

# **City of Englewood**

# **DRAFT AMENDED**

# **2024 Master Plan**

## **Planning Board Public Meeting**

### **May 22, 2025**



CITY OF  
**ENGLEWOOD**  
NEW JERSEY



# MASTER PLAN ADOPTED DECEMBER 9 2025

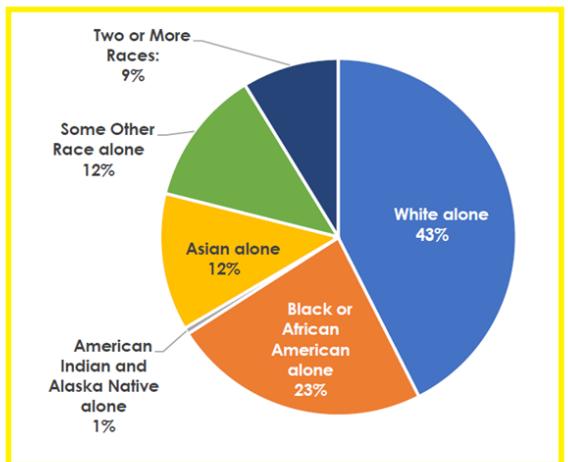
## CONDITIONAL AMENDMENTS

1. Language consistency for LU20 (in Adopted Plan)
2. Add diversity language to demographics
3. Add air quality language
4. Add language on limiting density in artist housing
5. Define “Englewood South” boundaries
6. Add language on veterans housing
7. Recommend requiring new developers to mitigate drainage issues
8. Add overburdened community mapping and background
9. Address Crystal Lake flooding issues
10. Add specific language about public art
11. Add language regarding community center at MacKay Park
12. Language regarding street cleaning in the Downtown
13. Language regarding respect for animal habitats

# DIVERSITY LANGUAGE – PAGE 13

MEDIAN AGE (YEARS OLD)	42.4	(X)	43.6	(X)	(X)
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Source: 2014 AND 2022 American Community Survey - 5 year estimate (DP04)



**Figure 1.** Racial Composition of Englewood, NJ.  
Source: U.S. Census Bureau American Community Survey

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ACS data indicates that 2,945 of the people living in Englewood in 2022, or just over 10% of residents, had moved from elsewhere in

the US within the past year - most of them from elsewhere in Bergen County. Only 519 people had moved from another state, and only 412 had moved to Englewood from outside of the United States in the past year.

The percentage of Englewood residents that spoke only English declined from 66.9% in 2014 to 58% of the population in 2022. Residents who primarily speak Spanish at home increased from 18.3% to 24.8% of the population. Seventeen-percent (17%) of residents in 2022 spoke English "less than very well", compared to 12.6% in 2014.

In 2022 the City's population was 42.5% White/Caucasian, 23.4% Black/African-American, and 12.4% Asian. The Black or African-American population of

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City of Englewood 2024 Master Plan  
February 2025

# DRAFT

Englewood declined by 2,455 people from 2014 to 2022 (Dropping from 33.8% to 23.4% of the population), while White, Asian, and other racial groups or mixed-race groups increased in population<sup>1</sup>. Twenty-nine percent (29%) of the 2022 population identified as Hispanic or Latino, up from 21% in 2014.

2024 MEDIAN HOUSEHOLD INCOME BY CENSUS TRACT  
SOURCE: ESRI



# OVERBURDENED COMMUNITIES – PAGE 14

## DRAFT

City of Englewood 2024 Master Plan  
February 2025

**Figure 1. Overburdened Communities**

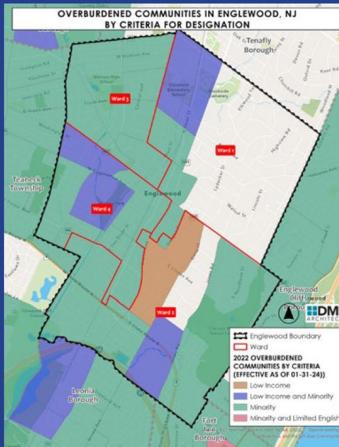
The New Jersey Environmental Justice Law, passed on September 18, 2020, requires the New Jersey Department of Environmental Protection (NJDEP) to map facilities that are considered to be “environmental stressors” - which include sources of air pollution, health and safety hazards, and other nuisances - and their relation to “overburdened communities” - neighborhoods and municipalities with large low-income, racial minority, or non-English proficient populations.

In Englewood, the majority of the Census Block Groups - the geographic level at which Overburdened Communities are delineated - are designated as Overburdened Communities. The majority of the City's Overburdened Block Groups were designated because more than 40% of the Block Group's inhabitants identified as a racial minority or members of a State recognized tribal community (shown in green in the map to the right). One Block Group met the criteria of at least 35% of households reporting incomes at or below the poverty rate (brown), and four block groups met both the racial and income criteria of the brown and green Block Groups (shown in blue). None of the Block Groups met the third criterion: having a head of household with limited English proficiency.

NJ DEP mapping indicates that there are no regulated “environmental stressor” facilities in Englewood or immediately beyond its borders. The nearest of such facilities are scrap metal facilities in Bergenfield and Tenafly, to the north, and Fort Lee, to the south.

Facilities regulated by the DEP under the Environmental Justice Law include:

- Major source of air pollution;
- Resource recovery facility or incinerator;
- Sludge processing facility, combustor, or incinerator;
- Sewage treatment plant with a capacity of more than 50 million gallons per day;
- Transfer station or other solid waste facility, or recycling facility intending to receive at least 100 tons of recyclable material per day;
- Scrap metal facility;
- Landfill; or
- Medical waste incinerator.



# DEFINE ENGLEWOOD SOUTH BOUNDARIES – PAGE 28

## 1. STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES, AND STANDARDS

- ▶ **ENGLEWOOD SOUTH:** Englewood South shall be improved through land use, zoning, economic development, and placemaking strategies that stimulate more economic activity, improve the quality of the working environment and public realm, create jobs, and expand the City's tax base.
- ▶ **NEIGHBORHOODS:** Respect, maintain, and enhance the character of all neighborhoods and make quality-of-life improvements within them, including enhancing connectivity among them.
- ▶ **OUR TOWN:** Englewood residents of all ages and needs shall have access to a variety of well organized community programs. The programs will be offered in well-maintained facilities that are readily accessible to residents.
- ▶ **MOBILITY:** Englewood residents, workers, and visitors shall be able to move smoothly throughout the City to access local and regional destinations via transit, car, bicycle, or foot. The community embraces the light rail extension the City and will be well prepared for the opportunities and impacts that the service will bring about. Redevelopment around station areas will foster

destination during the day and at night.

MANAGEMENT TRUSTEE, INC.

**Figure 8.** Cover of the 2014 Englewood Master Plan, prepared by Brown & Keener Urban Design, the Regional Plan Association, and Urban Partners.



**Figure 9.** “Englewood South”, as identified in the 2014 Master Plan, shaded in black

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# ADDRESS CRYSTAL LAKE FLOODING – PAGE 64, 92

## 2 • LAND USE ELEMENT

The City's zoning ordinance does little to restrict impervious coverage - the portion of a property improved with buildings, structures, or paved or compacted surfaces that are not easily permeated by water. Rainwater that lands on man-made surfaces like driveways, patios, walkways, parking lots, and even buildings, flow towards the nearest low point, which can be streets, storm drains, or other properties. Limiting impervious coverage requires developers and property owners to maintain lawns or landscaped areas that are effective at absorbing rain so that it does not impact surrounding areas or overwhelm storm sewer systems. The areas of the City with the most impervious cover are also the lowest lying areas and lowest income areas, including the Downtown, industrial areas, and the neighborhoods surrounding Overpeck Creek.

Not to be overlooked is Crystal Lake, in the southeast part of the City. Flooding from the Lake, which is located in Crystal Lake Park at the corner of Broad Avenue and E. Sheffield Avenue, just north of I-95, is influenced not only by the Flat Rock Brook but also by stormwater runoff directed to the lake from Leonia via a pipe or culvert running under I-95. Leonia and Englewood have limited ability to mitigate the situation without involvement from the New Jersey DOT, which is needed to authorize and coordinate work involving the I-95 right-of-way.

### LANDSLIDES/MUDSLIDES

According to FEMA's National Risk Index Mapping tool, the neighborhoods east of Grand Avenue

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stormwater retention and detention facilities and green infrastructure.

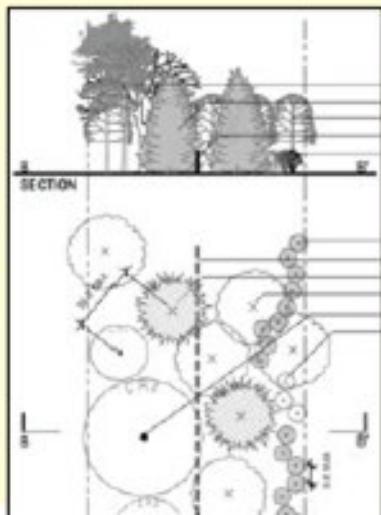
- LU8. Partner with Flat Rock Brook Nature Center:** Work with the Nature Center to examine options to reduce flooding from the brook that impacts downhill residents without impairing existing habitats.
- LU9. Mitigate Crystal Lake Flooding:** Work with Leonia and the NJ DOT to mitigate the impact on flooding in and around Crystal Lake from stormwater directed into Lake from Leonia.

promotion of building and site design standards that provide green and gray flood storage.

**LU3. Off-Tract Improvement:** Adopt an off-tract improvement ordinance that compels developers to pay for any substantial infrastructure improvements that are required for the operations or success of their projects. **Such an ordinance should include substantial stormwater and drainage infrastructure improvements offsetting the impacts of a proposed development on stormwater runoff and storm-sewer system capacity. Any waivers or variances from the ordinance should be conditioned upon the developer making a financial contribution to other stormwater, flood mitigation, or drainage projects in the City, to be identified in the ordinance and updated periodically.**

# VETERANS HOUSING – PAGE 95, LU25E

**E. Support Veterans Housing:** Leverage trust funds and other funding sources to create housing for injured veterans, which - if administered according to the Uniform Housing Affordability Code - can count as special needs housing toward the City's affordable housing obligation. Work with houses of worship not-for-profits to secure sites and partners for these housing types. Additionally, the City should enter into agreements with developers of affordable and inclusionary developments to give preference to veterans of war or other emergencies , regardless of injury, in the application process for up to 50% of the affordable units in a project/site, as allowed by P.L. 2013 c.6 (amending the NJ Fair Housing Act)..



EMENT

- I. **Maintain a Clean Environment:** Work with the SID to ensure that the Downtown is consistently clean and well maintained.

## LU31. Recommendations for Englewood South's Industrial Districts:

- A. **Consider Prohibiting New Housing in Current Industrial Areas:** Cities **commonly** often direct new high-density housing development into their industrial areas in order to protect the "character" of lower-density neighborhoods. A major consequence of this type of land use policy is that it reduces tax ratables and precludes opportunities for non-residential uses that would generate more tax revenue than they would cost the City in new services and school enrollment. In Englewood's case, the **RIM and LI** industrial zones are predominantly in its current and future flood-prone neighborhoods, making them not just inappropriate for housing but also difficult to develop with housing under new flood hazard design standards. **They are also adjacent to congested highways that emit air pollution that is detrimental to health and human development.** The RIM and LI zones should be amended to limit future residential development.

# CONTROL ARTIST HOUSING DENSITY – PAGE 98, LU33

## LU33. Transform Neighborhood Commercial Zones:

- A. Increase Building Heights in the NC zone: Increase permitted heights by one-story or by up to 12 feet to make mixed-use development or conversion more economically feasible. The current two-story height limits are not conducive to mixed-use.
- B. Add W-L Overlay to Lafayette/Englewood NC Area: In order to revitalize the area around Lafayette Place and create an arts district, permit live/work arrangements over the NC zoned properties in that node. The zoning ordinance implementing this overlay should permit not more than one (1) apartment in the same building as the working space, to be occupied by the artist/crafts-person and their family.

## AIR QUALITY –PAGE 125 SUS24

**SUS24. Maintain Tree Inventories and Plans:** The City should conduct tree inventories and maintain urban forestry plans in order to be eligible for grants and assistance from the NJ DEP's Community Forestry Program, the USDA, and other agencies, to ensure that it has adequate and healthy street trees to provide shade in its shopping districts and residential neighborhoods **and to improve air quality**

# AIR QUALITY AND WILDLIFE – PAGE 126, SUS 27, 28, 29A

homes warm or cold as weather becomes more extreme. Similarly, work with PSE&G to increase awareness of programs to assist property owners to improve energy efficiency to reduce air pollutants related to home heating and cooling.

**SUS28. Promote Electric Vehicle Adoption:** Use available resources to expand the City's electric and alternative fuel vehicle fleet and to advocate for the adoption of EVs and AFVs by City residents and businesses to reduce local sources of air pollution.

## GOAL 5. SUPPORT HEALTHY AND RESILIENT ECOSYSTEMS

**SUS29. Support a Robust Ecosystem:** Utilize native plants in parks and landscaping areas, support or create pollinator gardens, and take other actions that support and create habitats for native plants, animal, and insect species that enforce a strong natural ecosystem.

**A. Collaborate on Wildlife Management:** Work with the County, NJ DEP, and the Flat Rock Nature Center to identify solutions and establish best practices for wildlife management, with the objective of balancing public health and safety with the wellbeing of deer and other local animal populations.



Figure 55. Dark Sky Compliant Lighting Fixture.  
Source: Darksky.org

**SUS30. Require Black Sky Compliant Lighting:** Adopt dark sky lighting requirements based upon the Illuminating Engineering Society's Model Lighting Ordinance

# COMMUNITY CENTER & PUBLIC ARTS – PAGE 133, 135

**CF2.** **Identify a Suitable Location for a Community Center:** In addition to considering the Liberty School for a future community center, consider other suitable options in and around the Downtown, including existing publicly owned land as well as any private property that meets the criteria for designation as an area in need of redevelopment.

**A.** Consider exploring the feasibility of placing the Community Center above the proposed rebuilt Wright Arena and public pool building. This will require the City to seek waivers/variances from the State and Federal funding agreements applicable to Mackay Park, and may even require a land swap or expenditure of public funds to receive permission to place a Community Center on Mackay Park.

## **GOAL 3. PROMOTE PUBLIC ARTS AND ART PROGRAMMING**

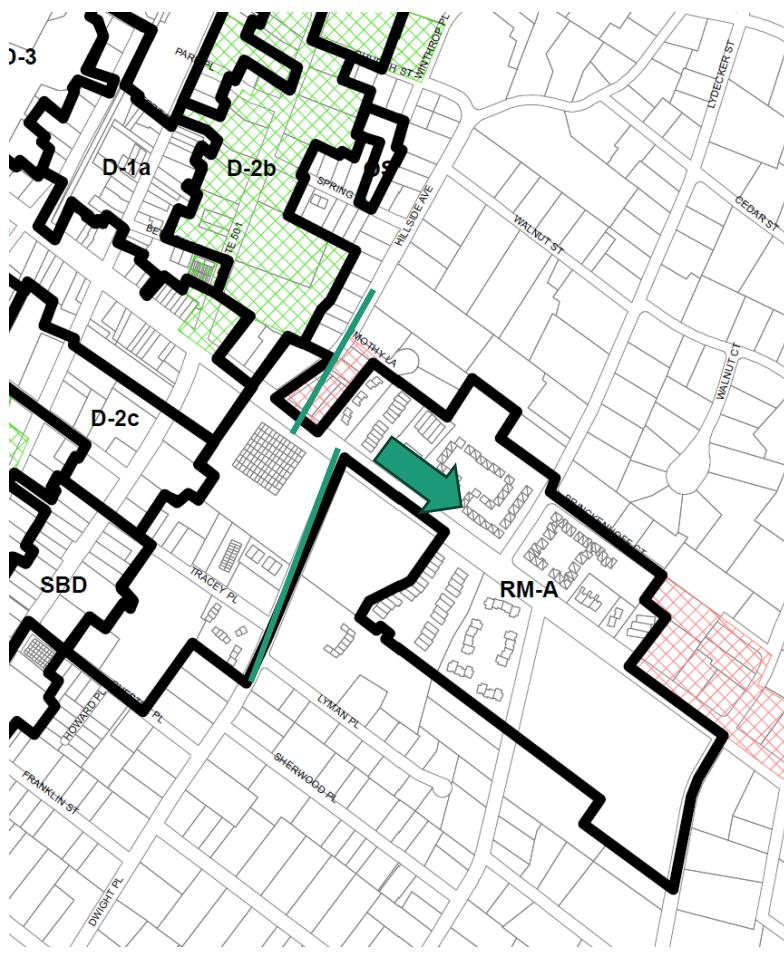
**CF12.** **Establish a Joint Public Art, Creative Placemaking, and Arts Education Program:** Form a program that combines the resources and knowledge of the Engineering, Public Works, and Recreation Departments to coordinate arts education and recreation programs and to work with artists to create public art at public buildings and in public rights of way. Engage BergenPAC, the Englewood SID, and other institutions as partners.

**CF13.** **Public Arts Master Plan:** Consider developing a Master Plan for Public Art installations in the Downtown and open space areas of the City to establish appropriate locations and scale for sculpture, murals and street art.

# CORRECT LU21 LANGUAGE IN SUMMARY TABLE – PAGE 164

LU20C	Propose density and compliance mechanisms for the development of the proposed growth areas while controlling traffic impacts	Planning Board		
LU21	Increase RM-A and B zone densities; permit senior housing at higher densities in RM zones	Governing Body Planning Board		
LU 22	Identify alternative housing compliance mechanisms and renegotiate Third Round	Governing Body		

# POTENTIAL AMENDMENT TO LU21



LU21. Increase RM Zone Densities: In addition to increasing the potential for housing development in the Downtown to address affordable housing, the City should consider increasing permitted densities in RM-A and-B zones, with the exception of the properties fronting on East Palisade Avenue between Hillside Avenue / Dwight Place and Brayton Street / Jones Road, may to help to satisfy affordable housing obligations in the Fourth Round and beyond.

# MASTER PLAN ROLES

## PLANNER

Craft documents, provide advice,



## PLANNING BOARD

1. Create Master Plan
  1. Review
  2. Advise
  3. Adopt
2. Review ordinances/projects for MP consistency



## MAYOR & COUNCIL

1. Implement/Execute Master Plan
  1. Adopt zoning map, regulations
  2. Authorize studies, partnerships
  3. Pursue/approve funding/grants
  4. Set policies



# NEXT STEPS:

## MINOR (DE MINIMIS) EDITS

1. LU21 language (if accepted) regarding East Palisade Avenue

## ADOPTION

1. PB to vote on **adoption** of MP or **adjournment**
2. Can adopt w/ de minimis edits to be made to final copy

