

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

ORDINANCE #25-27

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 250, TITLED “LAND
USE CREATING_TC_OVERLAY_ZONE DISTRICT”**

WHEREAS, Property located at 10-30 West Palisades Avenue, further identified as Block 2401, Lot 1.01 by City tax assessment records, also known as Towne Center, is a mixed-use development with ground floor retail and residential multifamily development above; and

WHEREAS, Towne Center was developed as a result of adoption of Ordinance No. 01-18 that established the Mixed Use Residential/Retail (MURR) Zone; and

WHEREAS, Ordinance 14-44 adopted by the Governing Body on December 16, 2014, repealed and eliminated the MURR Zone and rezoned the property to the D-1b Zone; and

WHEREAS, medical offices are not permitted on the first floor within the D-1b Zone; and

WHEREAS, the Planning Board of the City of Englewood has prepared and adopted a comprehensive master plan (2025 Plan) on December 9, 2024; and

WHEREAS, the Planning Board amended the 2025 Plan on May 22, 2025, that included a recommendation to permit limited medical office on the first floor of Towne Center; and

WHEREAS, the Governing Body agrees with the recommendations of the Planning Board to permit limited ground floor medical office specific to the Towne Center property.

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 add the following new overlay zone entitled Town Center Overlay Zone, TC-O.

SECTION 2. Article IX, §250-55A, Zoning Map, is hereby amended to add §250-55A (45) designating Block 2401, Lot 1.01 within the Town Center Overlay, TC-O Zoning District.

SECTION 3. Article XI entitled District Regulations, is hereby amended to add the following new district regulations:

§ 250-78. Town Center Overlay Zone

A. Purpose. The purpose of this chapter is to establish a specific overlay zone so as to permit street level medical office use within the D-1b zone limited to this overlay.

B. Permitted Principal uses. Within the TC-O District, in addition to those uses permitted within D-1b District, medical office uses at street level shall also be permitted. Medical use shall be limited to the definition of “Medical Group Practice” defined by §250-58 as follows:

A medical or dental practice, larger than a medical office, offering medical or dental services on an outpatient basis and including principal health care providers and other medical or dental professionals, exclusive of administrative or clerical staff, providing services on the premises. A medical group practice and its principal health providers shall offer medical services within one area of medical practice (e.g., general practice, orthopedics, cardiology, oncology, etc.) or within a small number of closely related areas of medical practice, and may also contain in-house diagnostic testing facilities, medical counseling services, and similar services, or may be associated with other similar accessory or complementary principal uses in the same building.

C. Zoning Criteria. Development within the TC-O district shall be subject the following:

- (1) All requirements of the D-1b Zone, apart from permitting street level medical use pursuant to § 250-78B above, shall apply.
- (2) Any modifications to the design of the existing front façade of the building shall maintain the existing façade so as to retain a retail appearance to the street scape. Window coverings or signage that cover the exterior windows or otherwise deviates from the existing building design is not permitted and can be altered only by application to the appropriate land use board.

SECTION 4. 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 5. 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 6. 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 7. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 8. This ordinance shall take effect immediately upon: (i) adoption; and (ii) publication in accordance with the laws of the State of New Jersey.

NOTICE IS HEREBY GIVEN that the above ordinance was introduced and passed on first reading at a Regular Meeting of the City Council of the City of Englewood on June 4, 2025 and that said ordinance will be further considered for final passage at a meeting of the City Council to be held via Zoom on July 8, 2025 at 8:00 pm or as soon thereafter as the matter can be reached, at which time and place all persons who may be interested will be given an opportunity to be heard concerning said ordinance. Members of the public who wish to participate in the meeting may do so by calling or clicking on the link below at 8:00PM or by dialing 646-558-8656. Link:

<https://zoom.us/j/98505681398?pwd=7EpkXQgOeuPPp4Qqdngfltc1eRmhVL1;>

Webinar ID: 985 0568 1398; Passcode: 287171

A copy of the ordinance in full may be requested at no charge from the City Clerk's Office during regular business hours and can also be found on the City's website at www.cityofenglewood.org.

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RECORD OF VOTE

FIRST READING DATE: June 4, 2025

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

DATE PUBLISHED IN THE RECORD: June 25, 2025

DATES PUBLIC HEARINGS HELD: July 8, 2025

DATE SECOND READING HELD: July 8, 2025

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

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

PRESENTED TO MAYOR: July 9, 2025

APPROVED _____

REJECTED _____ (VETO)

MAYOR MICHAEL WILDES

DATE SIGNED: _____

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