Regular Public Meeting of the Englewood Cliffs Planning Board Minutes September 10, 2026

The Regular Meeting of the Englewood Cliffs Planning Board was called to order by Chairman Porrino at 7:36 pm.

Roll Call:

Present:
Chairman Porrino
Ms. Correa
Mr. Kim
Mr. Lee – Borough Representative
Mr. Lee – Borough Representative
Mrs. Rizvi – 1st Alternate

Absent:
Vice Chairwoman O'Shea
Mrs. Villari
Mr. You
Mrs. Zimecki – 2nd Alternate
Mr. Woo – Mayor Designee
Councilwoman Biegacz
Mayor Park

Present:
Mr. Tim Wiss Esq., of Randall & Randall, LLP, the planning board's attorney.

Flag Salute

Mrs. Scancarella requested a moment of silence for the 25th Anniversary of September 11, 2001.

Public notice of this regular meeting has been given in compliance with the Open Public Meeting Law by advertisement in The Record, notification to The Press Journal, and posting of notice on the municipal website at www.englewoodcliffsnj.org and posting on the entrance of the borough hall building at 482 Hudson Terrace, Englewood Cliffs, NJ.

Chairman Porrino announced that Vice Chairwoman Mrs. O'Shea has submitted her resignation from the board. Chairman Porrino thanked her for her many years of service and commitment to the board and the town. The board will honor Mrs. O'Shea with a plaque for her service at a future meeting.

Chairman Porrino made a motion to adopt the July 9, 2026, regular meeting minutes. Mr. Kim seconded with a roll call vote. (3) Ayes Mr. Kim, Mr. Lee, and Chairman Porrino. No Nays, (2) Abstentions Ms. Correa and Mrs. Rizvi

Old Business:

Application #352K - Minor Subdivision – Site Plan Approval w/Variances
Mr. & Mrs. Iskenderian – 56 Hudson Terr. – Block 201 – Lot 1
Resolution – Approval

There was discussion about whether the revised plans were received prior to resolution adoption and if Colliers Engineering had reviewed them. Chairman Porrino stated the plans were received and reviewed by Colliers with a response letter drafted.

Chairman Porrino made a motion to adopt the resolution and was seconded by Ms. Correa with a roll call vote. (3) Ayes Mr. Kim, Mr. Lee, and Chairman Porrino. No Nays, No Abstentions

Application #353 K -Site Plan Lot Coverage & Accessory Structure Variance
Mr. & Mrs. Parikh – 82 Roberts Rd. – Block 1101 – Lot 2
Resolution - Approval

There was discussion about if revised plans were submitted and required to be prior to resolution approval. After discussion conclusion was that the plans were not requested prior to resolution adoption but should be submitted to the board engineer to review prior to building permit issuance.

Chairman Porrino requested a motion to adopt the resolution. Motion was made by Ms. Correa and seconded by Mr. Lee with a roll call vote. (3) Ayes Mr. Kim, Mr. Lee, and Chairman Porrino. No Nays, No Abstentions.

Application #354K - Residential Variance Front Yard Lot Coverage
Mr. Zhang & Ms. Peng – 160 Chestnut St. – Block 701 – Lot 15
Resolution - Denial

Chairman Porrino stated that the resolution was not completed so the resolution will be carried to the October 8, 2026, meeting.

New Business:

Discussion of 2025 Annual Report – Chairman Porrino and members reviewed and discussed the applications that were heard in 2025. Chairman Porrino stated he will draft a narrative report and submit to the board for review at the October 8, 2026, meeting.

Chairman Porrino requested a motion to open to the public for any matter. Motion was made by Ms. Correa seconded by Mr. Lee and carried unanimously by voice vote.

No Comments

Chairman Porrino requested a motion to close the public portion and adjourn the meeting at 8:11 pm. A motion was made by Ms. Correa seconded by Mr. Kim and carried unanimously by voice vote.

Respectfully submitted.

Caterina Scancarella
Planning Board Administrative Secretary

ENGLEWOOD CLIFFS PLANNING BOARD
REGULAR MEETING – September 10, 2026, 7:30 PM
10 Kahn Terrace, Englewood Cliffs, NJ

CALL TO ORDER
The meeting of the Englewood Cliffs Planning Board will come to order this (date). The time is (time).

FLAG SALUTE:

"OPEN PUBLIC MEETINGS ACT" STATEMENT
This meeting which conforms with the Open Public Meetings law, Chapter 231, Public Laws of 1975, is a regularly scheduled Planning Board meeting by advertisement in The Record, notification to the Northern Valley Press Journal, the Suburbanite, posting of notice on the municipal website at www.englewoodcliffsnj.org., and at Borough Hall, 482 Hudson Terrace, Englewood Cliffs, NJ.

ROLL CALL

APPROVAL OF MINUTES: July 9, 2026 – Regular Meeting

OLD BUSINESS:

Application #352K - Minor Subdivision – Site Plan Approval w/Variances
Mr. & Mrs. Iskenderian – 56 Hudson Terr. – Block 201 – Lot 1
Resolution - Approved

Application #353K - Site Plan Lot Coverage & Accessory Structure Variance
Mr. & Mrs. Parikh – 82 Roberts Rd. – Block 1101 – Lot 2
Resolution - Approved

Application #354K - Residential Variance Front Yard Lot Coverage
Mr. Zhang & Ms. Peng – 160 Chestnut St. – Block 701 – Lot 15
Resolution - Denied

NEW BUSINESS:

Discussion of 2025 Annual Report and Resolution

COMMUNICATIONS :

EXECUTIVE SESSION:

COMMITTEE REPORTS:

PUBLIC COMMENTS OTHER THAN HEARING ON THIS AGENDA
ADJOURNMENT

Planning Board Annual Report Spreadsheet 2025

Application #	Applicant	Property Owner	Owner Mailing Address	Address	Block	Lot	Application Type	Board Decision
#341K	Dara Ye		267 11th St., Palisades Park, NJ	18 Seventh Street	201	10	Minor Sudivison with Variances	Withdrawn
#342K	See Saw, LLC	Alpine Properties, LLC	650A Palisade Ave, EC	650A Palisade Ave.	502	10	Use Variance - Clothing Store	Approved
#343K	Tag Sylvan		910-940 Sylvan	910-940 Sylvan	1201	9.01,9.02	Preliminary & Final Site Plan	Approved
						9.03,9.04	with Bulk Variances (Parking)	
#344K	Hyonjin Jeung & Jisun Kang		5 Second St., EC	5 Second St	128	9	Driveway Front Yard Coverage	Withdrawn
#345K	Englewood Hospitality, LLC	495 Sylvan Ave Land, LLC	213 W 35th St., NY NY	495 Sylvan	512	3	Commerical Site Plan Approval	Approved
#346K	Zhanglan Cheng		10 Maple St., EC	10 Maple	703	3	Side Yard, Bldg. Coverage &	Approved
							Impervious Coverage Variances	
#347K	Estate of Nazar Nazarian	Seta Nazarian -Executor	582 Haworth Ave., Haworth NJ	147 & 143 Demarest	602	2&3	Minor Subdivison	Approved
							Lot line correction	
#348K	Randy Sinis & Jane Oster		200 Pershing Rd., EC NJ	200 Pershing	602	8	Variance for Front Entrance Gate	Denied
#349K	PCB Bank	45 Sylvan, LLC	45-47 Sylvan Ave., EC, NJ	47 Sylvan	207	5	Sign Variance	Approved
#350K	Ferrari-Iannuzzi	Carisa Ferrari	21 Van Nostrand Ave, EC, NJ	21 Van Nostrand	207	4	Lot Coverage Variance for	Approved 2026
							New Home Construction	

ORIGINAL

PLANNING BOARD
BOROUGH OF ENGLEWOOD CLIFFS

IN THE MATTER OF THE APPLICATION OF VIKEN AND ANGELA ISKENDERIAN SUBDIVISION APPROVAL WITH VARIANCE RELATING TO LOT 1 BLOCK 207 56 HUDSON TERRACE	:	**MEMORIALIZATION RESOLUTION APPLICATION NO. 352K**

WHEREAS, Applicants, Viken and Angela Iskenderian, applied on or about March 30, 2026 to the Planning Board of the Borough of Englewood Cliffs, for site plan approval with variance for Minor Subdivision of Property into Two (2) Single Family Building Lots; and

WHEREAS, the public hearings were conducted on July 9, 2026, upon proper notice certified by Applicant's proof of service to property owners within a 200-foot radius of the subject property and proof of publication in an official newspaper of the Borough; and

WHEREAS, on July 9, 2026 a vote of the Board was taken to approve the application; and

WHEREAS, during the course of said hearing, Applicant presented expert testimony from several professionals outlining the site plan application and short summary; and

WHEREAS, all application materials, including all plans and reports submitted by or on behalf of Applicant, are a part of the official record of the public hearings on the

application; and

WHEREAS, Applicant was represented by Matthew G. Capizzi, Esq.; and

WHEREAS, the Planning Board considered documentary evidence submitted in connection with the application and heard testimony of the Applicant, witnesses, and considered the argument of Applicant's attorney; and

WHEREAS, the Planning Board was represented by Thomas W. Randall, Esq., at the hearings on this Application; and

WHEREAS, Applicant submission, interdepartmental communications and advisory reports of municipal departments and agencies were received and considered as follows:

Review documents and letters of the Board's consulting professional:

a) Planning Board Application and Denial letter dated March 30, 2026

b) Engineering Plan prepared by Collazuol Engineering & Surveying Assoc., LLC dated March 13, 2026;

c) Boundary Survey Map prepared by Collazuol Engineering & Surveying Assoc., LLC dated December 12, 2025;

d) Architectural Plan for Proposed Lot 1.01 prepared by Marios Lachanaris, Architect, LLC dated March 12, 2026; and

e) Architectural Plan for Proposed Lot 1.02 prepared by Marios Lachanaris, Architect, LLC dated March 12, 2026

WHEREAS, testimony in support of the application was given by:

a. Steven Collazuol, P.E.

b. Kathryn Gregory, P.E.

c. Marios Lachanaris, Architect; and

WHEREAS, the following Board consultants were present,

a. Craig Zimmermann, Colliers Engineering – Board Engineer

b. Thomas W. Randall, Esq. – Board Attorney

WHEREAS, the Board did consider the testimony and evidence presented,

NOW, THEREFORE, on this 10th day of September, 2026 be it resolved that the Englewood Cliffs Planning Board makes the following findings of fact:

The Application

The application submitted by Applicant was complete and jurisdiction before the Board was proper.

Existing Conditions

The subject property, known as 56 Hudson Terrace and located at Lot 1 of Block 207, is in the R-B1 (Single-Family Residential) zone district. The property has 101' of frontage along Hudson Terrace without sidewalks. The property contains approximately 10,479 square feet in area and currently is improved with a single-family dwelling, patio, walkways, carport, driveway, and related appurtenances.

Proposed Development

The Applicant is seeking to subdivide the existing Lot 1 into two (2) single-family building lots (proposed Lots 1.01 and 1.02) and to construct two (2) single-family dwellings, one on each lot. Each proposed property will contain a two-and-a-half story dwelling, covered porch, asphalt driveway, attached two-car garage, and paver patio, as well as other associated

improvements (the "Application"), The Application requires variance relief as to Minimum Lot Width for each of the two (2) lots.

Below is the bulk table from the Applicant's plan.

ZONING SCHEDULE
R-B1 District (Single Family Residential)

Zoning Schedule	Required	Proposed Lot 1.01	Proposed Lot 1.02
Min. Lot Area (sf)	5,000	5,421.26	5,058.19
Min. Lot Width (sf)	50	44.30*	45.11*
Min. Front Yard (ft.)	20	23.15	25.26
Min. Rear Yard (ft.)	20	34.54	24.52
Min. One Side (ft.)	5	5.55	6.50
Min. Both Sides (ft.)	15	13.05	14.20
Max. Lot Coverage ((%) (1)	35	33.87	32.30
Building & Overhang		1,745	1,535
Covered Porch		59	59
Steps		32	32
Max. Impervious Cov. (%)	51	50.76	50.73
Lot Coverage (sf)	-	1,836	1,634
Driveway	-	656	673
Raised Platform	-	60	59
Patio	-	200	200
Max. Rear Yard Cov. (%)	60	15.80	17.16
Rear Yard Area (sf)	-	1,418	1,305
Impervious Area (sf)	-	224	224
Building Height Computations (ft/story)			
From Average Grade	30/2.5	29.57/2.5	29.82/2.5
From Mean Curb Level	32/2.5	29.57/2.5	29.82/2.5
Min. Floor Area One Floor (sf)	1,000	1,722	1,525
Min. Floor Area Two Floors (sf)	1,200	1,520	1,460

*Variances Required
(1) In RB-1 District Maximum Lot Coverage May be Increased to 35% if at least 3% of the coverage of building areas is utilized for covered porches, chimney, steps and extensions

Variances

The applicant is proposing and requesting two (2) variances.

- Minimum Lot Width – Lot 1.01 – 50' is allowed, 44.30' is proposed
- Minimum Lot Width – Lot 1.02 – 50' is allowed, 45.11' proposed

Testimony on July 9, 2026

Attorney Matthew Capizzi-

Provided summary of the proposal and variances.

Steven Collozual was sworn and qualified as a Professional Engineer.

1. He introduced a colorized version of the plan submitted as A-1 dated July 9, 2026.
2. Referring to the filed plans he noted that the property has an odd configuration.
3. They were seeking a subdivision of the property which is approximately 10,480 ft.^{2}
4. It slopes forward towards the street.
5. There are no existing sidewalks along Hudson Terrace at the present home.
6. The existing home has a deficient rear yard.
7. In reference to plan Sheet a-3 identifying the width of 44.1 feet for lot 1.01 and 45.11 feet for 1.02.
8. Four of the properties have a deficient side yard.
9. Both proposed lots have a turnaround driveway area with deficient side yard from the front yard setback required.
10. He will find the side distance along Hudson Terrace is sufficient for the 300 foot site distance at 35 mph.
11. He asked for a waiver for the sidewalk installation and indicated the utilities would be separate for the buildings.
12. Soil testing would be performed to determine if any requirement for a seepage pit, and would provide if required and be responsible for clean out.

13. The curb cut will be widen to 16 feet at the apron and narrowed to 12 feet from the right of way to the k-turn.
14. Landscaping plans were reviewed and indicated arbor vitae would be installed between the homes and a red maple would be planted in the front of each yard.
15. The white fencing in the rear to remain.
16. Boxwoods would be installed on the southerly property line.

Mr. Lachanaris was sworn and qualified as a Licensed Architect in the State of New Jersey.

17. He proceeded to describe the floor plans and elevations of the project.
18. The front of each building will have a stone veneer.
19. He introduced Exhibit A2, a colorized rendering of the proposed structures.
20. Both homes are similar in plan accepting Lot 1.02 has slightly larger floor area on the first floor.

Kathryn Gregory, Professional Planner was sworn and qualified.

21. She proceeded to describe the deficiency for lot width of the setback line on both properties requiring a variance.
22. The property has an irregular shape and is located adjacent to the B Zone.
23. She classifies this as a C(1) variance as the property is unique.
24. The proposal also satisfies the C(2) criteria for granting citing reasons, A, C, and E.
25. Given the location of the property and the neighborhood as well as it being immediately adjacent to the B Zone, she found no negative impacts and there is no substantial visual detriment.

26. Therefore there is no detriment to the neighborhood and it will not impair the zone plan or intent.

27. The project also promotes Master Plan goals, one and goal ten.

STATUTORY CRITERIA

a. An Applicant may be granted c(1) variance relief when it is demonstrated that the noncompliant condition is caused by 1) an exceptional narrowness, shallowness, or shape of the property, 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

b. Public Benefits Test. An Applicant may be granted c(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the Municipal Land Use Law; 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

c. Negative criteria. In addition to the above, the Applicant must address the Negative Criteria of the statute. To meet the negative criteria, an Applicant must demonstrate the variance can be granted without substantial detriment to the public good and that it will not substantially impair the intent and purpose of the master plan and zoning ordinance.

ANALYSIS AND CONCLUSION OF LAW

The Board, in reviewing this application, notes that this is an irregularly shaped lot, which is adjacent to the B Zone. Given the physical characteristics of the property, it is unique and qualifies for a C(1) hardship variance.

It also qualifies as a C(2) variance finding it satisfied purposes a) to provide promotes the public welfare, c) provides adequate light and air in space and contributes to the neighborhood e) preserving the appropriate property densities

Performing the C(2) analysis is the conclusion of the Board that the detriment is not significant as the development is consistent with the neighborhood and provides an attractive addition visually to the surrounding area. The deviation from the width requirement is minimal and the B Zone is adjacent and not impacted by the project. In weighing the benefit and detriment, the benefits substantially outweigh any detriment to the public good will not impact zoning plan or ordinances of the Borough.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Borough of Englewood Cliffs recommends the approval of the Final Site Plan with variances for:

A. Minimum Lot Width for Both Lots

General Conditions

1. The Applicant shall obtain the approval (or waiver thereof) of any and all other governmental agencies having jurisdiction over the proposed development, including but not limited to the New Jersey Department of Environmental Protection and the Bergen County Department of Planning and Economic Development.

2. The Applicant pay the costs of the Borough of Englewood Cliffs, Planner, Engineer

and Borough of Englewood Cliffs Planning Board Attorney associated with this application, and release of escrows posted authorized upon receipt of sign off letters from all Borough professionals.

3. All representations made by applicants or their agents shall be deemed conditions of this approval and any misrepresentations by applicants or their agents contrary to the representations made before the Board shall be deemed a violation of this approval.

4. The action of the Planning Board in approving this application shall not relieve the Applicant of responsibility for any damages caused by this project, nor does the Planning Board of the Borough of Englewood Cliffs, or its reviewing professionals or agencies, accept any responsibility for design of the proposed improvement or for any damages that may be caused by this development.

5. Building permits as needed must be obtained before any work begins at the site and in accordance with the approval(s) conferred herein.

Specific Conditions

6. Revised site plan with site lines depicted.

7. Soil testing to be completed prior to issuance of building permits.

8. Seepage pits if required to have a clean out.

9. Time period by perfection of the subdivision where the improvement needs to be demolished. Determined to be 3 months from date of perfection of subdivision.

10. Shade Tree & curbing request to county. If tree not approved by county, then a tree is to be planted back on each property.

11. Submission of revised landscape plan for enhancements to be reviewed by Planning Board Engineer for approval compliance.

12. Landscaping to be planted and maintained by the applicant.

13. Waiver for sidewalk.

14. Width of driveway curb cut to be a maximum of 12' and driveway to be tapered down to 12' up to where the "K" turn starts.

15. No air condition units in side yards.

16. New curbs to be on plan submitted to Board which can be on the revised landscape plan.

17. Subject to all county or other entities approval.

ATTEST:

Secretary

ENGLEWOOD CLIFFS PLANNING BOARD

Chairperson

ROLL CALL:

Motion: Ms. Correa
Second by: Mr. Lee

Vote on Roll Call:
In favor of resolution approval: Mr. Kim, Mr. Lee and Chairman Porrino

400 Valley Road Suite 304
Mt. Arlington, NJ 07856
Main: 877 627 3772

Colliers
Engineering
& Design

June 19, 2026

Cathy Scancarella, Administrative Secretary
Borough of Englewood Cliffs
482 Hudson Terrace
Englewood Cliffs, NJ 07627

Engineering Review #1
Viken & Angela Iskenderian (Applicant)
56 Hudson Terrace (Block 207, Lot 1)
Minor Subdivision of Property into Two (2) Single Family Building Lots
Colliers Engineering & Design Project No. ECP-0189

Dear Ms. Scancarella,

As requested, our office has reviewed a certain application submitted by Viken & Angela Iskenderian (Applicant), seeking Minor Subdivision of Property into Two (2) Single Family Building Lots

The following documents, which were submitted in support of the Application, have been reviewed:

1. Planning Board Application Form, Checklists and Denial Letter dated March 30, 2026, prepared by Matthew G. Capizzi, Esq., Attorney for the applicant, six (6) pages;
2. Borough of Englewood Cliffs, official 200 ft list regarding the subject property, dated March 30, 2026, two (2) pages;
3. Proof of Taxes Paid, dated March 30, 2026;
4. Engineering Plan prepared by Collazuol Engineering & Surveying Assoc., LLC consisting of eight (8) sheets dated March 13, 2026;
5. Boundary Survey Map prepared by Collazuol Engineering & Surveying Assoc., LLC dated December 12, 2025;
6. Architectural Plan for Proposed Lot 1.01 prepared by Marios Lachanaris, Architect LLC, consisting of three (3) sheets dated March 12, 2026;
7. Architectural Plan for Proposed Lot 1.02 prepared by Marios Lachanaris, Architect LLC, consisting of three (3) sheets dated March 12, 2026;

A. Existing Conditions

The subject property, known as 56 Hudson Terrace and located at Lot 1 of Block 207, is in the R-B1 (Single-Family Residential) zone district. The property has 101' of frontage along Hudson Terrace without sidewalks. The property contains approximately 10,479 square feet in area and currently is improved with a single-family dwelling, patio, walkways, carport, driveway, and related appurtenances.

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B. Proposed Development

The Applicant is seeking to subdivide the existing Lot 1 into two (2) single-family building lots (proposed Lots 1.01 and 1.02) and to construct two (2) single-family dwellings, one on each lot. Each proposed property will contain a two-and-a-half story dwelling, covered porch, asphalt driveway, attached two-car garage, and paver patio, as well as other associated improvements (the "Application"). The Application requires variance relief as to Minimum Lot Width for each of the two (2) lots.

Below is the bulk table from the applicant's plan:

ZONING SCHEDULE
R-B1 DISTRICT (SINGLE FAMILY RESIDENTIAL)

ZONING SCHEDULE	REQUIRED	PROP. LOT 1.01	PROP. LOT 1.02
Min. Lot Area (s.f.)	5,000	5,421.28	5,058.19
Min. Lot Width (ft.)	50	44.30*	45.11*
Min. Front Yard (ft.)	20	23.15	25.26
Min. Rear Yard (ft.)	20	34.54	24.52
Min. One Side (ft.)	5	5.55	6.50
Min. Both Sides (ft.)	13	13.05	14.20
Max. Lot Coverage (%) (1)	35	33.87	32.30
Building & Overhang		1,745	1,535
Covered Porch		59	59
Steps		32	40
Max. Impervious Coverage (%)	51	50.76	50.73
Lot Coverage (s.f.)	–	1,836	1,634
Driveway	–	656	673
Raised Platform	–	60	59
Patio	–	200	200
Max. Rear Yard Coverage (%)	60	15.80	17.16
Rear Yard Area (s.f.)	–	1,418	1,305
Impervious Areas (s.f.)	–	224	224
Building Height Computations (ft./story)			
From Average Grade	30/2.5	29.57/2.5	29.82/2.5
From Mean Curb Level	32/2.5	29.57/2.5	29.82/2.5
Min. Floor Area One Floor (s.f.)	1000	1,722	1,525
Min. Floor Area Two Floor (s.f.)	1200	1,520	1,460

* VARIANCES REQUIRED
(1) IN RB-1 DISTRICT MAXIMUM LOT COVERAGE MAY BE INCREASED TO 35% IF AT LEAST 3% OF THE COVERAGE OF BUILDING AREAS IS UTILIZED FOR COVERED PORCHES, CHIMNEY, STEPS, AND EXTENSIONS.

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C. Variances

The applicant is proposing and requesting two (2) variances.

Minimum Lot Width – Lot 1.01 : 50' is allowed, 44.30' proposed

Minimum Lot Width – Lot 1.02 : 50' is allowed, 45.11' proposed

D. Engineering Comments

1. The plans propose removing the existing driveway and constructing two (2) new driveways and curb cuts. The applicant shall be prepared to provide testimony regarding the proposed sight distance and access.
2. The applicant shall be prepared to provide testimony regarding sidewalks.
3. The applicant has not provided cut and fill soil quantity calculations. Applicant shall provide these for review.
4. The applicant has provided building height calculations, and our office takes no issue with either.
5. The plans indicate proposed utility lines in close proximity to the stormwater seepage pits. The applicant shall be prepared to provide testimony regarding utilities.
6. The applicant shall be prepared to provide testimony regarding tree removals. It appears two (2) existing trees are proposed to be removed, one on proposed Lot 1.02 marked "20 inch" and one on proposed Lot 1.01 labeled "30 inch".
7. Drainage:
    a. Our office has reviewed the drainage calculations provided by the Applicant's engineer, and our office takes no issue with them.
    b. The applicant shall be prepared to provide testimony regarding the maintenance and long-term functionality of the proposed drainage treatment systems, including but not limited to:
        i. Where the over-flows are to be located and directed. It is suggested the overflows be directed to the storm drains in the street.
        ii. How the drainage areas have been changed as it appears the proposed conditions direct more impervious areas (and resulting runoff) to the rear of the property and onto adjacent properties.
        iii. How the seepage pits can be properly maintained being located under the asphalt driveways.
    c. Our office suggests the soil log permeability testing be completed prior to the demolition of the existing residence. If the proposed location is determined to be inappropriate, then alternative designs should be submitted to the board for review.
    d. The applicant shall be prepared to provide testimony regarding any potential water discharge related to the sump pumps being connected to the infiltration system.
    e. The appropriate Stormwater Maintenance Plans & Easements shall be provided to the Borough for Review and be filed in accordance with NJDEP standards.

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8. Soil Erosion and Sediment Control: The plans include Soil Erosion and Sediment Control plans and details. This application will be subject to Bergen County Soil Conservation District review and approval.

E. Miscellaneous Comments

1. The Applicant is hereby advised that if stormwater runoff drainage problems occur as a result of the site improvements that are detrimental to the property and/or neighboring properties as a result of this construction, it shall be the responsibility of the owner of the property to remedy that drainage issue to the satisfaction of the Building Department and/or Borough Engineer.

2. All excavated material shall be removed from the site unless approved for backfill by the Borough. Any soil disturbance shall be done as set forth by Borough Ordinance.

3. The Applicant shall be aware of their responsibility to repair any damage to improvements within the Borough Right-of-Way including, but not limited to, sidewalk, curb, and asphalt, caused by construction activities associated with the installation of the improvements on the subject lot. We defer to the Borough's Department of Public Works in regard to this item.

4. The Applicant shall determine the limits of disturbance and install appropriate soil erosion preventative measures as necessary prior to constructing the proposed scope in association with this application and as shown on the plans.

5. The Applicant shall obtain any and all applicable approvals required by the Borough Building Department as well as outside agencies, including, but not limited to, the NJDOT, NJDEP, BCUA, and Bergen County. It is the Applicant's responsibility to determine what outside agency permits are required. Copies of said approvals shall be provided upon receipt.

6. The Applicant shall be aware that posting of engineering escrow for construction administration oversight, plan review, and project closeout will be required at the time building permits are issued. Please be aware that unused escrow money will be returned to the property owner upon the issuance of a Certificate of Occupancy (C.O.).

7. The Applicant shall adhere to the building department's approved design plan. Any alterations and/or changes to the approved design plan(s) and contractor questions shall be brought to the attention of the Building Department for review prior to construction or installation on-site.

8. A signed and sealed "As-Built" site plan should be submitted as a requirement for this office to "sign off" on the issuance of the Certificate of Occupancy (C.O.). The provided "As-Built" should accurately show all installed site features including grading, spot elevations, structures,

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Engineering & Design

etc., and will be compared to the approved design plan in association with the application. The Applicant is hereby advised that deviations from the approved design plan without prior consent or approval by the building department are not acceptable. If in the event the As-Built deviates significantly from the approved design plan, the Building Department may not sign off on a C.O, especially if said deviation triggers or requires a zoning variance.

Should you have any questions concerning the above comments, please do not hesitate to contact my office.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)

Craig Zimmermann, PE, CME
Planning Board Engineer

CZ/nm

cc: Russell Porrino, Englewood Cliffs Planning Board President
Thomas Randall, Esq., Board Attorney (via email)
Matthew G. Capizzi, Esq., Applicant's Attorney (matthew@capizzilaw.com)

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ORIGINAL

PLANNING BOARD
BOROUGH OF ENGLEWOOD CLIFFS

IN THE MATTER OF THE APPLICATION OF ASHISH AND MANJEET PARIKH SITE PLAN APPROVAL WITH VARIANCES RELATING TO LOT 2 BLOCK 1101 82 ROBERTS ROAD	:	**MEMORIALIZATION RESOLUTION APPLICATION NO. 353K**

WHEREAS, Applicants, Ashish and Majneet Parikh, applied on or about April 8, 2026 to the Planning Board of the Borough of Englewood Cliffs, for site plan approval with variance for Construction of Pool Cabana and Detached Shed; and

WHEREAS, the public hearings were conducted on July 9, 2026 upon proper notice certified by Applicant's proof of service to property owners within a 200-foot radius of the subject property and proof of publication in an official newspaper of the Borough; and

WHEREAS, on July 9, 2026 a vote of the Board was taken to approve the application; and

WHEREAS, during the course of said hearing, Applicant presented expert testimony from several professionals outlining the site plan application and short summary; and

WHEREAS, all application materials, including all plans and reports submitted by or on behalf of Applicant, are a part of the official record of the public hearings on the application; and

WHEREAS, Applicant was represented by Matthew G. Capizzi, Esq.; and

WHEREAS, the Planning Board considered documentary evidence submitted in connection with the application and heard testimony of the Applicant, witnesses, and considered the argument of Applicant's attorney; and

WHEREAS, the Planning Board was represented by Thomas W. Randall, Esq., at the hearings on this Application; and

WHEREAS, Applicant submission, interdepartmental communications and advisory reports of municipal departments and agencies were received and considered as follows:

1. Planning Board Application Form, Checklists and Denial Letter dated April 8, 2026, prepared by Matthew G. Capizzi, Esq., Attorney for the applicant, six (6) pages;
2. Borough of Englewood Cliffs, official 200ft list regarding the subject property, dated March 2, 2026, two (2) pages;
3. City of Englewood official 200 ft list regarding the subject property, dated February 12, 2026, two (2) pages;
4. Borough of Tenafly, official 200ft list regarding the subject property, dated February 10, 2026, two (2) pages;
5. Proof of Taxes Paid, dated February 11, 2026;
6. Engineering Plan prepared by Schwanewede, Hals & Vince, consisting of one (1) sheet dated November 20, 2025, last revised March 10, 2026;
7. Boundary Survey Map prepared by Lantelme, Kurens & Associates, PC, dated March 26, 2024, last revised April 4, 2024;

8. Drainage Calculations prepared by Schwanewede, Hals & Vince, consisting of two (2) pages, dated November 20, 2025.

WHEREAS, testimony in support of the application was given by:

A July 9, 2026; and

WHEREAS, the following Board consultants were present,

a. Craig Zimmermann, Colliers Engineering – Board Engineer

b. Thomas W. Randall, Esq. – Board Attorney

WHEREAS, the Board did consider the testimony and evidence presented,

NOW, THEREFORE, on this 10th day of September, 2026 be it resolved that the Englewood Cliffs Planning Board makes the following findings of fact:

The Application

The application submitted by Applicant was complete and jurisdiction before the Board was proper.

Existing Conditions

The subject property, known as 82 Roberts Road and located at Lot 2 of Block 1101, is in the R-A Residential Zone. The property has 153' of frontage along Roberts Road without sidewalks. The property contains approximately 30,475 square feet in area and currently is improved with a single-family dwelling, pool, patio, driveway, and related appurtenances.

Proposed Development

The Applicant is seeking to demolish patio areas in the rear yard and construct a new spa, cabana with outdoor kitchen, shed, patios, two (2) raised decks, fire pit, as well as other associated improvements at the Property (the "Application"). The Application requires variance

relief as to Maximum Building Lot Coverage, Maximum Accessory Building Area, and Accessory Structure to Be Located Within 10' of the Principal Building.

Below is the bulk table from the applicant's plan:

Zoning Table
Zone R-A Zone

	Required	Existing	Proposed
Lot Area (SF)	10,000	30,475	No Change
Lot Width (ft)	100	152.8	No Change
Front Yard (ft)	30	37.5	No Change
Side Yard (ft)	10	14.9	No Change
Both Side Yard (ft)*	45.84	48.5	No Change
Rear Yard (ft)	25	104.3	No Change
Lot Coverage (SF)	4,400 Max.	4,271	5,109
Impervious Cov. (*)	51	35.5	38.1
Rear Yard Cov. (*)	60 Max.	18.8	24.2
Building Height Avg. (ft)	30	29.2	29.1
Building Height Curb (ft)	32	31.1	No Change
Building Height (stories)	2.5	2	No Change
Min. Floor Area (SF)	1,800	6,592	No Change

*Side yard based on 30% Lot Width at Setback Line
152.8 x .3 = 45.84'
(EN) Existing Non-Conforming
(V) Variance Required

Accessory Zoning Table
Zone – R-A Zone

	Required	Existing	Proposed
Coverage – Cabana (SF)	572 Max.	N/A	551
Coverage – Shed (SF)	572 Max.	N/A	287
Distance to Principal (ft)	10 Min.	35.0	31.6
Side Yard (ft)	5	25.2	13.4/9.8
Rear Yard (ft)	5	40.1	9.6
Height – Cabana (ft/story)	14/1	N/A	13.5/1
Height – Shed (ft/story)	14/1	N/A	13.5/1
Permanent BBQ or Structure From House (ft)	10' Max.	N/A	36.5 (Var.)

*Maximum Coverage of Any Accessory Building in Required Rear Yard
0.15 x 25' x 152.57' = 572 SF
(EN) Existing Non-Conforming
(V) Variance Required

Variances

The applicant is proposing and requesting two (2) variances.

- Maximum Lot Coverage: 4,400 SF is allowed, 4,271 SF exists, and 5,109 SF is proposed (+709 SF over allowed).
- Maximum Accessory Building Area: 572 SF is allowed, 0 SF exists, and a total of 838 SF is proposed (551 SF for the cabana and 287 SF for the shed, totaling +266 SF over allowed).
- Maximum Distance of Permanent Barbecue or Structure from House: 10' max. is allowed, O' is existing and 36.5' is proposed (+26.5' over allowed).

HEARINGS

Testimony on July 9, 2026

Attorney, Matthew Capizzi

Tyler VanderValk was sworn and qualified as a Professional Engineer.

1. He reviewed his site plan he submitted with the application .
2. The plan was described as open on three sides of the wall to the rear.
3. Property located in the RA zone for 10,000 square-foot lots where the subject lot is oversized at 30,475 ft.^{2}
4. The code is problematic as the maximum building coverage permitted is for 20,000 square-foot lots at 4400 ft.^{2}
5. Applicant is seeking 5,009 square feet building coverage.
6. Accessory building permitted is 575 ft.^{2} versus 818 ft.^{2}.
7. The height of the proposed structures and the setback are both conforming.
8. There are existing evergreens 20 to 25 feet tall buffereing the property.

9. The barbecue was 36½ feet from the house requiring the variance.
10. If the opponent were permitted to include the entire size of the lot, the coverage would only be 17% versus 22% permitted however the zoning requirments a limited to 20,000 square feet
11. The buildings are spread out, which allows for a light and air and open space.
12. The Applicants agree to bolster the existing buffer.
13. Landscaping plan reviewed in the applicant was amenable, providing more specifics.
14. Full evergreen screening proposed will supplement existing and will be maintained by the applicant.
15. The cabana will be tied into existing drainage.
16. The cabana will be vented.
17. Applicant will submit revised plans for landscaping and grading.

STATUTORY CRITERIA

a. An Applicant may be granted c(1) variance relief when it is demonstrated that the noncompliant condition is caused by 1) an exceptional narrowness, shallowness, or shape of the property, 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

b. Public Benefits Test. An Applicant may be granted c(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the Municipal Land Use Law; 2) that the benefits of granting the variance

substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

c. Negative criteria. In addition to the above, the Applicant must address the Negative Criteria of the statute. To meet the negative criteria, an Applicant must demonstrate the variance can be granted without substantial detriment to the public good and that it will not substantially impair the intent and purpose of the master plan and zoning ordinance.

ANALYSIS AND CONCLUSION OF LAW

The Board recognizes this is a greatly oversized lot for the zone at over 30,000 ft.^{2}. Generally speaking in reviewing the variances sought, Board does understand that the allowances for coverage is the 20,000 ft.^{2} can be consideted. As a practical manner, the proposed coverage would not be noticeable on a lot of this size with the amount of square foot overage, and there would appear to be no visual impact.

The accessory structure coverage is likewise, not perceptible, particularly with the requirement of appropriate buffering and shielding so no neighbor sees any retaining walls / With plantings to mitigate the height, it can be properly buffered so there is no detriment. Finally the proximity of the permanent barbecue from the principal structure does not present a detriment.

The positive criteria is satisfied as it satisfies purpose a) promoting an appropriete use of the land, c) provides appriate light and air and open space and i) promotes a desirable visual environment. The board concludes that the positive criteria substantially outweighs any negative impact and variances may be granted without substantial detriment to the public good and will not substantially impair the intent and purposes or the zone plan and ordinances.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Borough of Englewood Cliffs recommends the approval of the Final Site Plan with variances.

General Conditions

1. The Applicant shall obtain the approval (or waiver thereof) of any and all other governmental agencies having jurisdiction over the proposed development, including but not limited to the New Jersey Department of Environmental Protection and the Bergen County Department of Planning and Economic Development.

2. The Applicant pay the costs of the Borough of Englewood Cliffs, Planner, Engineer and Borough of Englewood Cliffs Planning Board Attorney associated with this application, and release of escrows posted authorized upon receipt of sign off letters from all Borough professionals.

3. All representations made by applicants or their agents shall be deemed conditions of this approval and any misrepresentations by applicants or their agents contrary to the representations made before the Board shall be deemed a violation of this approval.

4. The action of the Planning Board in approving this application shall not relieve the Applicant of responsibility for any damages caused by this project, nor does the Planning Board of the Borough of Englewood Cliffs, or its reviewing professionals or agencies, accept any responsibility for design of the proposed improvement or for any damages that may be caused by this development.

5. Building permits as needed must be obtained before any work begins at the site and in accordance with the approval(s) conferred herein.

Specific Conditions

6. Landscape plan to be submitted with enhancements around the cabana and shed areas.

7. Revised site plan stipulating existing, what has been permitted and what is proposed.

8. Landscaping is to be maintained and plantings to be 8'-10' in height pending existing planting.

9. Venting for shed to face interior of the property.

10. Any trees to be removed additional permit is required.

11. Revised plans for existing and proposed conditions to be submitted for review and approval by the board engineer.

ATTEST:

Secretary

ENGLEWOOD CLIFFS PLANNING BOARD

Chairperson

ROLL CALL:

Motion: Chairman Porrino
Second by: Ms. Correa

Vote on Roll Call:
In favor of resolution approval: Mr. Kim, Mr. Lee and Chairman Porrino