

**BOROUGH OF ENGLEWOOD CLIFFS
COUNTY OF BERGEN**

ORDINANCE NO. 2026-02

**TITLE: AN ORDINANCE AMENDING CHAPTER 15 OF THE CODE OF THE
BOROUGH OF ENGLEWOOD CLIFFS ENTITLED “LAND
SUBDIVISION” TO ESTABLISH TAX MAP REVISION FEES FOR
SUBDIVISION AND SITE PLAN APPROVALS**

WHEREAS, the Governing Body of the Borough of Englewood Cliffs believes it is in the best interests of the Borough to amend Chapter 15 of the Borough Code entitled “Land Subdivisions” to establish tax map revision fees for subdivisions and site plan approvals; and

WHEREAS, the proposed fees are intended to defray the administrative and technical costs associated with updating and maintaining the Borough Tax Maps.

BE IT ORDAINED AS FOLLOWS:

Section 1. § 15-12. Tax Map Revision Fees.

A. Applicability.

Prior to the signing of any final map, deed, or site plan (as applicable) for any minor subdivision, major subdivision, or other development approval that results in the need for an amendment or revision to the official Tax Maps of the Borough of Englewood Cliffs, the applicant shall pay the fees set forth below, in addition to all other fees required by Borough ordinances.

B. Fees.

1. Minor Subdivisions.

Two hundred dollars (\$200.00) per lot created.
Submission of recorded document(s) is required.

2. Major Subdivisions.

One hundred fifty dollars (\$150.00) per lot created, not to exceed four thousand five hundred dollars (\$4,500.00).
Submission of the recorded final plat and a CAD file is required.

3. Site Plans.

Three hundred dollars (\$300.00) per encumbrance (e.g., easements, rights-of-way, dedications, vacations, lease areas, restricted areas).
Submission of recorded document(s) and a CAD file is required.

4. Condominium/Townhouse Plans.

Two hundred dollars (\$200.00) per unit, not to exceed seven thousand five hundred dollars (\$7,500.00).

Submission of the recorded Master Deed and CAD file(s) of relevant floor plans is required.

C. Submissions.

All CAD files shall be submitted in a format acceptable to the Borough Engineer and Tax Assessor.

Section 2. Severability

If any section, subsection, clause, or provision of this ordinance shall be adjudged invalid by a court of competent jurisdiction, such adjudication shall not affect the validity of the remaining portions of this ordinance.

Section 3. Effective Date

This ordinance shall take effect upon final passage and publication according to law.

**Introduction and First Reading:
January 14, 2026**

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz			✓				
Liang			✓				
Patel	✓		✓				
Kapsaskis		✓	✓				
Lee			✓				
Koutroubas							✓
Mayor Park							

**Second and Final Reading of Ordinance Adoption:
February 11, 2026**

COUNCIL MEMBER	Motion	Second	Ayes	Nays	Abstain	Recuse	Absent
Biegacz	✓		✓				
Liang			✓				
Patel		✓	✓				
Kapsaskis			✓				
Lee			✓				
Koutroubas							✓
Mayor Park							


Mark Park, Mayor

**This Ordinance was duly passed on second and final reading
by the Council of the Borough of Englewood Cliffs
at a meeting held February 11, 2026.**


Beauty Nadim, RMC/CMR
Borough Clerk