

**NOTICE OF PUBLIC HEARING  
BOROUGH OF ENGLEWOOD CLIFFS PLANNING BOARD**

**NOTICE** is hereby given that on August 5, 2025 at 9:30 a.m., a public hearing will be held before Hon. Maurice J. Gallipoli, J.S.C. (ret.), court-appointed Special Hearing Officer for the Planning Board of the Borough of Englewood Cliffs in In the Matter of the Application of the Borough of Englewood Cliffs, Docket No. BER-L-6119-15, for the purpose of reviewing and making a recommendation to the Superior Court of New Jersey for formal action on the application of CFI Development, LLC (the "Applicant") for Preliminary and Final Major Site Plan approval to consolidate several existing tax lots and construct a new mixed-use building consisting of forty-eight (48) residential units, ten (10) of which will be designated as affordable units and the remainder of which will be market rate units, and approximately 9,494 square feet of retail/commercial space with amenities, off-street parking and associated improvements.

The Applicant's property is known as 20-32 Sylvan Avenue, Englewood Cliffs, New Jersey (shown on the Tax Map of the Borough of Englewood Cliffs as Block 201, Lots 10-14); and 4 Bayview Avenue, Englewood Cliffs, New Jersey (shown on the Tax Map of the Borough of Englewood Cliffs as Block 205, Lots 1, 2 and 4) and is located in the Downtown Tiers (Hudson Terrace, East Palisades and B-3 Zone) Inclusionary Housing Overlay-2 (IHO-2) Zone.

As part of this application, the Applicant requests variance relief pursuant to N.J.S.A. 40:55D-70(d)(5) with respect to maximum permitted density (24 units per acre permitted; 24.18 units per acre proposed) and further requests variance relief pursuant to N.J.S.A. 40:55D-70(c) with respect to (i) maximum building height (3 stories/36 feet permitted; 3 stories/38.3 feet proposed); (ii) maximum impervious coverage (80% permitted; 84.45% proposed); (iii) minimum buffer to Fifth Street (25 ft. required; 0.75 feet proposed); (iv) minimum buffer to residential lots (20 ft. required; 0.5 feet proposed); (v) use of buffer area (building and parking not permitted; parking proposed); (vi) minimum aisle width (25 ft. required; 24 ft. proposed); (vii) minimum parking space dimensions (9 ft. by 19 ft. required; 9 ft. by 18 ft. proposed) (viii) parking spaces within 5 ft. of rear and side lot lines or within 10 ft. of a residential zone (not permitted; same proposed); (ix) to the extent required, minimum rear yard (89 ft. required; 10 ft. provided to south of the proposed building); (x) to the extent required, parking spaces within the required front yard (not permitted; 2 spaces proposed along Bayview Avenue); (xi) wall sign illumination (not permitted; internal illumination proposed on front building elevation); (xii) maximum number of wall signs per building elevation (2 signs permitted on front elevation; 3 signs proposed); (xiii) minimum distance between wall signs (100 ft. required; 75 ft. proposed on rear elevation); (xiv) maximum number of ground signs (1 sign permitted; 2 signs proposed); and (xv) minimum setback of ground signs from lot line (20 ft. required; 4 ft. and 6 ft. proposed). The Applicant will also seek any additional exceptions, waivers, design waivers, variances, interpretations, de minimis exceptions, modifications of conditions of prior approvals, continuation of any preexisting nonconforming conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the application.

The public hearing will be held in Courtroom 315 at the Bergen County Justice Center, 10 Main Street, Hackensack, New Jersey 07601. Any interested person may appear either in

person or by attorney at the public hearing. Alternatively, any interested person or attorney may appear virtually as follows:

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The unauthorized recording and/or use of this court event may subject the individual involved to criminal charges, including a violation of the New Jersey Anti-Piracy Act, N.J.S.A. 2C:21-21, among other possible charges.

The public hearing may be continued without further notice on such additional or other dates as the Board may determine. At least 10 days before the public hearing, the maps, plans, plat and details of the application for which approvals are being sought will be on file and available for public inspection during normal business hours (Monday through Friday from 9:00 a.m. to 4:00 p.m.) at the office of the Borough of Englewood Cliffs Planning Board Secretary, Borough Hall, located at 482 Hudson Terrace, Englewood Cliffs, New Jersey 07632.

Allyson M. Kasetta, Esq.

Harwood Lloyd, LLP, Attorneys for the Applicant

130 Main Street, Hackensack, NJ 07601

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