

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
JUNE 14, 2016
SPECIAL MEETING
MINUTES**

Call to Order:

The meeting was called to order at 7:00 p.m. at Borough Hall by Chairwoman Christina Hembree.

Adequate Notice Statement:

The Chairwoman announced that the public was notified of this meeting at the last Zoning Board meeting on May 24, 2016. This meeting was posted online and published in The Record Newspaper on June 2, 2016. The public was advised of the Zoning Board's rule that the meeting will conclude at 10:30 p.m.

Flag Salute

Roll Call:

Brian Boffa	Present
Victor Bongard, Vice Chairman	Present
Marcia Denbeaux	Absent
Sanjeev Dhawan, Alternate 2	Present
Jay Ferreira	Present
Robin Effron-Malley	Present
Gary Newman, Alternate 1	Present
John Spirig	Present
Christina Hembree, Chairwoman	Present
S. Robert Princiotta, Esq.	Present
Joseph Vuich, Neglia Engineering	Present
Daniel Bloch, Planner	Present
Tonya Tardibuono, Secretary	Present

Minutes:

The minutes of May 24, 2016 were approved on a motion from Mr. Victor Bongard, seconded by Mr. Spirig, and carried by all.

Continued Application:

**Valley Chabad
100 Overlook Drive
Block 908 / Lot 1
Change of Use / Site Plan Application with variances**

Mr. Elliot Urdang was present as the Attorney for the applicant. Notice and proof of publication were submitted and found to be sufficient.

Board Attorney Sal Princiotta questioned Mr. Urdang as to if the original application should be dismissed and if a new application should be filed. Mr. Urdang replied that they have modified the application to get it closer to compliance and he feels that the application should be treated as a continued application. Mr. Princiotta wants to know procedurally how we should move forward with this application. Although probably not necessary, Mr. Princiotta believes that the Board should now have 120 days to render a decision. A lengthy discussion was then had between Mr. Princiotta, Mr. Urdang, and the members of the Zoning Board regarding how to move forward with this application. Mr. Princiotta explained about how the procedure of an application works. An audience member (David Kosoff) spoke out loud and wanted to object to this application being continued. Another audience member (Kelly Kosoff) spoke out loud and shared that she believes the application is a burden to the public. Mr. Newman made a motion for when they vote they only make a decision on the latest set of plans. There was no second to the motion. Mr. Bloch commented that the burden lies on the applicant. The burden is on them for the Board to approve the application. The decision was made to proceed with testimony this evening.

Mr. Allen Weitzman, the architect from Studio 5 Partnership in Glen Rock, was sworn in by Mr. Princiotta. Mr. Weitzman is a licensed Architect in the state of New Jersey. He went over his qualifications and commented that he has extensive experience testifying in front of several New Jersey Boards. Since the start of this application Mr. Weitzman has retired, but will continue to work for the applicant on this application.

Mr. Weitzman went over all of the changes on the new submitted plans. They got rid of the twenty foot deck that was on the south side. By eliminating the deck they were able to move the south ramp twenty feet to the north. Mr. Weitzman then explained how that allowed them to move the retaining wall that was originally one foot off the property line and rose twenty feet in height. He then went into detail about the new proposed retaining wall. The second big change on the plans is they gave up all the unoccupied space under the building. They originally proposed to have mechanicals, storage and the Mikveh under the building. The Mikveh has been moved to the first floor. They were able to raise the lower level by twelve feet. That allowed them to reduce the ramps. The south side has a roof overhang of 47.3 feet, it's now 50 feet. The east set back was 49 feet, it's now 50.1 feet. The west setback went from 49 feet to 50.1 feet and the north was never an issue. Mr. Weitzman also discussed the changes in parking in detail. He also pointed out that they originally had two ground signs, but they eliminated one and made the other sign compliant. Mr. Weitzman explained how the children's play area was moved to the outdoor level. He explained how they would utilize the space for a play area, but how it could be turned into extra

parking spots when necessary. Mr. Weitzman displayed a colorized version of the site plan C4 that was previously marked A2-3. He also presented a lower level floor plan that was marked A2-6 and dated April 15, 2016 by Studio 5 Partnership. Mr. Ferreira asked how high the ceiling was in the parking garage. Mr. Weitzman responded 7 ½ feet. Mr. Weitzman said the original proposed lower level was previously 3,037 square feet, it is now 681 feet. Mr. Weitzman displayed a version A-2 of the main level floor plan dated April 15, 2016 by Studio 5 Partnership, it was marked A2-7. What was originally proposed as the preschool, will not be the Mikveh. Mr. Weitzman displayed a version A-3 of the upper level floor plan dated April 15, 2016 by Studio 5 Partnership, it was marked A2-8. Mr. Weitzman explained that the upper level was previously 4,164 square foot on the plans, it is now 4,230 square feet. He showed the Board on the plans where the preschool would be located. Mr. Weitzman explained that you could have one child for every 35 square feet, 1 child for every 20 square feet if the facility is licensed. They could have approximately 96 children in this school. Mr. Weitzman stated that Hebrew school and pre-school are not conducted at the same times. Mr. Newman asked what the square footage of the building is now, Mr. Weitzman replied, 12,247 square feet. Mr. Ferreira asked what maximum capacity was. Mr. Weitzman replied, it was 324 people, it is now 219 people. Mr. Princiotta asked if they designed plans for a temple in Wyckoff and East Brunswick. Mr. Weitzman replied, yes. Mr. Princiotta asked if both of the temples were built. Mr. Weitzman replied Temple Beth Rishon in Wyckoff was built, but the temple in East Brunswick was never built due to finances. Mr. Newman asked if they built the original Temple Beth Rishon. Mr. Weitzman replied no, but his firm has designed the temple's three expansions. Mrs. Effron Malley asked if they would be expanding in the future. Mr. Weitzman replied no, they have no room to expand. Mr. Newman wanted to know what the square footage of the sanctuary and social hall would be. Mr. Weitzman told Mr. Newman he would have to get back to him with those figures. Mr. Bloch said that when the original plans were submitted the applicant stated that they needed that size building to function. Now the building has been reduced dramatically, what are you losing? Mr. Weitzman said the building got smaller therefore the rooms got smaller and we also lost the allocated space for mechanicals and storage. Mrs. Effron-Malley asked if all of the seats are fixed or moveable. Mr. Weitzman replied they are moveable. Mrs. Effron-Malley asked if the sanctuary is larger than the social hall. Mr. Weitzman replied, yes. Mr. Bloch asked about building height. Mr. Weitzman said that is a question for the architect. Mr. Princiotta asked if the architectural style of the building has changed. Mr. Weitzman said he will get to that in his testimony. Mr. Weitzman displayed a version A-4 of the east and north elevations dated April 15, 2016 by Studio 5 Partnership, it was marked A2-9 and south and west elevations A-5, marked A2-10. Mr. Weitzman said they still have the same design elements, essentially it's all the same style. Mr. Ferreira asked what the calculations from the road to the ridge are. Mr. Weitzman responded that it was 29.11 feet, it is now around 28 feet. Mr. Bloch explained what our Borough ordinance requires. Mr. Spirig asked what the two triangle windows on the roof were. Mr. Weitzman replied that they are the attic and the height goes from 0 to whatever the highest point of the roof is. Mr. Bloch asked about the retaining wall; Mr. Weitzman confirmed where it would be located. Mr. Princiotta asked if there were any new renderings of the retaining wall. Mr. Weitzman said no. Mr. Ferreira asked if the building would be stucco or cultured stone. Mr. Weitzman said he was unsure of what it would be made out of yet. Mr. Spirig asked Mr. Ferreira to explain what the difference would be. Mr. Ferreira explained.

The meeting was open to the public to ask any questions of Mr. Weitzman, on a motion from Mr. Ferreira, seconded by Mrs. Effron-Malley, and carried by all.

At this time a break was taken from 8:51 pm until 9:03 pm.

Diane Audino, Woodcliff Lake – What is the square footage of the sanctuary? Mr. Weitzman said he would have to get those figures for her. Mrs. Audino asked if there would be room for additional seats, such as folding chairs. Mr. Weitzman replied the seating is limited to the sanctuary and they can only hold as many people as fire prevention would allow. Mrs. Audino wanted to know some of the additional square footage of the rooms and asked if he could measure them now. Mr. Weitzman said he would get the figures and get back to us, but he could not get the information at this moment. Mrs. Audino asked if he is familiar with the Architectural Graphic Standards and their guidelines. Mr. Weitzman responded that he is familiar however that they are a guide only, not New Jersey code. Mrs. Audino asked Mr. Weitzman if he was familiar with the website banquettablepro.com. Mr. Weitzman replied, no. Mrs. Audino asked some specifications on the room. Mr. Weitzman said he would get back to her with all of the numbers she is requesting.

Robert Wolpov, Woodcliff Lake – Mr. Wolpov asked how many people can fit in the space. Mr. Wolpov replied 219. Mr. Wolpov asked what happens when the occupancy permit is applied for would it's be possible its more than 219 people? Mr. Weitzman replied that they will apply to the town and they are expecting the occupancy to be 219. Mr. Wolpov asked what the maximum capacity of the classrooms are. Mr. Weitzman said he does not have the specific numbers for this question. Mr. Urdang believes this question is irrelevant. Members of the Board said he should still answer this question. Mr. Wolpov would like to know the maximum occupancy of all of the spaces. A discussion was then had with Board members and Mr. Urdang pertaining to Mr. Wolpov's questions. Mr. Weitzman said before the next meeting he will have all of the calculations that have been requested. Mr. Weitzman asked a series of questions. Mr. Newman replied that many of these questions are better off answered by the Rabbi. Mr. Wolpov asked what the large roof with planters was used for. Mr. Weitzman explained the roof is no longer a playground, but will be used as a patio now. Mr. Wolpov asked if a tent and or round tables can be placed on the rooftop. Mr. Weitzman said it will primarily be used as a patio hang out for the teenage children. Mr. Wolpov asked what the planned classroom's uses are. Mr. Urdang objected to this question. He said there was extensive testimony to this. Mr. Newman said this is a question for the Rabbi.

David Kosoff, Woodcliff Lake – Mr. Kosoff asked what company submitted the architecture plans. Mr. Weitzman replied Studio 5 Partnership. Mr. Kosoff asked what happens with this application because you mentioned you were retired. Mr. Weitzman replied that he does work approximately two times a week and will continue to work on this application.

Josephine Higgins, Woodcliff Lake – Mrs. Higgins spoke about the specific heights of the vehicles that is owned by the Tri-Borough Ambulance Corp. and then asked how The Tri-Borough Ambulance Corp. vehicles can access the parking garage. Mr. Weitzman replied that you don't have to be able to access every square inch of the building however the building will be fully accessible to all emergency vehicles.

Roberta Green, Woodcliff Lake – Mrs. Green has a question about exhibit A2-3. She asked is the yellow part the footprint of the building. Mr. Weitzman said yes. Mrs. Green asked where the

trees would be and Mr. Weitzman said this was previously addressed, that the property would be clear cut. Mrs. Green said do you know what this town is called. This is Woodcliff Lake for a reason. Mrs. Green asked if he knew of another piece of property in Woodcliff Lake in a residential area that has this kind of extensive development. Mr. Urdang objected to this question. Mr. Newman said that Mr. Weitzman can answer if he knows. Mrs. Green asked if you knew this was a residential area when you drew the plans. Mr. Weitzman said he did. Mrs. Green asked if you know of anything else located in a residential zone in Woodcliff Lake that has been clear cut such as this. Mr. Weitzman said no.

Martin Anopolsky, Woodcliff Lake – Mr. Anopolsky asked did anything change with the acreage that is required in this town. Mr. Weitzman replied no. Mr. Anopolsky asked how many acres there are now and Mr. Weitzman replied 1.27 acres. Mr. Anopolsky said is it fair to say that the acreage needed for this application is three to four acres. Mr. Weitzman replied, yes three acres. Mr. Anopolsky said is it fair to say you still have 1/3 of the required. Mr. Weitzman agreed.

Kelly Kosoff, Woodcliff Lake – Mrs. Kosoff questioned if the rain was only running down one side of the property. Mr. Weitzman explained how the driveways and drainage would work but this question should be asked of the engineer. Mrs. Kosoff asked if the way the building is designed can they come back and add layers upwards. Mr. Weitzman replied that the structure itself hasn't been designed yet but the structure would have to be designed to support additional floors. The applicant would also have to come back to the Zoning Board. Mrs. Kosoff asked if he had any discussion with his client as to where the teen club would be. Mr. Weitzman said the teen club would be at the Valley Chabad, but he isn't sure of the club's exact location. Mrs. Kosoff asked if he discussed with the Rabbi what other events could take place at the location. Mr. Weitzman said no we did not. Mrs. Kosoff asked if this application was to be approved, if his firm would be the architect on this application. Mr. Weitzman replied that he would hope so.

Bob Fisher, Woodcliff Lake – Mr. Fisher asked a question pertaining to an angle calculation. Mr. Weitzman replied that he was unsure; this is a question for the engineer.

Cliff Levy, Woodcliff Lake – Mr. Levy asked if Mr. Weitzman was hired as a planner and an architect. He replied no, only an architect. Mr. Levy asked if everything is designed as removable can't the number of people change at any time. Mr. Weitzman answered that many of the walls are fixed and according to fire prevention you can only have a certain number of occupants at any given time.

Diane Audino, Woodcliff Lake – Mrs. Audino asked the engineer if he was aware that clear cutting of any land in Woodcliff is strictly prohibited. Mr. Weitzman replied yes. Mrs. Audino asked about emissions from the Garden State Parkway and several other questions, Mr. Weitzman said he was unsure, she could ask the engineer. Mrs. Audino asked several more questions and Mr. Weitzman said he would have to get back to her with the answers. Mr. Weitzman showed Mrs. Audino exhibit A2-8 and answered several more of her questions.

Paul Belnick, Woodcliff Lake – Mr. Belnick asked what is the plan for the overflow of parking. Mr. Weitzman said he is unsure.

Cathy Hanna, Woodcliff Lake – Ms. Hanna asked Mr. Weitzman if he knew how many lights would be on the entire property? Mr. Weitzman replied no, this is a question for the engineer. Ms. Hanna asked if they will be able to see the building from the other side once the trees are cleared. Mr. Weitzman replied he didn't know.

Ghada Maney, Woodcliff Lake – Mrs. Maney asked how the project will be staged? Mr. Weitzman replied he didn't know that maybe after approval this question can be answered by the engineer.

Gordon Liu, Woodcliff Lake – Mr. Liu asked for a list of variances and waivers. Mr. Princiotto answered that he could come to Borough Hall to obtain a printed copy of variances and waivers.

Cathy Hanna, Woodcliff Lake – Ms. Hanna had some questions for Mr. Weitzman regarding the height of the building and grades. Mr. Weitzman used exhibit A2-9 and answered her questions. Mr. Princiotto explained the different types of grades.

Minnie Yu, Woodcliff Lake – Mrs. Yu asked if there was a plan to compensate the neighbors. Mr. Weitzman answered he wasn't sure. Mrs. Yu asked how we prevent walkers because it's dangerous. Mr. Weitzman said we have enough parking according to code.

The meeting was closed to the public to ask questions of Mr. Weitzman, on a motion from Mr. Ferreira, seconded by Mr. Boffa, and carried by all.

This application will continue at the next Zoning Board of Adjustment meeting scheduled for July 28, 2016.

Mr. Ferreira is moving out of town therefore he must resign from the Woodcliff Lake Zoning Board of Adjustment. Mr. Ferreira read his resignation letter to the Board (see attached e-mailed letter). A new member will be announced at the next Mayor and Council meeting.

The meeting was adjourned on a motion from Mr. Newman, seconded by Mr. Bongard, and carried by all.

Respectfully Submitted,



Tonya Tardibuono