

**CITY OF ENGLEWOOD
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION ADOPTING THE AMENDMENTS TO THE
2024 MASTER PLAN TO THE CITY OF ENGLEWOOD**

WHEREAS, N.J.S.A. 40:55D-89 requires that the City of Englewood (“Englewood”) Planning Board (the “Planning Board”) re-examine the Englewood Master Plan and Development Regulations at least once every ten (10) years from the previous Re-Examination Report of the Master Plan, and that the Planning Board prepare and adopt by Resolution a report on the findings of such Re-Examination Report; and

WHEREAS, the Planning Board previously adopted the 2024 Master Plan on December 9, 2024; and

WHEREAS, pursuant to N.J.S.A 40:55D-28(1), the Planning Board has determined the need to further amend the 2024 Master Plan to address and clarify additional goals and recommendations pertaining to the physical, economic and social development of the municipality; and

WHEREAS, the Planning Board directed its planning expert Dan Hauben, PP, AICP, LEED® Green Associate™ of the firm DMR Architects having offices located at 777 Terrace Avenue, Suite 607 Hasbrouck Heights, New Jersey 07604 to prepare a draft 2024 Master Plan Amendment and a public hearing was scheduled on the adoption of the 2024 Master Plan Amendment for May 22, 2025; and

WHEREAS, pursuant to N.J.S.A. 40:55D-13, a duly noticed public hearing was held by the Planning Board on the 2024 Master Plan Amendment on April 3, 2024, at which time the Planning Board experts provided sworn testimony concerning the 2024 Master Plan Amendment and was subject to questions, and the Planning Board also provided the opportunity for the public to speak and be heard as to the 2024 Master Plan Amendment; and

WHEREAS, David Troast, PP, AICP, LLA. Sr. Project Planner being duly sworn and qualified has reviewed the contents of the 2024 Master Plan Amendments which address the following:

1. The goals and objectives that the City of Englewood desires to undertake to address important development issues and the issues and opportunities that still need to be addressed; and
2. The establishment of a vision for the City including key objectives and recommendations to guide the City over the next ten (10) years and beyond; and
3. How the revised statement of goals can guide the City’s development concerning Land Use, Housing, Transportation, Parks and Open Spaces,

and Environment to effectuate the City's vision for the future and to fulfill City objectives.

WHEREAS, at the April 3, 2025 and the May 22, 2025, hearings, members of the public were afforded an opportunity to testify and ask questions about the 2024 Master Plan Amendments; and

WHEREAS, after hearing the public testimony, and its questions, the City of Englewood Planning Board voted to adopt the 2024 Master Plan Amendments to address the following issues;

1. **Added at page 83 Economic Centers: Downtown, Towne Centre Site:**

Town Centre Site

The Town Centre mixed-use development at 20 West Palisade Avenue between South Van Brunt Street and Humphrey Street, was created as the result of the MURR Mixed Use Residential/Retail Overlay Zone, which was repealed in 2014 as part of a sweep of zoning amendments to implement the 2014 Master Plan, rezoning the site to D-1(b). Restoring or replacing the overlay zone would allow the City to permit uses which are suitable for Town Centre's unique building and site type but which may not be suitable or desirable in the lower-rise development that characterizes Palisade Avenue in the Downtown. This would also be consistent with the original designation of the site as an area in need of redevelopment, which grants the City authority to adopt special zoning (Redevelopment Plans) for the site.

2. **LU20. Prioritize Inclusionary Housing to the Downtown:**

Future housing should be directed to the Downtown and its surrounding business and multi-family zones, to avoid flood prone areas, existing single-family neighborhoods, or industrial districts. The recommendations below are intended to eliminate obstacles to the creation of housing in the Downtown:

A. Increase Downtown Residential Height Limits to Account for Enhanced Flood Rules:

The City should consider increasing permitted building heights (in feet: not necessarily stories) in parts of the Downtown that fall within NJ DEP's regulatory flood hazard area and adjust standards concerning ground-floor uses, to make mixed-use and multi-family project more financially feasible, in light of the construction costs associated with enhanced flood designs.

B. Permit Housing unconditionally in more Downtown Subzones:

Consider permitting townhouses in all downtown zones except the D-1a, D-1b. and D-3 zones. Permit full multi-family buildings in all downtown zones except the D-1a and D-1b zones provided that the ground floor uses are limited to resident

amenities, professional/medical offices and parking, and that they meet LEED ND design standards for neighborhood walkability.

C. Establish Appropriate Densities:

Establish appropriate densities for new housing in the Downtown, so that zoning can better control the impact on traffic. Create different standards for townhouses, apartment buildings, and senior housing.

3. 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, to help satisfy affordable housing obligations in the Fourth Round and beyond.

A. Provide Senior Housing Near Services:

Amend the RM-A and RM-B zones to permit age-restricted independent and assisted living facilities at higher densities than what are currently permitted for apartments and townhomes in those districts. This will create opportunities for senior housing near the Downtown and Englewood Hospital.

4. LU22. Consider Renegotiating Third Round AHO Overlays in the Fourth Round:

During the public outreach process, the public expressed concern over affordable housing overlays required by the City's Settlement with Fair Share Housing Center. As part of the City's Fourth Round planning process, the City can attempt to negotiate to replace a portion of the Third Round Overlay Zoning with Overlays or other mechanisms that can realistically meet the Third and Fourth Round obligations.

5. LU23. Reduce Residential Parking Requirements:

Look to Rutgers Residential Parking Study for guidance to reduce residential parking requirements in redevelopment projects, reducing development costs and consequently the rents required to make development profitable. Explore the possibility of pursuing an exception from the Residential Site Improvement Standards for parking in the Downtown.

6. **LU30 D 1. Create a Town Centre Overlay.**

Create a Town Centre Overlay: Replace the previously repealed MURR Overlay Zone with a new Town Centre Overlay Zone (TCO) on Block 2401, Lot 1.01, and permit ground-story medical group practice as defined in Englewood City Code §250-58. In order not to disrupt the ground level retail nature of the downtown, medical use should be limited in scale to a small group practice and located solely within the TCO overlay zone within the Downtown, D-1b zone. Further, any medical practice use introduced into the development should maintain a retail aesthetic on the building facade by matching the existing commercial uses in the Center and leaving the front window space uncovered and visible to the streetscape.

7. **Added diversity language to demographics:**

Language on the racial composition of the City is located on page 13. The Amendment includes a new racial composition graph on the same page (labeled as Figure 1).

8. **Added air quality language:**

The Amendment includes new language at SUS27 and 28 (page 124) addressing local actions to improve air quality.

9. **Added language on limit to density on LU32:**

Provided (new recommendation number is LU33B at the top of page 97 in the Amendment).

10. **Define Englewood South:**

Figure 9 has been added to page 28 and contains a map from the 2014 Master Plan depicting the area identified in that Plan as Englewood South.

11. **Added language on veterans housing:**

Added at LU25E, page 94.

12. **Clarify developers mitigating drainage:**

Added to LU3, page 88.

13. **Added overburdened community map:**

Added with description on page 14.

14. **Crystal Lake flooding issues:**

Added at new LU9 at top of page 92.

15. **Public Art:**

See CF12 and 13 on page 135.

16. **Recreational Center:**

Added language at CF2A on page 133.

17. **Street Cleaning:**

Added language at LU301 (page 97).

18. **Animal habitat language:**

Language already exists at CIRC24 on page 116 and SUS29 on page 126.

19. **Medical Offices in the Downtown:**

Added language at LU30 D on page 96

NOW THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Englewood, hereby adopts the 2024 Master Plan Amendment, dated May 22, 2025, prepared by Daniel Hauben, PP, AICP, LEED® Green Associate™ of DMR Architects; and

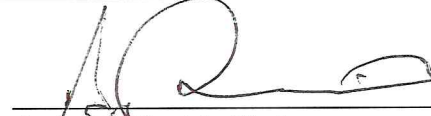
BE IT FURTHER RESOLVED, by the Planning Board of the City of Englewood that, pursuant to N.J.S.A. 40:55D-13, a copy of this Resolution adopting the 2024 Master Plan Amendment, dated May 22, 2025, be forwarded to the Bergen County Planning Board, the New Jersey Office of Planning Advocacy, and to the City Clerk for distribution to the Mayor and City Council, and that a copy be placed on the City website. Notice of this adoption shall be published in the official newspaper(s) of the Planning Board.

BE IT FURTHER RESOLVED, by the Planning Board of the City of Englewood that a copy of this Resolution adopting the 2024 Master Plan Amendment, dated May 22, 2025, be forwarded to the municipal clerk of each municipality adjoining the City of Englewood.

The above Resolution was adopted on May 22, 2025, by the following vote of Board Members:

Board Member	1 st /2 nd	Yes	No	Abstain	Absent
Chairman David		✓			
Mayor Wildes	1	✓			
Vice Chairman Lerman	2	✓			
Councilman Wilson					✓
Ms. Patino-Valle		✓			
Ms. Cordon		✓			

Mr. Rosenblatt					✓
Mr. George		✓			
Mr. Horowitz					✓
Ms. Thomas					
Ms. Mann					



 Anthony David, Chairman
 City of Englewood Planning Board

I hereby certify that this is a true copy of the Resolution adopting the aforesaid 2024 Master Plan Amendments of the City of Englewood, on May 22, 2025.



 Paris Myers, Planning Board Secretary

DATE ADOPTED: MAY 22, 2025