

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
JUNE 29, 2015
MINUTES**

Call to Order:

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

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 12, 2015 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
Joseph Langschultz, Vice Chairman	Present
Al Dattoli	Present
Thomas Panso, Council	Present
Bertram Siegel	Present
Reuben Twersky, Alt. 1	Present
David Ciaudelli	Present
Robert Nathin	Present
David York, Alt. 2	Absent
Josephine Higgins	Absent
Robert Friedberg	Present
Justin Santagata, Attorney	Present
Joe Vuich, Neglia Engineering	Present
Elizabeth Leheny, Phillips Preiss Planners	Present
Tonya Tardibuono, Secretary	Present

Correspondence:

Discussed hearing notice received from the Borough of Montvale regarding the master plan hearing on June 16, 2015.

Reviewed letter to the Borough Secretary dated June 23, 2015 regarding Four Seasons at Ridgemont Condominium Association and their performance bond.

New Business:

Woodcliff Lake Investors I, LLC – The Gables at Woodcliff Lake
County Road and Harriet Drive
Block 303, Lots 1 & 2 – Block 303.01, Lots 3 & 4
Block 401, Lots 1.01 – 1.03
Preliminary and Final Major Site Plan

Attorney Louis D'Arminio of the Price Meese law firm was present on behalf of the applicant Woodcliff Lake Investors I, LLC. The subject area in discussion is on the corner of Harriett Drive and County Road. It currently consists of seven one-family homes, on a total of seven and a half acres. The applicant is under contract to purchase the homes and wishes to develop the land into 40 townhomes.

Mr. James Mullen, Esq. spoke regarding this proposed project. Mr. Mullen was sworn in by Attorney Santagata. Mr. Mullen is an attorney licensed in the state of New Jersey. His title is Director of Land Entitlements. Mr. Mullen presented and described exhibit A-1, the aerial exhibit, to all Board members. He also pointed out that a phase one environmental assessment of the property was conducted and the report showed that there were no recognized areas of environmental concern.

The project Engineer is Mr. Michael Dipple of L2A Land Design, LLC of Englewood, New Jersey. Mr. Dipple was sworn in by Attorney Santagata. Mr. Dipple is owner and principal founder of L2A Land Design, LLC where they specialize in site plan preparation for residential, commercial and industrial sites. He is a licensed civil engineer in New Jersey, New York and Pennsylvania and has a Bachelor's Degree of Civil Engineering from Rutgers University. Additionally, Mr. Dipple has testified before hundreds of boards in the area. Mr. Dipple was accepted by the Board as an expert witness.

Mr. Dipple stated he did extensive review of the land use ordinances paying special attention to the new Townhouse Overlay Zone. Exhibit A-2 site plan package (16 pages), last revised June 22, 2015. Mr. Dipple proceeded to explain the following pages included in Exhibit A-2. Exhibit A-2 C02 is an existing condition plan. Exhibit A-2 C03 shows everything that is going to be removed. Pickwick Lane would be vacated, as all seven homes and site features will be demolished. The plan is showing the sanitary sewer to remain. Exhibit A-2 C04 shows what is proposed on this site. Ten townhouses with four units apiece. Mr. Dipple then proceeded to explain in detail how

the proposed finished site would look. He pointed out that there is an existing ditch that runs in north-south direction in the middle of the site, with a drainage easement that protects the ditch. The bottom of the ditch does show hydric soils of Wetlands. They are proposing no changes be made to the ditch. Mr. Dipple discussed zoning. He stated that they are exceeding the minimum lot frontage where 700 feet is required, they have 1280 or so linear feet of frontage. They are also seeking a front yard setback variance for the decorative 6-by-6 guardhouse. Otherwise they comply with the front yard setback, density, building coverage and improvement coverage. Exhibit A-2 C05 explains how they calculated the height. Eight out of the ten buildings will comply with the 35-foot height ordinance. Mr. Dipple discussed in detail the height of all of the buildings and why a variance was applied for. He then discussed parking and how they comply with RSIS. There will be 160 parking spaces for residents and 20 guest spaces. Mr. Dattoli asked if 1 handicapped parking space among the 20 would comply. He was told yes. Mr. Siegel asked if the slopes of the roofs are also in conformance. He was told yes.

Exhibit A-3 and A-4 are colorized copies of the landscaping site plan and the different tree species that are proposed. It was handed out and explained in detail by Mr. Dipple.

Exhibit A-2 C05 is the grading and drainage plan. It was explained that they have to comply with the storm water management rule. Mr. Dattoli asked if any of the storm water detention could be placed underground. Mr. Dipple answered that he hasn't explored the underground option yet. Mr. Dattoli pointed out that you are looking at backs of buildings and he would prefer to see higher berms with plantings to screen the backs of the buildings from County Road. Chairman Fry stated there was a lot of discussion on that subject and that was one of the areas they did not want to see from County Road. The grading and detention was then discussed in detail by Mr. Dipple and board members. Questions arose if the site was tested for contamination. Mr. Mullen stated that there was a Phase 1 assessment and they went through the whole process. Mr. D'Armino said that they are aware that they have to meet all necessary DEP and other approvals.

Mr. Dattoli inquired about the letter sent to the applicant from the Woodcliff Lake Police Department, regarding the no right-hand turn and no exit off County Road. Mr. D'Arminio stated it's a County road and if that's something the board desires, they would bring it to the County. Chairman Fry is concerned about people trying to beat the light and thinks we need to have some controls. Mr. Dipple then pointed out the controls that are inherent in the layout.

Mr. D'Arminio asked if there was an outside area for trash. Mr. Dipple said yes, it's in the garage. The trash will be required to be kept in the garage and then, on trash pickup day, it will be wheeled out to the end of the driveway and picked up. He stated that they would look for municipal services for trash pickup. Mr. Dattoli asked who would be plowing and where would the snow be stored. Mr. Dipple said the DPW, or the association and the town will reimburse them. The snow would be able to be stored on the lawn right off the curb.

A-2 C08 is the lighting plan. Exhibit A-5 is a photograph of the street light fixture. It's the Hagerston fixture by Phillips. It's the one PSE&G has selected to do the post lighting throughout

the communities. With the architectural plans there will be porch lights, but this is the roadway lighting that throws the illumination throughout the site.

Mr. Langschultz inquired about the locations of the meter pans. Mr. Dipple explained that it's hard to arrange with the electric company because at this time they do not have an application in yet. As of now the meter pans will be on the side of the buildings and the panel will be in the basement or garage. Mr. Langschultz asked where the AC units will be located. Mr. Dipple said in the back by the decks. However it depends on what option you choose. If you get the deck it will go beneath the deck, if not it will go within that general foot or two of the back wall of the house.

Exhibit A-6 is the decorative guardhouse detail. Mr. Dipple explained the specifications of the guardhouse.

Mr. D'Armino spoke with Mr. Dipple about some of the issues that were raised in the engineering comments. There is an issue with the proximity to the curb. The entry and exit creates sight-line difficulties. Mr. Dipple stated we feel confident in the design and feel that the numbers prove out. Mr. Vuich discussed the water quality and Mr. Dipple agreed they would look into the drainage and try to incorporate some underground. Mr. D'Armino spoke about the police report and fire department report. The fire department is requesting a 30-foot-wide passable roadway. Mr. Dipple replied that they get this often, but RSIS is pretty clear on 24 feet being the standard of roadways, and they are going to stay with the standard. He did point out that they will work with the fire department on the placement of hydrants. The police department is requesting 40 extra parking spots, while only 20 have been allotted. Mr. Dipple said we have 180 parking spaces, where only 96 are required. He thinks that would be too exorbitant.

The next witness was David Griffiths, the architect. Mr. Griffiths was sworn in by Attorney Santagata. Mr. Griffiths is a member of the American Institute of Architects and a registered architect in New Jersey, and 17 other states. Mr. Griffiths stated that as an architect for Pulte Homes, he was involved in the design, creation and development of these plans.

Exhibit A-7 is the front elevation for The Gables at Woodcliff Lake. Mr. Griffiths described in detail the materials to be used in the townhouses. He explained that some homes will have brick fronts, some will have a mix of brick and shingle and some will be a combination of stone and masonry. He stated that there was a two-foot horizontal offset by the fact that the entries are set back by another four feet. So as you look at the front of the facade, you are going to get some places that are two feet and some that are four and some that are six. It will depend on where that unit sits in relation to the other unit. All units are built over a basement and they will all have a two-car garage. The actual height of the unit is 33.8 feet. However because of the site relationship, drainage and because the measurements are from the existing grade, several of the units exceed the 35-foot height requirement.

Exhibit A-8 color package was marked for identification. Mr. Griffiths explained the different color and trim options. Pulte Homes will choose the predetermined color for each of the units

prior to sale. Three houses together cannot have the same color package. They want variety and to improve the streetscape. Chairman Fry spoke about this being a higher-end community and believes that higher-ended products should be used. He asked if there was any consideration of using products that look a little nicer than vinyl. Mr. Griffiths replied that according to buyer profile, people purchase a townhome because of the low maintenance involved. Vinyl siding requires very little maintenance, therefore at this time that is the only consideration. Mr. Dattoli pointed out that one of the town's design requirements is that the building wall offsets shall be provided along any facade measuring greater than 50 feet in width. He pointed out that this is not being depicted in the plans. This matter was then discussed in detail by all members present. Chairman Fry said he would appreciate the applicant putting in a little more time and effort into doing something that, in the end, everyone in the town would like to look at. Mr. Panso asked what the anticipated pricing of the units will be. Mr. Mullen said the mid-700s to start with, but they haven't finalized that yet.

Exhibits A-9 and A-10 are the entrance view and detail of the entry pavilion. They are proposing the entry pavilion as you come off Harriet Drive. The purpose of the pavilion is to identify it to anyone that this is a private development and not a public street.

Exhibit A-11 is the Stanton model details. Mr. Griffiths explained in detail the make-up of the Stanton model homes. Mr. Nathin asked for confirmation that the plans show a box of 65 feet. Mr. Dipple answered that his office was given footprints and directed to put the largest maximum box. Anything that you see on the plans would fit within that box that he shows on his site plan. He said he designed for maximum, but it might be smaller. Mr. Dattoli spoke about how we restricted it to three bedrooms per unit. The second floor has a huge space that can easily be converted to a fourth, maybe even a fifth bedroom. What's going to prevent somebody from converting the spaces into bedrooms? Mr. D'Arminio said if somebody tried to do that, they would have to do it illegally. They would not be issued the permits for the construction. They would also point this out to the buyers that the units are marked as three-bedroom units only. Exhibit A-12 the Hawthorne model detail and A-13 the Fairfax model detail were marked for identification. Mr. Langschultz asked if they are required to put sprinklers in. Mr. Griffiths said yes they are. They will be installing a 13D system instead of a 13R system.

Chairman Fry announced we will wait to open to the public at the next meeting. The public will have more information at that point.

The meeting was adjourned on a motion from Mr. Friedberg, seconded by Mr. Langschultz and carried.

Respectfully Submitted,



Tonya Tardibuono, Secretary