

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

ORDINANCE 26-09

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 250, TITLED “LAND
USE” AMENDING AFFORDABLE HOUSING OVERLAY ZONES**

WHEREAS, the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. (“FHA”), was amended in 2024, thereby establishing the rules and regulations for the adoption of housing plans for the Fourth Round of compliance with the Mount Laurel Doctrine established by the New Jersey Supreme court; and

WHEREAS, the FHA requires that all documents related to compliance with the amended FHA shall be adopted by March 15, 2025; and

WHEREAS, the City intends to comply with its constitutional obligation to provide for affordable housing in a manner that complies with the FHA;

BE IT ORDAINED by the Governing Body of the City of Englewood, Bergen County, New Jersey that it does hereby amend, and supplement Chapter 250 of the City Code as follows:

SECTION 1. Article IX, §250-54 entitled Establishment of districts, is hereby amended to remove Block 2303, Lots 6 through 30 and Block 2304, Lots 9 through 35 from within the AHO-3 overlay zone.

SECTION 2. The City Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Bergen County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15 and 40:55D-62.1. The City Clerk shall execute any necessary Proofs of Service of the notices required by this section, and shall keep any such proofs on file along with the Proof of Publication of the notice of the required public hearing on the proposed change.

SECTION 3. After introduction, the City Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board 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 City Council, within thirty-five (35) days after referral, a report including identification of any provision 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 4. If any paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 5. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. This Ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) 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 City Tax Assessor as required by N.J.S.A. 40:49-2.1. in accordance with the laws of the State of New Jersey.

ORDINANCE #26-09

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 250, TITLED "LAND USE" AMENDING AFFORDABLE HOUSING OVERLAY ZONES

RECORD OF VOTE

FIRST READING DATE: March 9, 2026

COUNCIL	MOTION	VOTE
David		AB
Rosenzweig		Y
Tokayer		Y
Wilson		Y
Wisotsky	X	Y

DATE PUBLISHED IN THE RECORD:: March 17, 2026

DATES PUBLIC HEARINGS HELD: April 14, 2026

DATE SECOND READING HELD: April 14, 2026

COUNCIL	MOTION	OPEN	MOTION	CLOSE	MOTION	ADOPT
David	X	Y	X	Y	X	Y
Rosenzweig		Y		Y		Y
Tokayer		Y		Y		Y
Wilson		Y		Y		Y
Wisotsky		Y		Y		Y


Y=YES N=OPPOSED A=ABSTAINED AB=ABSENT

PRESENTED TO MAYOR: April 16, 2026

APPROVED _____

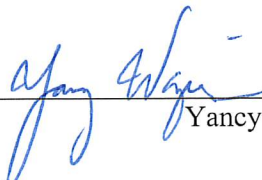
REJECTED _____ (VETO)

DATE SIGNED: 4/17/26



 MAYOR MICHAEL WILDES

I do hereby certify that the foregoing is a true and exact copy of an Ordinance adopted and approved by the Mayor and Council of the City of Englewood.



 Yancy Wazirmas, RMC
 City Clerk