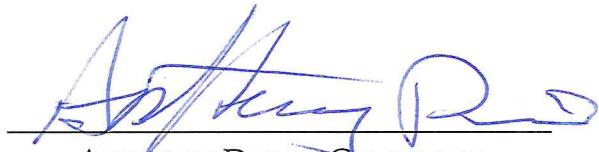
The motion taken on January 9, 2025 to adopt this memorializing resolution was made by Chairman David Seconded by: Mayor Wildes.

The vote on the Resolution was as follows:

Aye: 11 Chairman David, Mayor Wildes, Vice Chairman Lerman, Councilman Wilson, Ms. Patino Valle, Mr. Shafer, Ms. Cordon, Mr. Rosenblatt, Mr. George, Ms. Thomas and Ms. Mann

Nay: 0

Abstentions: 0



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ANTHONY DAVID, CHAIRMAN

**BE IT FURTHER RESOLVED**, that a copy of this Resolution be forwarded to the Applicant, City Clerk, Construction Code Official and Zoning Officer of the City of Englewood.

I do certify that this is a true and correct copy of the resolution as adopted by the Planning Board of the City of Englewood, County of Bergen, State of New Jersey in the within Application.



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PARIS MYERS, BOARD SECRETARY