

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
MAY 9, 2011
MINUTES**

Call to order:

The meeting was called to order at 8:00 p.m. at the Borough Hall by the Chairman.

Adequate Notice Statement:

The Chairman announced that the Meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, was announced at the Reorganization Meeting held on January 10, 2011 in the Municipal Building. Notice of this meeting was posted and two newspapers, The Record and The Ridgewood News, were notified. Notice was also provided, in accordance with the Open Public Meetings Law, of the Planning Board's intention to conduct formal business at this Meeting.

The public was advised of the Planning Board's rule that the meetings will be concluded by 11:00 p.m.

Flag Salute

Roll Call:

George Fry, Chairman	Present
Robert McDonough, Vice Chairman	Present
Kenneth Glemby	Absent
John Glaser	Present
Frederick Singer	Absent
Mayor LaPaglia	Present
Willford Morrison	Present
Al Dattoli	Present
Robert Nathin	Present
Joseph Langschultz	Present
Peter Michelis	Absent – resigned at this meeting
Marc Leibman, Attorney	Present
Elliot Sachs, Engineer	Present
Donna Holmqvist, Planner	Present
John Pavlovich, Traffic Consultant	Present
Kathy Rizza, Secretary	Present

Minutes: to be approved at the next meeting of the Planning Board.

Mayor LaPaglia stated to all present that Peter Michelis will be resigning from the Planning Board effective today. He also mentioned that Ken Glemby is recuperating from surgery at the Woodcliff Manor and is doing well. Mr. Glemby has called the Mayor to thank him for the flowers that were sent from the Mayor and Council and the Planning Board.

Public Hearing: SDL, LLC – Gregory Meese, Attorney
Chestnut Ridge Road and Woodmont Drive
Block 201, Lot 5
Proposed: Medical Offices

A Court Reporter is present on behalf of the applicant. Mr. Gregory Meese is the Attorney present for the applicant. The applicant is here for preliminary and final site plan approval.

Mr. Meese described the application for all present. The site is the old bank building at 585 Chestnut Ridge Road in the B2 zone. The lot area is over 51,000 sq. ft. in a 10,000 minimum sq. ft. zone. The lot is deficient in lot frontage; 150' is required, where 129' exists. The applicant proposes a new primarily medical office.

Four variances are requested:

Existing lot frontage

Parking closer than 10' to a sideline

Parking next to a residential zone line

Off street parking areas need landscaping in the center

The applicant is also requesting a waiver for the size of the parking spaces. They are applying for 9' x 18' spaces as opposed to our ordinance which allows for 10' x 20' parking spaces.

Notice and proof of notification was submitted previously and deemed satisfactory.

The first witness was Thomas V. Ashbahian, the Architect, Engineer and Planner. Mr. Ashbahian was sworn in by the Board Attorney. He is a 1976 college graduate. He has been an Architect in the State of New Jersey since 1980, a Planner since 1981 and an Engineer since 1983. Mr. Ashbahian has owned his own company since 1984 in Ramsey and he has testified before many boards in Bergen County. Mr. Ashbahian was accepted as an expert witness.

Exhibit A-1, 5 pages of the site plan, dated 5-9-11, was referenced. The property was pointed out on the key map. Mr. Ashbahian stated that there are office buildings on either side of this site. The property slopes up from the east to the west. The Perillo Building is to the southwest and there is residential to the north. The current building on this site is approximately 4000 sq. ft. and it is a two-story building. There is access from Chestnut Ridge north and south with driveways both in and out. Both driveways are

wide enough for both ingress and egress. Mr. Ashbahian continued with stating that lot coverage is presently 68.5%. The applicant plans to demolish the existing structure and redevelop the site with improvements. Referring to page 2 of 5 of the site plan, Mr. Ashbahian showed the two-way driveway on the north end. The south driveway will be eliminated. The proposed building will be developed in the center of the property. There are three components of parking; 5 spaces in the front, 22 underneath the building and 73 in the rear. Mr. Sachs of Boswell Engineering stated that the site plan does not include comments from the County and that the County had comments regarding the driveway. Mr. Ashbahian showed Exhibit A-2 proposed drawings as per the County, dated 3-16-11 marked 'in progress.' The County would like to limit turns onto Chestnut Ridge Road in a northerly direction. A new set of plans showing a right turn only onto Chestnut Ridge Road will be sent to the Board, along with sidewalk modification. Mr. Morrison questioned that the County said yes to a left turn. Mr. Ashbahian said that the County would have said no if this wasn't allowed. Traffic Engineer John Pavlovich stated that he is surprised to hear that the County would allow that. Attorney Meese stated that he would confirm this information with the County. Mr. Pavlovich stated that a break in a double line is needed for a legal turn. Attorney Leibman stated that you can pass over a double yellow line to turn, just can't pass other cars. Attorney Leibman will also double check this situation. Returning to Exhibit A-1, Mr. Ashbahian stated that there is full compliance with the bulk setbacks. The proposed building is 70' x 138'. The rear yard is 174.6'. Lot coverage proposals and requirements were discussed. The property is a parallelogram, with 129' to the front and rear line and 125' wide. The borough ordinance requires 150' wide. Parking was next to be discussed. In the rear of the property there will be four lines of parking. The applicant plans to create fully conforming parking and aisles in this area. Setbacks will be 2.5' on each side. There will be 73 spaces where 72 spaces are required for a medical and general office building. Exhibit A-3, the architectural drawing, prepared by Mr. Ashbahian dated 2-7-11, was referenced. The amount of parking spaces is based on the first level of the building being 9800 sq. ft. of medical offices and the 2nd level being general office space and the lowest level being just parking. As per the borough ordinance, 40 stalls are required for general office space and 32 stalls are required for the medical office space totaling 72. The applicant proposes 73 parking spaces. Mayor LaPaglia and Mr. Nathin commented on how much space is allotted for the medical office space. There will be 2500 sq. ft. for each doctor. He Mayor and Mr. Nathin feels that this is too large. They were told that the stairs and the elevators should be minused from the total square footage of the floor. Chairman Fry asked what if no doctors are interested in renting space from this building. He was concerned that if this is the case, the parking requirement would go up to 80.

Exhibit A-4, a rendering of building materials used on the two-story structure was discussed. The basement level of the property will consist of 22 parking spaces, stairs and a utility area. There will be no rental space on the basement level. There will be handicapped parking included in the 22 spaces proposed on this level. Mr. Nathin spoke regarding the access to the second floor from the staircase in the rear of the basement level. Mr. Dattoli questioned the location of the elevator on the lower level. Attorney Meese stated that the building will be fully sprinkled. Deliveries will load in the rear within the drive aisle which measures 18' wide x 70' long. The only trucks expected

should be UPS and FedEx. Mr. McDonough asked how medical waste is handled since this type of waste should be removed from the property as soon as possible. He was told that there will be lab testing bins in the front lobby and a general waste dumpster in the rear of the property. Mr. Dattoli asked about the interior layout of the medical office floor. He confirmed that there will be an east to west corridor with two to four doctor offices. Mr. Dattoli was concerned with someone parking in the front of the building for a lab test pick up; how long would the truck be parked in front? Are there forms to be filled out? Mr. McDonough stated that he is certain that there is paperwork involved. Regarding the dumpster in the south rear corner of the property, Mr. Meese stated that pickup would only be one to two times a week. Mr. Glaser confirmed that there will be no traffic flow on the southerly side of the building and that this will be green space. Lighting and landscaping was discussed next. There will be free-standing light poles and mounted fixtures. All lighting is contained within the lot, no spillage of light on the residential homes in the area. It was stated that a back plate could be provided if necessary. The buffer zone was shown to all on the key map by Mr. Ashbahian. Mr. Dattoli gave some additional ideas. Due to the narrowness of the lot, a 30' buffer is not possible. The applicant will be removing a section of paving that is close to the residential zone for the buffer. Regarding plantings, there will be arborvitae planted in the rear and additional new plantings. Some landscaping will be moved to the front of the property during construction. The storm water run off pattern will be the same as it presently is. As per Boswell Engineering, it is not a requirement to put in a detention system. Mr. Sachs stated that as the site is proposed it is not needed.

Mr. Sachs report was referenced. Regarding parking stall size, Mr. Sachs stated that the applicant has said that 9' x 18' is adequate, but the ordinance states 10' x 20'. Police Chief Jannicelli recommends 9.5' in width. Traffic Consultant John Pavlovich stated that he feels 9' x 18' is acceptable for office space. Mr. Sachs agreed with Mr. Pavlovich. Mr. Dattoli stated that he is concerned with the 9' x 18' parking space size with 6" x 6" columns in the basement parking area. Mr. Dattoli feels that all employees will take up these spaces first. He is also concerned with the lack of turn around space. Mr. Ashbahian stated that the columns could be spread out. He also stated that there is turn around space in the westerly end of the area. The applicant's Attorney stated that the regulation of parking would be a condition of approval. Dumpster screening was next to be discussed. Photos will be shown at a future meeting. Mr. Dattoli and Chairman Fry prefer a masonry structure to minimize the building. Donna Holmqvist, the Borough Planner spoke regarding the waiver requested for 18' aisle circulation width. Board Attorney Marc Leibman will look at our borough ordinance and make a decision on this at a later time. The applicant does not think they need a waiver. The applicant is stating that 18' east to west is not a design waiver. Mr. Pavlovich is concerned with the narrowness of the circulation aisle. Mr. Ashbahian stated that a one-way flow could be done. Mayor LaPaglia stated that this Board has never approved two-way traffic in an 18' wide aisle. Mr. Ashbahian stated that he could make a 24' aisle but that would create an additional variance. Fire Department access was also discussed. Chairman Fry stated that the building to the north always has a parking problem. He inquired as to whether or not these two lots could be joined. Mr. Glaser stated that this would allow for an exit onto Woodmont and a left onto Chestnut Ridge Road. The adjacent building has 58

parking spaces. Mr. Sachs stated the Fire Department would have to comment on this idea. Mr. Meese will contact Chief Shapiro. Mayor LaPaglia asked that calculations be done for 9.5' width of parking spaces. Chairman Fry stated that he feels 9' is too tight.

Shade trees were discussed next. The applicant will comply with the correspondence received from the Shade Tree Committee. Mr. Dattoli stated that he would like to see documentation of what the buffer will consist of and he would like this shown to the neighboring resident to see if it is satisfactory to them. He is concerned that the full buffer is not being provided. The HVAC unit will be on the roof and will be screened and the applicant will comply with all height regulations. The unit will not be visible from the street.

Donna Holmqvist of Burgis Associates spoke regarding no sidewalk and no pedestrian walkway on the north side driveway. It was stated that there is a rear entrance. Ms. Holmqvist is concerned with safety. Mr. Pavlovich, the Borough Traffic Engineer stated that access to the entrance is an issue. Mr. Pavlovich also feels that the parking garage is tight and that he is concerned with deliveries since the dumpster is up against the two parking spaces as shown. Chairman Fry stated that the building looks nice and added that there should be no lab boxes in the front, only in the rear. He would like this screened and made an approval stipulation. Mayor LaPaglia asked if there could be a second entrance and exit form the west to the garage. He was told no, elevation would be a problem. The Mayor does not like the two spaces in the rear by the underground parking. The Mayor also has an issue with the width of the access road to the rear. Mr. Dattoli is concerned with the 18' aisle. He feels that people may park here if all other spaces are taken. Mr. Dattoli is surprised that our ordinance says less parking for the doctor's office than for a general office. He is concerned with policing of the building in the future. Mayor LaPaglia stated that 2500 sq. ft. is too big for one doctor. Acceptable Planning Standards will be referenced by Ms. Holmqvist and Mr. Meese.

At this time in the meeting there was a 10 minute break. The meeting was opened to the public on a motion from Mr. McDonough, seconded by Mr. Morrison, and carried.

Francis Koschier – 8 Taryn – questioned driveway distance to Chestnut Ridge Road. Also questioned County approval regarding the left hand turn. He is also concerned with lighting from this project to his property. He questioned the possibility of a side entrance.

General code regarding timing and County permission will be researched by Donna Holmqvist and Mr. Meese.

The public portion of the meeting was closed on a motion from Mr. McDonough, seconded by Mr. Nathin, and carried.

This matter will continue on July 11th. No further notice is required. – time limits have been waived.

The meeting was adjourned on a motion from Mr. McDonough, seconded by Mr. Nathin, and carried.

Respectfully submitted,

Kathleen S. Rizza, Secretary