

Date: April 15, 2026

To: Cathy Scancarella, Planning Board Secretary  
Russel Porrino, Planning Board Chair  
Tom Randall, Esq, Planning Board Attorney  
Robert Ferraro, Esq, Borough Attorney  
Intashan Chowdhury, Borough Administrator  
David Horner, PE  
Maurice J Gallipoli, Esq, Special Hearing Officer  
Mary Beth Lonagan, PP, Special Master  
Michael Mistretta, PP  
Allyson Kasetta, Esq., Applicants Attorney  
Steven Collazoul, PE, Applicants Engineer

From: David J Hoder, PE

Re: CFI Development – 3<sup>rd</sup> Technical Review  
20-30 Sylvan Avenue and 4 Bayview Avenue  
Block 201, Lots 10-14; Block 205, Lots 1, 2, 4  
Borough of Englewood Cliffs, Application # 343

---

Our office is in receipt of a Commercial Site Plan application for the above property for Technical Review. The submission information is as follows:

- 1) Site Plan 20-30 Sylvan Avenue, prepared by Collazuol Engineering & Surveying Assoc., dated 11/22/2024 revised 12/23/2025, consisting of 8 sheets.
- 2) Architectural Plan prepared by Architectura dated 11/27/2024 revised 12/10/2025 consisting of five (5) sheets.
- 3) Landscape plan prepared by Stonefeld Engineering & Design., dated 11/22/24 revised January 9, 2026, two sheets.
- 4) Vehicle Circulation Exhibit Stonefeld Engineering & Design dated 7/22/25 revised 1/12/26, 3 sheets.
- 5) Traffic Impact Study prepared by Stonefeld Engineering & Design., dated 7/22/24 revised January 9, 2026

Previously submitted:

- 1) Site Plan 20-30 Sylvan Avenue, prepared by Collazuol Engineering & Surveying Assoc., dated November 22, 2024 revised July 17, 2025, consisting of nine (9) sheets
- 6) Stormwater Management Report, prepared by Collazuol Engineering & Surveying Assoc. dated November 22, 2024, revised July 16, 2025.
- 7) Architectural Plan prepared by Architectura dated November 27, 2024 revised June 19, 2025 consisting of five (5) sheets.

- 8) Traffic Impact Study prepared by Stonefield Engineering & Design, LLC dated January 9, 2025, revised July 22, 2025.
- 9) Landscape plan prepared by Collazuol Engineering & Surveying Assoc., dated 11/22/24 revised July 22, 2025.  
Affordable Housing Plan, 20-30 Sylvan Avenue Residences, Englewood Cliffs, NJ , Block 201, Lots 10-14; Block 205, Lots 1, 2, 4.
- 10) Borough of Englewood Cliffs Planning Board Application, Project Narrative and other attached information.
- 11) Site Plan 20-30 Sylvan Avenue, prepared by Collazuol Engineering & Surveying Assoc., dated November 22, 2024 consisting of nine (9) sheets
- 12) Stormwater Management Report, prepared by Collazuol Engineering & Surveying Assoc. dated November 22, 2024.
- 13) Architectural Plan prepared by Architectura dated November 27, 2024 revised January 8, 2025 consisting of five (5) sheets.
- 14) Traffic Impact Study prepared by Stonefield Engineering & Design, LLC dated January 9, 2025.
- 15) Borough of Englewood Cliffs Police review dated June 18, 2025.

#### **A) Application Proposal**

The applicant is proposing one building that will contain 48 residential units with 10 affordable units and 8072 SF of commercial space. A 111 space parking area, underground stormwater management basin, landscaping, lighting and other site amenities are also proposed. The property is 86,455.51 SF or 1.98 Acres and is in the Inclusionary Housing Overlay-2 Zone (IHO-2).

From the ordinance: every site within the areas identified above may be redeveloped as a completely residential inclusionary project at a density of 19 units per acre with a 20 percent set aside. Alternatively, the site can be redeveloped as a mixed commercial/residential project in which the residential component may be developed at a density of 24 units per acre with a 20 percent set aside. The affordable units shall not be age-restricted. The applicant is requesting 48 residential units and 9494 SF of commercial space for residential density of 24.3 units per acre, requiring a variance.

The applicant is requesting the following along with Site Plan approval:

1. d(5) density variance. 47 residential units permitted, 48 residential units are proposed.
2. Max. building height. 36 feet permitted, whereas 38.37 feet is proposed.
3. Max. height of parapet above roof level. 4 feet permitted, whereas it is unclear and not dimensioned (unsure if a variance is required).
4. Parapet step back from roof's edge. 4 feet is permitted, whereas it is unclear if this is satisfied. (unsure if a variance is required).
5. Buffer requirements. Residential lots which abut lands zoned for business uses in the B-3 Zone shall be afforded a buffer area of 20 Ft. where 9 is provided. Buffer to Fifth St. 25 Ft required and 11 provided.

6. Section 30-10.1.i. There shall be no parking in the allowed front yard, whereas parking is proposed in the front yard on Fifth Street.
7. Section 30-10.2.a. Parking Space size: 9 feet by 19 feet, whereas 9' x 18' feet is proposed.
8. Section 30-10.2.b Parking aisle width - 25 feet (visitor parking) & 22 feet (long term and employee), whereas 24 foot aisles are proposed.
9. A sixty three foot module allowed; length of parking module 171 feet provided.)
10. Space length is required to be 19 ft. 18 provided.
11. Off-street parking or loading spaces shall not be located within five feet of any lot line, where the wall is 0.75 from the line and if the wall is one foot thick some parking is 1.75 feet from the lot lines. Testimony should be provided.
12. Section 30-10.2.f. Off-street parking and loading spaces shall be provided in side and rear yards only but not be located in any required front yard or in any required buffer area, whereas parking spaces are proposed in the required buffer area Now 11 feet off.
13. Section 30-10.2.g. Off-street parking or loading spaces shall not be located within five feet of any lot line. On corner lots, parking or loading shall not be located within 10 feet of the property line or street right-of way, whereas parking spaces are located within 5 feet of the rear and side lot lines. Parking on the Southwest side is bordered by a wall that is 0.75 from the line and if the wall is one foot thick some parking is 1.75 feet from the lot lines. Testimony should be provided.
14. We reserve the right to name additional variances or waivers during the technical review process or during the hearings, if they are found.

**B) Fees**

Item	Notes	Application Fee	Engineering Escrow	Legal Escrow
Site Plan-Preliminary	First 10,000 SF	\$ 350.00	\$ 2,500.00	\$1,500.00
	Each 10,000 SF over (77,049-10,000)/ 10,000= 6.705 (rounded to 7) x \$100.00	\$ 700.00		
D Varince (Density)		\$ 500.00	\$ 500.00	\$ 500.00
Bulk Variances	\$150.00 Each (8 total) \$ 500 Each	\$ 1,250.00	\$ 4,000.00	\$ 4,000.00
Totals:		\$ 2,800.00	\$ 7,000.00	\$6,000.00

**C) Completeness**

Our office has reviewed the two application checklists (“Application Checklist and Site Plan/Subdivision Checklist”) and have identified six incomplete items and three temporary waivers as follows:

Application Checklist:

- |  |                      |
|--|----------------------|
| 4) Notification of property owners and public notice.<br><b>waiver</b> | <b>Temporary</b>     |
| 5) Public Notice of Meeting.<br><b>waiver</b>                          | <b>Temporary</b>     |
| 6) Payment of application fees above.                                  | <b>Not Complete.</b> |
| 7) Payment of Escrow fees above.                                       | <b>Not Complete.</b> |
| 12) Submitted 10 Days before meeting date.<br><b>waiver</b>            | <b>Temporary</b>     |

Site Plan/Subdivision Checklist

- |   |                      |
|---|----------------------|
| 10) Location and dimensions of all signs.   | <b>Not Complete</b>  |
| 24) Show water supply system.   | <b>Not Complete</b>  |
| 27) Show construction details of all retaining walls. Provide engineering calculations for walls over four feet in height.  | <b>Not Complete</b>  |
| 30) Projects which disturb more than 5000 square feet of land shall file application with the Soil Conservation District as per Soil and Sedimentation Control Act NJSA 4:24- A copy of the approved plan shall be filed with the Planning Board. | <b>Not Complete.</b> |

**D) Technical Review**

- 1) Ordinance Section 30-5.15.5 Off-Street Parking and Parking Design Requirements. [Pursuant to a settlement agreement entered into between the Borough and the Fair Share Housing Center dated October 8, 2020 and conditioned upon approval from the Superior Court of the State of New Jersey. Borough document labeled Ord. No. 20-14.]
  - a) All off-street parking areas shall conform to the provisions of Borough Code § 30-10.1. *The applicant is proposing parking numbers for general office, no medical offices would be allowed since the parking requirement for such uses would not be met.*
  - b) The minimum parking requirement per dwelling unit. *Applicant conforms; see below.*
  - c) Off-street parking may be located in surface parking areas and/or within a building as established herein. *The applicant conforms.*

- d) Tandem spaces (where one parking space is located directly behind or in front of another parking space) where each space comprising the tandem is to be designated for use by a single unit, each space comprising the tandem shall each be counted as a separate and distinct space with each being credited towards compliance with the RSIS parking requirement. *No tandem spaces are proposed.*
- 2) Ordinance section 30-10.2 Standards for Parking Spaces and Parking Areas.
- a) Required parking spaces shall be computed on the basis of 171 square feet per space. The dimensions of individual spaces shall be at least nine feet by 19 feet. *The spaces proposed are 18 feet long so a variance will be required. We have no objection.*
- b) For 90° angle parking, a sixty-three-foot module (length of parking stall - 19 feet; aisle width - 25 feet) shall be required for visitor parking. A sixty-foot module (length of parking stall - 19 feet; aisle width - 22 feet) shall be required for 90° angle parking for long-term and employee parking. *The spaces proposed are feet long so a variance will be required. We have no objection.*
- c) Off-street parking areas for more than five automobiles shall be paved and lighted according to the specifications established for this purpose by the Borough Engineer.
- i) The Gardco fixtures are acceptable. The applicant should show a point to point computer generated map.
- ii) Entrances at streets should be lit slightly more bright than the roadways they connect. *The fixture near Bayview should be moved North to accomplish this.*
- d) All off-street parking spaces within any parking areas shall be clearly marked to show the parking arrangement within said parking area. *This has been accomplished.*
- e) All lighting for off-street parking areas shall be so arranged and shielded as to reflect the light downward and prevent any light from shining directly on adjoining streets and residential zones and buildings. *The two lights at the East side of the property should be moved East and turned around as to not flood light toward the residence.*
- f) Off-street parking and loading spaces shall be provided in side and rear yards only but not be located in any required front yard or in any required buffer area. *This has been accomplished in the front yard requirement but parking is located in the side yard rear buffer areas. A variance is required.*
- g) Off-street parking or loading spaces shall not be located within five feet of any lot line. On corner lots, parking or loading shall not be located within 10 feet of the property line or street right-of way. *A variance is required.*
- h) In nonresidential zones, no parking shall be permitted in the 10 feet of depth next adjacent to any residential zone. *A variance is required since behind the project is the R-B1 zone.*

- i) The requirements as to parking and loading areas shall include adequate means of ingress and egress. *This has been accomplished. There is no true loading area. Loading is inside the building. Testimony should be provided.*
- j) No access to a parking or loading area in a nonresidential district shall be located within a residential district. No off-street parking shall be permitted in any zone where the use which it serves is prohibited. *The applicant complies, although a Fifth Street entrance has been talked about.*
- k) There shall be no access leading from "B" Zone properties into residential zones. *The applicant complies.*
- l) Access to off-street parking areas shall be limited to several well-defined locations. Each of said curb cuts shall not exceed 20 feet in width in a residential district. In a nonresidential district, driveways shall not exceed 30 feet with a sixty-foot curb cut maximum for any permitted use. In no case shall there be permitted unrestricted access along the length of the street or streets upon which the parking area abuts. *The applicant complies.*

3) Project Parking Table:

Type of Unit	Number	Englewood Cliffs Required (previous)	RSIS Required	Affordable Housing requirement (GOVERNS)	RSIS Spaces Required
One Bedroom	28	2.0 sp/unit	1.8 sp/unit	1.7 sp/ unit	47.6
Two Bedroom	18	2.0 sp/unit	2.0 sp/unit	1.7 sp/unit	30.6
Three Bedroom	2	2.0 sp/ unit	2.1 sp/ unit	1.7 sp/unit	3.4
Retail	8,072 SF	1 sp/200 SF	1 sp/ 200 SF		41
			Spaces Required	123	123
	The applicant is proposing 110 spaces on site.				
	The plan has 5 accessible spaces where 2 are van accessible.				
	<b>The site has an EV credit of 13 spaces. There for 110 are required</b>				

- 4) Buffers - 30-5.15.6 Buffer and General Landscaping Requirements.  
Pursuant to a settlement agreement entered into between the Borough and the Fair Share Housing Center dated October 8, 2020 and conditioned upon approval from the Superior Court of the State of New Jersey.
  - a) Buffer requirements shall be as stated under the provisions of Borough Code § 30-7.10. *See below.*
  - b) A landscape plan prepared by a landscape architect licensed in the State of New Jersey shall be submitted and shall include details for all decorative features. The

plan shall identify proposed trees, shrubs, ground cover, and other landscaping elements. *The applicant should provide a plan signed by a licensed landscape architect.*

- c) Buffer requirements.  
Buffer areas shall be developed in an aesthetic manner for the primary purpose of avoiding the potential adverse visual impact of development and for screening views of the site from the viewshed locations referenced in § 30-5.16.7 Building and Architectural Standards. *A reduced buffer at Fifth Street is being provided at 11 feet wide. A buffer to lot 5 is 20 feet on the Northeast and as small as 9.0 feet at the corner of this lot. A variance is required.*
- 5) Ordinance Section 30-7.10 Buffer Requirements.
  - a) The applicant is providing no buffers of any kind surrounding the property. There are commercial uses to the North, East and West along Sylvan Avenue and residential uses to the South across Fifth Street.
  - b) Residential lots which abut lands zoned for business uses in the B-3 Zone shall be afforded a buffer area of 20 feet which shall be maintained on the B-3 Zone lot. *The applicant requires a Variance.*
  - c) Residential lots which abut lands zoned for business uses in the B-3 Zone and are parallel to Fifth Street between the Fort Lee boundary and Bayview Avenue, east of Sylvan Avenue shall be afforded a buffer of 25 feet which shall be maintained on the lots zoned for business use. The applicant is proposing 0.5 ft. *A variance is required.*
  - d) Where a B-3 Zone adjoins a residential zone, a buffer area of 20 feet shall be maintained on the B-3 Zone lot. Except parallel to Fifth Street between the Fort Lee boundary and Bayview Avenue, east of Sylvan Avenue, a buffer of 25 feet shall be maintained on "B" Zone lots. *A variance is required.*
  - e) In all zones having buffer requirements, there shall be no pedestrian or vehicular access through the buffer to nearby residential streets. *This is not applicable since there is no buffer, unless the project is revised showing a driveway to Fifth Street.*
  - f) Landscaping. In the buffer areas the following plant material shall be placed: In areas where land is still in its natural state in the area to be buffered, the area shall be left in its natural state, if possible. In addition, evergreen trees between 10 feet and 14 feet in height shall be planted so as to provide a year-round visual screen which shall be placed in an area of the buffer zone in a manner architecturally suitable to accomplish said screening. *The applicant has designed the site with some buffer and landscaping. The buffer landscape is 10 feet as required but some*

*additional plantings should be placed on the Northeast sides near the residence and Fifth street.*

g) Tree Replacement Plan.

*The applicant should place a note on the landscape plan that they shall adhere to the replacement tree plan ordinance.*

h) Section 30-5.15-6 The front yard setback area along Sylvan Avenue shall be landscaped with a mixture of deciduous and evergreen trees and shrubs and lawn areas coordinated with any stormwater management facilities.

i) A landscape plan prepared by a landscape architect licensed in the State of New Jersey shall be submitted and shall include details for all decorative features. The plan shall identify proposed trees, shrubs, ground cover, and other landscaping elements. *This has been done.*

j) Other landscape comments:

i) The applicant should provide more variety in the plan's species. *This has been done.*

ii) Additional plantings should be provided on the East and South sides of the building. *This has been done.*

iii) The islands should be made bigger so that more than just junipers could be planted.

iv) Any conceptual plantings on the architectural plans should be revised to match the landscape architectural plans.

v) Anywhere the exposed face of a retaining wall is greater than 2 feet high, that face should be hidden or enhanced by landscape plantings in front of said wall. Generally this has now been done.

6) Retaining Walls

Ordinance Section 30.7-15 Retaining Wall and Grading

a) Retaining walls greater than four feet in height shall be of reinforced concrete and shall be designed by a professional engineer. Wall plans, elevations and design computations shall be submitted to the Planning Board's Engineer for approval. The retaining walls on six property line sides range from 1.5 ft. in height to about 9 feet in height. We believe this is unacceptable especially near the residences on Bayview Avenue and Fifth Street. The site should be regraded to reduce the height of the walls. *This has been partially done, but additional grading should be done.*

- b) Retaining walls greater than four feet in height shall be of reinforced concrete and shall be designed by a professional engineer. Wall plans, elevations and design computations shall be submitted to the Planning Board's Engineer for approval *The designs should be submitted to this office, and details should be placed on the plans.*

7) Ordinance Section 30-5.15.8 - Refuse and Recycling Requirements.

Pursuant to a settlement agreement entered into between the Borough and the Fair Share Housing Center dated October 8, 2020 and conditioned upon approval from the Superior Court of the State of New Jersey. Borough document labeled Ord. No. 20-14.

- a) Adequate facilities shall be provided for the handling of garbage, recycling, and other refuse by providing and maintaining a screened enclosure, a separate building, or an interior area within the multi-family dwelling where all trash and refuse containers shall be stored while awaiting pickup. *The applicant is proposing an interior trash room, which is acceptable.*
- b) A refuse and recycling building that is appropriately sized for the development shall be provided at a minimum of 5 square feet for unit. *We believe the trash room is about half what the ordinance requires, this calculation should be provided.*

8) Sanitary Sewers and Water

- a) The applicant is proposing an eight inch sewer lateral running to Sylvan Avenue with a doghouse manhole located at the existing sewer main. We believe this will be adequate.
- b) The slope should be provided. If the slope is steep enough, a six inch pipe may be used.

Sanitary Sewer Flow Calculation Total site

Item	Number	Flow per unit	Flow
1 Bedroom Units	28	150 gallons per day	4,200 GPD
2 Bedroom Units	18	225 gallons per day	4,050 GPD
3 Bedroom Units	2	300 gallons per day	600 GPD
9,494 S F		0.125 Gallons / SF	1,187 GPD
		Total	10,037 GPD

- i) Since the flow is greater than 8,000 GPD the applicant may need to apply for a Treatment works approval from the State Department of Environmental Protection.

- ii) A doghouse manhole detail should be provided in section. *This has been provided.*
- iii) Water connections and details should be shown. *This has been provided.*
- iv) Hydrants shall be located not more than 1,000 feet apart and not more than 200 feet from any commercial building. The location of all fire hydrants shall be shown on the site plan and submitted to the Fire Company as part of site plan review. *Hydrants are shown on site but should also be placed on Borough roads if required by Fire Department Review.*

9) Signage

The applicant should indicate if any signage is proposed. A sign detail is now shown on the architects plans. We will defer the signage review to the Conflict Planner.

10) Site Plan Zone Requirements

Section 10 Development Requirements - Site Plan / Building design requirements. We will defer all zoning review to the Conflict Planner.

11) Loading Areas

Ordinances of the Borough of Englewood Cliffs Section 30-10.3 - Standards for Loading Spaces and Loading Areas.

- a) Required loading spaces shall be at least 12 feet wide and 30 feet long or longer depending on the length of trucks or trailers to be accommodated. They shall have a clearance height of at least 15 feet. *The applicant should provide testimony to ascertain if the combined inside and outside area fit this definition.*
- b) No loading areas shall be located in the front yard. *The applicant conforms.*
- c) No loading areas shall be located within five feet of any lot line. *The applicant conforms.*
- d) All loading areas shall be paved and lighted according to the specifications established for the purpose by the Borough Engineer. *The applicant conforms.*
- e) Section 30-10.1 i - Number of Loading spaces  
Up to 100,000 SF the ordinance requires 3 loading docks and one additional for every 60,000 SF above. *The applicant conforms.*

12) Rooftop Equipment

Proposed Ordinance Section 30-5.18.8 Building Standards

Rooftop equipment including elevators, elevator overrides, air conditioning equipment, egress stair towers, and similar structures and appurtenances shall be permitted subject to the following requirements:

- a) Rooftop equipment shall be permitted to exceed the maximum building height permitted herein provided that such equipment or structures do not occupy more than 25% of the total area of the roof level. No more than 5% of the area may be occupied by equipment or structures measuring up to 18 feet in height and the remainder up to 25% of the total roof area may be occupied by equipment or structures measuring up to 5 feet in height. *The applicant should provide*

*information on rooftop equipment and show same on the plans, views have been provided but additional information should be provided. A view from Ft. Tryon Park(NYC) and from across the street (Sylvan) at the sidewalk has been provided and it appears that the rooftop equipment cannot be seen.*

- b) All rooftop equipment and appurtenances not otherwise shielded by a parapet shall otherwise be screened such that they are not visible from eye-level of a person standing on adjacent public streets. *The applicant should provide information on rooftop equipment and show same on the plans. New architectural plans do show a section with a parapet. Testimony should be provided. Also, we defer to the Board Planner on his review.*
- c) In addition to the above, furnishings, facilities and structures utilized as a part of the rooftop deck are not subject to the area or height limitations of this Ordinance. *The applicant should provide information on rooftop equipment.*
- d) Rooftop equipment shall be permitted to exceed the maximum building height permitted, herein provided that such equipment or structures do not occupy more than 25% of the total area of the roof level. This calculation should be done.

### 13) Off Tract Improvements

#### Englewood Cliffs Section 30-9.9 Off Tract Improvements

Off-tract means not located on the property which is the subject of a development application, nor on a contiguous portion of a street or right-of-way. In accordance with N.J.S.A. C40:55D-42 the Planning Board or the Board of Adjustment may require off-tract improvements from a developer. An off-tract improvement shall be one or more required improvements which are necessary for the successful completion of a development in the interest of furthering the public health, safety and general welfare. *The minimum street right of way width in Englewood Cliffs is 40 feet. **The applicant should dedicate 3.5 feet to the Borough for road widening on Fifth Street.** Also, the Board may wish the applicant to improve Fifth Street with street curb, sidewalk and pavement, since it is now unimproved. Neighbor considerations should be taken into account in this decision.*

### 14) Stormwater Review

The applicant is proposing two stormwater detention systems and two stormwater storm filter vaults in the parking area behind the building. The outlet structure will feature a 24 inch inlet, four 2.5 inch orifices, three 4 inch orifices, five 6 inch orifices as well as a four foot wide overflow weir. They will outflow to a catch basin on Bayview Avenue. We have the following comments:

- a) Under Ord Section 30-24.2 “Definitions”, this project can be considered a major development because it disturbs more than 1 acre of land and creates more than ¼ acre of regulated motor vehicle surface.

The applicant has used the Rational method of calculation for this project and this method is no longer allowed by the State Department of Environmental Protection and the Borough of Englewood Cliffs ordinances under the new stormwater rules put into law in July 2023. . ***New Calculations have now been submitted, and the method is acceptable.***

- b) The regulation states:

*NJSA 7:8-5.7 Calculation of stormwater runoff and groundwater recharge*  
*(a) Stormwater runoff shall be calculated in accordance with the following:*  
*1. The design engineer shall calculate runoff using the USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15, and 16, Part 630, Hydrology National Engineering Handbook, incorporated herein by reference as amended and supplemented. This methodology is additionally described in Technical Release 55— Urban Hydrology for Small Watersheds (TR-55), dated June 1986, incorporated herein by reference, as amended and supplemented. ***New Calculations have now been submitted, and the method is acceptable.****

- c) Ord. Section 30-24-4 r 2 - In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at § 30-23.5 complete **one** of the following:

- i) Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the two-, ten-, and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events; One of these must be proven.
- ii) Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the two-, ten- and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area. One of these must be proven.
- iii) Design stormwater management measures so that the post-construction peak runoff rates for the two-, ten- and 100-year storm events are 50%, 75% and 80%, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed.

**One of these must be proven. Text should be added to the report explaining which method was used and which was satisfied.**

- d) Other stormwater comments:
- i) The applicant should use the adjustment factors and the change factors that are now part of the regulations.
  - ii) Ord Section 24-4 m - Any stormwater management measure authorized under the municipal stormwater management plan or ordinance shall be reflected in a deed notice recorded in the Office of the Bergen County Clerk. A form of deed notice shall be submitted to the municipality for approval prior to filing. This information must be provided, if the application is approved.
  - iii) Ord Section 30-24-4 0 2 - To satisfy the groundwater recharge and stormwater runoff quality standards at § 30-23.4p and q below, the design engineer shall utilize green infrastructure BMPs identified in Table 1 at § 30-23.4f and/or an alternative stormwater management measure approved in accordance with § 30-23.4g. We are not including the tables here, but incorporate them by reference. ***This information must be provided.***
  - iv) Ord Section 30-24-4 q 2 a - Eighty percent TSS removal of the anticipated load, expressed as an annual average shall be achieved for the stormwater runoff from the net increase of motor vehicle surface. ***This information must be provided.***
  - v) Driveways and Access Ways. The use of pervious paving materials to minimize stormwater runoff and promote groundwater recharge should be considered for driveways and access ways where practical. *Pavement areas outside the parking garage may be pervious, but this is not required.*
  - vi) It is good practice that catch basins shall be located at all intersections and located in streets with inlets on both sides of the street at intervals of 400 feet or such distances as required to prevent the flow of surface water from exceeding 6.0 cubic feet per second at the catch basin inlet. *The applicant has met this standard on the site.*
  - vii) A stormwater basin maintenance plan must be submitted.
  - viii) Capacity calculation for each of the pipes should be submitted. These can be done using the Rational Method for a 25 year storm.
  - x) Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff by 80% of the anticipated load from the developed site, expressed as an annual average. Stormwater management measures shall only be required for water quality

control if an additional 1/4 acre of impervious surface is being proposed on a development site. The applicant is proposing water quality through four two structures, which is acceptable. *NJDEP acceptance sheets should be submitted.*

xi) The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations, demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100% of the average annual preconstruction groundwater recharge volume for the site; or demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from preconstruction to post-construction for the two-year storm is infiltrated. *The applicant's property is in an Urban Redevelopment Area (PA-1), so recharge is not required.*

xii) Curbs and Gutters. - Curb cuts or flush curbs with curb stops are encouraged where practical to allow vegetated swales to be used for stormwater conveyance and to allow for the disconnection of impervious areas where practical. *The applicant should be required to replace all sidewalks surrounding the site.*

xiii) Additional survey information should be provided downstream of the storm inlet where the flow is being discharged. *At least 3 sections of downstream pipe should be analyzed.*

xiii) A detail of the 24 inch pipe end structure (three each) *should be provided.*

xiii) A trash rack should be placed over the 4 inch and 6 inch orifices. It should be designed to be self cleaning, so by having a 45 degree face to allow the debris to fall off.

#### 15) Other Comments

- a) Some the sidewalks and curb surrounding the property is either cracked, uplifted or depressed. The applicant should be required to replace all sidewalks surrounding the site. Sidewalk should continue to Bayview on Sylvan and contain a two foot streetscape paver strip.
- b) A Pavement detail should be provided for pavement restoration on Borough Roads and inside the site. *This has been provided.*

#### 16) Outside Approvals

The applicant should provide evidence of proof of approvals from the following outside agencies:

- a) Borough of Englewood Cliffs Fire Department
- b) Borough of Englewood Cliffs Police Department
- c) County of Bergen

Cathy Scancarella, Planning Board Secretary

April 15, 2026

Technical Review # 3

CFI Development, LLC

- d) Bergen County Soil Conservation District
  - e) New Jersey Department of Transportation – Curbs
  - f) New Jersey Department of Transportation – Utilities
  - g) New Jersey Department of Environmental Protection – Treatment Works Approval.
- 17) If the applicant is successful, the following items shall be provided at the appropriate time:
- a) In accordance with the Municipal Land Use Law Section C. 40:55D-53, the applicant shall post performance guarantees and engineering observation escrow accounts with the Borough of Englewood Cliffs for the proposed on-site improvements.
  - b) The proposed building shall be constructed to conform exactly to the architectural elevation drawings approved by the Planning Board.
  - c) A signed and sealed as-built survey, prepared by a land surveyor licensed in the State of New Jersey, for the proposed improvements shall be provided to the Borough Engineer upon completion of construction and prior to release of the required performance guarantee both in paper as well as in CAD.
  - d) Contribution, sewer contributions and connections fees - Sanitary sewer flows used to calculate fair share and connection fees shall be provided.

Upon submission of the future revised plans this office reserves the right to provide additional comments. If you have any questions regarding the matter please do not hesitate to contact our office.

Very truly yours,

HODER ASSOCIATES



David J. Hoder, P.E., P.P., C.M.E.  
Planning Board Conflict Engineer  
Borough of Englewood Cliffs