

BOROUGH OF WOODCLIFF LAKE
SPECIAL MEETING
OF THE
ZONING BOARD OF ADJUSTMENT
JUNE 30, 2015
7:30 P.M.
MINUTES

Call to Order:

The meeting was called to order at 7:43 p.m. by Vice Chairman Bongard.

Adequate Notice Statement:

The Chairman announced this meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, at the Reorganization Meeting of January 27, 2015 in the Municipal Building. Notice of this meeting was posted, and two newspapers, The Record and The Ridgewood News, were notified. The public was advised of the Zoning Board's rule that the meeting will conclude at 10:30 p.m.

Flag Salute

Roll Call:

Christine Hembree, Chairwoman	Absent
Marcia Denbeaux	Absent
Gary Newman	Present
Robin Effron-Malley	Present
Brian Boffa	Absent
Justin Cohen	Absent
Dana Cassell	Absent

Victor Bongard	Present
Jay Ferreira	Present
S. Robert Princiotta, Esq.	Present
John Pavlovich, Traffic	Absent (not requested)
Joe Vuich (Neglia Eng.)	Present
Kathy Rizza, Secretary	Present
Daniel Block (Maser)	Present

Minute approval will be done at the next meeting.

Old Business continued from June 2nd:

**WCL Broadway Realty
62 Broadway
Block 2708, Lot 1
Site Plan Application**

Mr. Louis D'Arminio was present as the Attorney for the applicant. Absent members will be given a copy of the transcript for this meeting or will be given an opportunity to listen to the recording so that they may be eligible to vote on this issue in the future.

Testimony from Mr. Rich Eichenlaub continued – the landscaping plan, page 6 of 6 part of Exhibit 7 was referred to. Mr. Eichenlaub explained that there will be a buffer area in the rear that will be maintained. The species and their height proposed were given – white firs 5-6' high and junipers to grow over the wall. There will be two dogwood trees off Lincoln Avenue, arborvitae and two planting islands with burning bush, weeping Norway spruce, junipers and cypress. The north side walkway will have burning bush and the south side will have arborvitae. In the front there will be boxwood, thundercloud plums, and junipers. Along the streetscape there will be shade trees and honey locust. The planting table and plant sizes were discussed. There will be in excess of 200 plantings at the site and a lot of the existing trees will remain. There

will be an irrigation system. There will be soil movement – amount of which has been discussed. The Police will be notified of the truck route. There will be no steep slope disturbance. There is a 15’ drainage easement on the east side within the setback with no structure on it. Trash disposal was discussed. Residents will take their recyclables to the ecology center as do current residents. Fire truck maneuverability around the site was shown to all. This has been approved by the Fire Department as it was in the past Planning Board application. The refuse truck path was shown. Lighting and candle size were discussed. Mr. Eichenlaub stated that there are no lights as of yet for the handicapped spaces. This will be a condition of approval. Utilities will all be underground and there will be a pole on Lincoln. An email has been received from Clay Bosch dated June 9th asking for more honey locust trees. Mr. Eichenlaub explained why this is not a good idea – Mr. Ferreira agreed with him. Egress and ingress would be a problem with more trees in this area and there will be signs at this location. Mr. Ferreira questioned the number of boxwoods and stated that he would like to see the arborvitae at 5-6’ high. He would also like to see a tree added near the large wall and perennial flowers should be planted in the front garden beds and plants that do not bend with ice should be added. The applicant will comply with the comments of Mr. Ferreira.

The Neglia report of June 1st, revised June 30th was discussed. Hours of operation for retail stores and shared parking was discussed. There will be no tractor trailers to the site. There is one waiver needed for the size of the loading berths. To move the dumpster pad would require a variance. Mr. Newman was concerned with a resident getting blocked in. Mr. Eichenlaub stated that the resident will not be blocked in if the pad is relocated. Mr. Block from maser Consulting asked where the pad was located on the last plan. The garage refuse was also discussed. Mr. Newman asked if the loading berth could go in the front. He was told not without losing parking spaces. Ms. Malley asked how close the dumpster is to the neighbors. She was told approximately 78’ from the rear and approximately 75’ to the north. Board Engineer Joe Vitch gave his opinion stating that more landscaping would be an

improvement. Mr. Eichenlaub stated that he would put 6' arborvitae's around the dumpster. It was stated that the container is too big for a smaller truck, but there will be less occurrences – the garbage will be picked up at a minimum, two times a week. Mr. Newman liked the loading area where it was previously. There will be no loading in the rear. Mr. D'Arminio stated that they would like flexibility with the parking. Ms. Malley stated that she would rather not designate. Mr. Eichenlaub stated that the applicant will comply with comment number 6 regarding the percolator/permeability test. Planner comments will also be complied with.

A motion to open the meeting to the public was made by Mr. Ferreira, seconded by Ms. Malley, and carried by all present.

Michael Jaffin – 14 Lincoln - clarified parking spaces in the front and the number of stores and the formula to calculate parking. Mr. Eichenlaub explained the formula and that the applicant is short by three spaces. Fire truck access was discussed. It was stated that the largest truck can enter from Lincoln Avenue. The height of the fir trees (6') was discussed. Maximum growth could be 80'. Glare production was questioned.

Ray Schneider – 11 Columbus – spoke regarding the retaining wall location. He would like one near his home so his land does not spill onto others. Joe Vuich advised against saying it violates the steep slope ordinance. Mr. Schneider would like something in writing. He was told he could have a copy of the transcript of this meeting.

The public portion of the meeting was closed on a motion from Mrs. Malley, seconded by Mr. Ferreira, and carried.

Mr. Gus Morpurgo, the Architect, as the next witness. He spoke regarding Exhibit A-9 which was A-3 and the landscape plan – Exhibit A-8. A series of vertical windows in the stairwell on the north elevation have been added. An awning has been added to the south elevation and

metal bands have been added across the facade. Mr. D'Arminio added that the awning is causing the variance. It is 4-5' wide and 30' long approximately. There are windows on the south side that turn the corner and a cornice on top. Mr. Newman asked if the north end could be softened a little, maybe curve the roof. Mr. Ferreira said this could not be done.

A motion to the open the meeting to the public for questions of Mr. Morpurgo, was made by Mr. Ferreira, seconded by Ms. Malley, and carried.

Ray Schneider – 11 Columbus - spoke regarding the Shop Rite Plaza being built down the street to the south. The applicant was aware of this.

The meeting was closed to the public on a motion from Mr. Ferreira, seconded by Mr. Newman, and carried.

Mr. Block of Maser Consulting clarified the height of the building. It will be 38' to the top of the elevator shaft – it is now 6' higher due to the mechanicals. Mr. Newman asked how high the ceilings are in the residential apartments. He was told 8.6'. Mr. Newman and Ms. Malley both stated that this is very high.

Mr. John McDonough, the Planner for the applicant was next to testify. He is a licensed professional Planner in New Jersey and he is nationally certified. His educational background was given along with his employment history. He has his Architect license but is here as Planner. He was accepted by the Board. Mr. McDonough has been to the site many times and reviewed all material and the master plan. He also reviewed the architectural plans and the past application. He is familiar with the Broadway corridor study and sees that the Fire Department has given their approval. Mr. McDonough explained the surrounding area to all present stating there is great connectivity to the train station. He spoke regarding Exhibit A-10, the Planners package including aerial

photos. He is aware of the residential and non-residential uses together. He added that this parcel is one tax lot. Regarding parking there will be 38 spaces in the front and 27 in the rear. The loading refuse area was discussed and he stated that this is an attractive piece of land that will have 263 new plantings. Granite and hardwood floors will be part of the upscale development of residential units. This is the B1 zone where retail is permitted. Mr. McDonough spoke regarding the D1 relief that is needed. The Master Plan was referred to. Building setback was discussed and he mentioned that the applicant is short four parking spaces. A 2% increase in coverage was mentioned. Waivers are needed for signage and the loading area. Mr. McDonough stated that the Master Plan encourages mixed use. Sign relief was discussed – relief for 37.5’ sq. ft. Justification was given regarding this. The previous application regarding parking was discussed. With this application there are four variances and eight waivers for sign height and quantity, driveway offset from two intersections, parking and parking aisle width, parking stall size, parking curb radius, landscaping, loading dock size among others. Mr. Block of Maser Consulting spoke regarding his report. He stated that the green wall hurts LEED status. Ms. Malley asked why two bedroom apartments with no children impact. The Master Plan update was referred to. Ms. Malley did not see the reasoning as accurate. **The meeting was opened to the public** for questions of Mr. McDonough on a motion from Ms. Malley, seconded by Mr. Ferreira and carried.

Ray Schneider – 11 Columbus – asked if there was a study on the amount of police needed in town. He was told no.

Michael Jaffin – 14 Lincoln – Asked about the 17 space study, is it a national study. He was told this was just used for reference.

The public portion of the meeting was closed on a motion from Mr. Ferreira, seconded by Ms. Malley, and carried.

Mr. D'Arminio stated that he is finished with his case. Mr. Princiotto addressed the police letter saying they would like parking spaces to be 9.5' and the applicant is proposing 9'. Mr. Eichenlaub explained that this lot is not like the A&P lot on Chestnut Ridge Road where many fender benders occur. Mr. Vuich of Neglia Engineering agrees.

There will be a summation at the next special meeting of the Board on July 21st at 7:30 p.m.

A motion to close the **meeting was adjourned** on a motion from Mr. Newman, seconded by Ms. Malley and carried by all.

Respectfully Submitted,
Kathleen S. Rizza, Secretary