

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
OCTOBER 6, 2016
MINUTES**

Call to Order:

The meeting was called to order at 7:30 p.m. at Borough Hall by Chairwoman Christina Hembree.

Adequate Notice Statement:

The Chairwoman announced this special meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, at the Zoning Board of Adjustment meeting on September 27, 2016, in the Municipal Building. Notice of this meeting was posted in two newspapers, The Record and The Ridgewood News. 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	Absent
Victor Bongard, Vice Chairman	Present
Sanjeev Dhawan, Alternate 2	Present
Robin Malley	Present
Gary Newman, Alternate 1	Present
Yunaima Rodriguez	Absent
John Spirig	Present
James Vercelli	Absent
Christina Hembree, Chairwoman	Present
S. Robert Princiotta, Esq.	Present
Tonya Tardibuono, Secretary	Present

Resolution:

**#16-07
Valley Chabad
100 Overlook Drive
Block 908 / Lot 1
Change of Use / Site Plan Application with Variances**

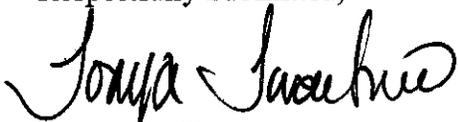
A Board discussion was had by all members present pertaining to any changes that needed to be made to the resolution.

The resolution was introduced by Attorney Princiotto. A motion to approve the resolution was made by Mr. Spirig, seconded by Mr. Bongard, and carried by roll call vote as follows:

Mr. Bongard	Yes
Mrs. Malley	Yes
Mr. Newman	Yes
Mr. Spirig	Yes
Chairwoman Hembree	Yes

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

Respectfully Submitted,



Tonya Tardibuono

BOROUGH OF WOODCLIFF LAKE

ZONING BOARD OF ADJUSTMENT

RESOLUTION

MATTER OF: VALLEY CHABAD
100 OVERLOOK DRIVE
BLOCK 908, LOT 1

APPLICATION NO:

DECIDED: AUGUST 23, 2016

WHEREAS, application has been made by Valley Chabad ("Applicant"), with respect to the premises known and designated as Block 908, Lot 1 on the Tax Map of the Borough of Woodcliff Lake (the "Property"), to establish a House of Worship in a R-30 residential district where Houses of Worship are allowed as a conditional use. The Applicant sought variance and other relief from the Zoning Ordinances of the Borough of Woodcliff Lake (the "Ordinances"); and

WHEREAS, hearings were held before the Board on December 16, 2014; (January meeting cancelled due to weather); February 17, 2015; February 24, 2015; March 24, 2015; April 28, 2015; May 26, 2015; June 23, 2015; July 28, 2015; (August 25, 2015 - scheduled meeting but Applicant did not appear); September 9, 2015; September 24, 2015; (October 27, 2015 - cancelled at Applicant's request); November 24, 2015; (December 15, 2015 - Applicant did not appear); (January 26, 2016 - Applicant did not appear); (February 23, 2016 - Applicant did not appear); March 29, 2016 - attorney appearance only, no testimony); (April 26, 2016 - application not heard due to Applicant's improper notice); May 24, 2016; June 14, 2016; June 28, 2016; July 26, 2016; August 16, 2016; and August 23, 2016 before members Robin Effron

Malley, John Spirig, Christina Hembree, Victor Bongard, Sanjeev Dhawan, Marcia Denbeaux, Brian Boffa, and Gary Newman. (Members Jay Ferreira resigned from this Board and Dana Cassell recused himself from the application); and

WHEREAS, Applicant requested the following relief:

"D" VARIANCES:

The Applicant requests variances from the requirements of Ordinances §380-13

Conditional Uses - Houses of Worship.

The Applicant proposes to demolish the existing 1-1/2 story residence, with a square footage of 3,176 on the Property to construct a 12,247 square foot floor area, two story house of worship with underground covered parking, sanctuary, social hall, kitchen, library, six offices, a Mikveh, seven classrooms and a rooftop deck. Houses of Worship are permitted conditional uses in the R-30 District, subject to the conditions codified at Ordinances §380-13. Since the proposed house of worship does not meet the required conditions, variance relief pursuant to N.J.S.A. § 40:55D-70(d) is required as follows:

- (1) Minimum Lot Size: three (3) acres required - The Property is a 1.27 acre lot. A variance of 1.73 acres is requested.
- (2) Minimum Lot Width: 400 feet required - The Property's lot width is 337.1 feet. A variance of 62.9 feet is requested.
- (3) Maximum Height: 2-1/2 stories or 30 feet permitted. The proposed building is 2 stories with a covered parking level with a height of 33 feet. A height variance of 3 feet is required.
- (4) Maximum Building Coverage: 15% permitted. Building coverage is

proposed at 16.1%. Variance relief is requested for the 1.1% deviation.

- (5) Maximum Impervious Surface Coverage: 30% permitted. Impervious coverage is proposed at 70.8%. A variance of 40.8% is requested.
- (6) Number of Parking Stalls Required: One space for each three seats, plus one space for each staff member is required. The Applicant proposes 73 parking spaces where 127 ($383/3 = 127$) spaces are required based upon capacity when the social hall and sanctuary are combined. The Applicant proposes reducing the number of seats to 219 and proposes 73 spaces. The Applicant has not addressed the required parking for staff members. Variance relief is still required as the parking is 54 spaces less than what is required.

"C" BULK VARIANCES:

The following variance relief pursuant to N.J.S.A. § 40:55D-70(c) is also required:

1. The Applicant requests a variance from the requirements of §380-111C(1) through (5):

Retaining Wall as follows:

- (a) Retaining walls shall not have any continuous exposed wall face in excess of three feet in height measured from the lowest elevation of the finished grade.
- (b) In any embankment which is constructed by the use of retaining walls, each wall shall also be subject to a maximum height limitation of three feet and shall be tiered at every three-foot interval of height.
- (c) Each tier shall be set back a minimum of three feet to provide for the placement of landscaping on the tier.

- (d) Plantings shall be required at each tier level (except the top level adjoining a lawn area) to minimize the appearance of the wall's height and enhance its aesthetics.
- (e) Retaining walls shall not be erected within five feet of a street right-of-way, side or rear property line and be constructed in such a way so as to enable the property owner to perform periodic maintenance and upkeep to the area between the retaining wall and the right of way, side or rear lot line.
- (f) Retaining walls shall be designed to provide for proper drainage.
- (g) The use of interlocking block materials for retaining wall construction is encouraged.

The Applicant proposes a retaining wall so that the base is 10 feet from the southern property line and 2.5 feet from the eastern property line. The southern facing wall would consist of two tiers, 5 feet apart. The first tier would have a height of 9 feet at the highest point and the second tier would be an additional 5.5 feet. Variance relief is requested for the height of each tier in excess of 3 feet, and for a retaining wall 2.5 feet from the eastern property line.

2. The Applicant requests a variance from the requirements of Ordinances §380-80B: Buffer Areas.

Any lot utilized for a nonresidential use abutting a lot in a residential zone or a lot used for residential purposes shall have a thirty (30) foot buffer area consisting of fencing, evergreens or other barriers determined suitable by the Board (in consultation with the Shade Tree Committee) to screen the nonresidential use from the residential use. In lieu of the required 30

foot buffer, the Applicant proposes a two-tiered retaining wall with a 5 foot aluminum fence and guide rail on top. The retaining wall starts ten (10) feet from the southerly boundary. Variance relief is requested for the deficient buffer area and for the retaining wall being 2.5 feet from the eastern property line.

3. The Applicant requests a variance from the requirements of Ordinances §380-109A: Steep Slopes, which provides that no buildings, improvements or structures, including roads, driveways or parking areas, shall be constructed, nor shall any displacement of soil or removal of vegetation occur within critical slope areas, except in accordance with a schedule. The Applicant is proposing to disturb 100% of the critical slopes on the property. "C" bulk variance relief is requested to permit the deviation from the Steep Slope Ordinances. The Property includes category 1, 2 and 3 slopes. The maximum allowed area of disturbance for each category slope on the Property is calculated below and compared to the Applicant's proposed area of disturbance. Applicant seeks a variance for the difference between the Maximum Disturbance Area and the Proposed Disturbance Area, totaling 14,735 square feet.

Permitted Levels of Disturbance in Critical Slope Areas			
Slope Category	Percent Grade	Maximum Disturbance Area	Proposed Disturbance Area
1	15% to 19.99%	35% (1,979 sq ft)	100% (5,653 sq ft)
2	20% to 24.99%	25% (508 sq ft)	100% (2,032 sq ft)
3	25% or greater	15% (1,683 sq ft)	100% (11,220 sq ft)

DESIGN WAIVERS:

The Applicant requests that the Board grant exceptions from design standards pursuant to

The following waivers or exceptions from the adopted design standards were requested by the Applicant:

1. Ordinances §292-26B(2): Parking Within 30 Feet of Right-of-Way. The Ordinances prohibits parking within thirty (30) feet of the street Right-of-Way. The parking spaces are set back 2.5 feet. A waiver of 27.5 feet is requested.
2. Ordinances §292-26C(2): Size of Parking Stalls. Parking stalls shall have a minimum area of 200 square feet, and shall measure 10 feet in width and 20 feet in depth. The Applicant proposes parking spaces measuring 9 feet by 18 feet. The Applicant requests parking stalls of 180 square feet, which measure 9 feet in width by 18 feet in length. A waiver of 20 square feet for each stall is requested.
3. Ordinances §292-29B(3): Buffer Along Parking Areas. The Ordinances requires fences, landscaping, berms and/or mounds to be located where parking areas abut other properties. Roughly 25% of the parking area is not buffered from adjacent properties.
4. Ordinances §355-13(d): The Ordinances prohibits clear cutting of trees on any property. Applicant proposes to remove all 88 trees within the property boundary.

WHEREAS, the Applicant, through their legal counsel, Elliot Urdang, Esq., made application pursuant to N.J.S.A. 40:55D-70(c)(1) and N.J.S.A. 40:55D-76 and 40:55-70(d); and

WHEREAS, the Zoning Board of Adjustment held public hearings as aforesaid at which

time it heard testimony and considered the exhibits constituting the record and evidence offered by the Applicant and members of the public. A list of such exhibits and persons testifying is attached as Exhibit A hereto. :

WHEREAS, the Board thoroughly considered the testimony and evidence offered by and on behalf of the Applicant, Objectors and members of the Public;

WHEREAS, the Board also considered the Borough's Master Plan, the Ordinances, and the Board members' personal knowledge of the Borough and the area near the Property.

WHEREAS, the Board specifically considered the purposes of the Ordinances, as stated in Ordinances § 380-3 as follows:

The Mayor and Council deem it necessary to the public interest, health, comfort, protection of property values and preservation of the public peace, safety, morals, order and general welfare of the Borough of Woodcliff Lake to provide for adequate light, air and convenience of access; to lessen congestion in streets; to secure safety from fire and other danger; to avoid undue concentration of population by regulating and limiting the use of land and the height and bulk of buildings wherever regulated; to limit and determine the size of yards, courts and other open spaces; to regulate the density of population; all with reasonable consideration to the character of each district and its peculiar suitability for particular uses; and with a view to protect the environment, conserve the value of property and encourage the most appropriate use of land throughout the Borough of Woodcliff Lake.

WHEREAS, after hearing and considering all testimony and evidence presented by and on behalf of the Applicant and after due consideration and deliberation, the Board has made the following findings of fact and conclusions:

1. The application for the variance was duly made to the Zoning Board of Adjustment and that all owners of property situated within 200 feet of the premises to be affected were duly notified in accordance with law.
2. The Applicant presented satisfactory proof to the Zoning Board of

Adjustment that notice of said hearing was duly published.

3. The Applicant submitted plans and testimony concerning a proposed house of worship. The Applicant proposes to demolish an existing, one-and-a-half story, single-family home on the subject site and construct a 12,247 square foot floor area house of worship with underground covered parking, sanctuary, social hall, kitchen, library, six offices, seven classrooms, a Mikveh, a roof top deck and outdoor play area. Stated uses for the property include religious services and prayer, a Hebrew school, day care and pre-school, youth study programs, speaking engagements, lectures, bar mitzvahs, bat mitzvahs, social events, including serving alcoholic beverages, use of catering services, and administrative offices.
4. The Borough is 3.41 square miles with a population of approximately 5,900 people. The Property is 1.27 acres and located in a residential zone (R-30). There is a 30 foot topographic grade change across the property.
5. The Applicant is seeking variances with regard to lot size, lot width, height, building coverage, impervious surface coverage, parking, (D variances), and variances regarding retaining walls, (multiple), required buffer for a nonresidential use, slope variances (C variances) and design waivers for parking more than 30 feet from right of way, size of parking stalls, buffer along parking areas, and to permit clear cutting of up to 88 trees on the property in violation of the Borough's Ordinance §355-14.
6. Sometime in the 1970's the Borough adopted a conditional use Ordinances which permits houses of worship in an R-30 residential zone provided

nine (9) conditions are met. Of the nine conditions, the Applicant seeks variances from six (6) of those conditions plus three (3) bulk variances and four (4) design waivers all as set forth above in this Resolution.

7. All houses of worship approved since the passage of the conditional use Ordinances have complied with the three acre minimum-lot requirement.
8. At the current time there are five houses of worship as follows:
 - A. Temple Emmanuel of the Pascack Valley, 87 Overlook Drive, 15.47 acres, gross floor area 60,000 square feet,
 - B. Woodcliff Lake Christ Lutheran Church, 33 Pascack Road, 4.63 acres, gross floor area 24,000 square feet,
 - C. Our Lady Mother of the Church, 209 Woodcliff Avenue, 4.43 acres, gross floor area 21,000 square feet,
 - D. Woodcliff Lake Apostolic Christian Church, 2.22 acres, gross floor area 13,000 square feet (approved prior to the passage of the Conditional Use Ordinance),
 - E. Jehovah's Witness Kingdom Hall, lot area .72 acres, gross floor area 5,000 square feet (approved prior to the passage of the Conditional Use Ordinance).
9. The Borough Master Plan goals include: (A) reaffirming and advancing the existing residential character in the municipality which consists primarily of single family dwelling units; (B) providing adequate buffers between residential and nonresidential uses; and (C) effectuating development using the natural features of the land to the greatest extent

possible including the land's natural features and physical characteristics such as steep slopes, tree preservation and soil movement and elimination of erosion. The application is inconsistent with each of these goals as follows:

- The residential character of the neighborhood would be adversely impacted because the proposed use would be highly visible from the roadway and near-by properties. The height of the building from finished grade to the ridge line at the rear of the property would be 45 to 60 feet and visible from Werimus Road. The property to the south of the Property would view a combined retaining wall and structure of approximately 50 feet.
 - The proposed use does not provide adequate buffering from residential uses. The proposed retaining wall is only ten (10) feet from the southerly boundary. Parking spaces are only set back 2.5 feet from the public right of way and roughly 25% of the parking area is not buffered from adjacent properties.
 - The proposed use will not maintain any physical characteristics of the Property. All trees would be removed from the Property and 100% of the steep slopes would be altered. The proposed building is also not designed to blend with the land's natural features or physical characteristics.
10. The Board finds that the application is wholly inconsistent with the relevant goals of the Master Plan. Also, the application cannot be granted because the Property cannot accommodate the considerable divergence

from the conditions of the Ordinances and for other reasons set forth herein.

11. The Board finds that there will be a substantial and detrimental impact to the surrounding properties and neighborhoods based upon insufficient buffering from residential uses. A detrimental visual impact would be caused by the approximately 16 foot, two tier retaining wall, upon which a five foot fence will be erected, as well as a structure of approximately 33 feet in height, all located on a property less than half of the required parcel size.

12. The Board finds that there is also substantial and significant adverse impact to the surrounding residential neighborhoods based upon inadequate parking. The Applicant proposes 73 parking spaces, however, based upon the occupancy load for the proposed sanctuary, up to 383 people could occupy the building which would require 127 parking spaces plus one additional space for each staff member. Applicant's plans originally provided that 324 people would be in attendance when the facility is used as sanctuary, however, revised plans and a schedule prepared by the Applicant's architect indicate that the occupancy can now accommodate 383 people. There are a number of uses at the property that would cause seating to exceed the Applicant's proposed 217 people, including but not limited to, religious holidays observance, bar mitzvahs and bat mitzvahs, speaking engagements, and other events. The Applicant is, at a minimum, short 54 parking spaces (staff would increase the

parking requirements).

13. Without sufficient on-site parking there will be an overflow of parking into the residential neighborhoods, most notably on Mill Road Extension and neighborhoods to the west. There can be no parking to the east as the property is bordered by the Garden State Parkway. There is no street parking on Overlook Drive.
14. There are numerous pedestrian hazards along Overlook Drive. Overlook Drive has a 40 mile per hour speed limit with insufficient lighting. After parking in the residential neighborhoods to the west, a pedestrian would have to cross Overlook Drive.
15. There is also an issue of pedestrian safety due to the fact that there are no sidewalks on Overlook Drive and those wishing to walk to the subject site would encounter insufficient shoulders to walk.
16. The proposed development is also likely to cause additional erosion and flooding of the Muskquapsink Brook which has been delineated a flood hazard area by the State of New Jersey. This will exacerbate resident complaints concerning erosion and flooding both within the Borough of Woodcliff Lake and neighboring communities of Hillsdale, Westwood and Emerson.
17. The Board finds that the Applicant has failed to meet its burden of proof for the variances, waivers and site plan approval.
18. Although the Applicant's Planner did not conduct an inquiry of available sites within the Borough, the Board finds that there have been, are, and

will be, larger and more suitable lots available for the Applicant, including: A) the JCC property in Washington Township (within the Pascack Valley area) that became available in 2015 which is located 2.7 miles from the subject site and approximately 1.5 miles from the Woodcliff Lake border, (B) property located at 291 Chestnut Ridge Road (3.4 acres), (C) property located at 256 Pascack Road (north) (3 acres), (D) the undeveloped property located on Pascack Road (south) of 6 acres, (E) property located at 1220 Brookview Drive and (F) another property located at 27 Pascack Road. Also, the Borough is primarily zoned residential and there is the opportunity to assemble lots to meet the three acre requirements.

19. The Board further considered whether any conditions could be imposed to alleviate the detrimental impact of the application. The Applicant has suggested that the occupancy be limited to 219 people. Given the size of the proposed building and the planned activities (catered events, lectures, etc.), the Board finds that this is unrealistic and it is unlikely that the occupancy can or would be limited to such numbers. The Board also finds that such a limitation would also not satisfy the needs of the Chabad. Testimony indicated that prior occupancy limits imposed upon use of the property were not followed in the past and will not likely be sufficient in the future. Specifically Rabbi Drizen was notified by letter in August of 2005 that the building then on the Property was an "unprotected wood frame" with a limited occupancy rating. It was dangerous and illegal to

occupy the structure with more than fifteen (15) people. An incident report dated September 24, 2005 noted approximately 150 people observed at the site. By letter dated March 6, 2006, Borough Attorney Mark D. Madaio confirmed the citation for over-occupancy and reduced the applicable fine from \$5,000.00 to \$2,500.00. Also, Rabbi Drizen testified that he had tried to limit occupancy with pre-registration or selling tickets, but such efforts were not successful.

20. As stated by Rabbi Drizen, the Property is currently being used regularly for services of up to 30 to 40 people in violation of the 15 person limit previously imposed. He did not dispute that 20 to 30 cars come onto the property for these services. The Board finds that the parking ratio in the Borough Ordinances is a minimum requirement.
21. Due to the extent of the proposed development and the topography of the Property, conditions cannot be imposed to alleviate the detriment to the public good and the substantial impairment of the intent and purpose of the Master Plan and the Ordinances, specifically provisions related to flooding, parking, pedestrian safety, impact on steep slopes, lack of adequate buffer, noise, lighting and other detriment as noted herein.
22. During the application, reference was made to the case of Sica v. Board of Adjustment of the Township of Wall, 927 N.J. 152, 603 A.2d. 30 (1992). In the Sika case, no bulk variances were required, there were no traffic issues and the court further found that the building was unobtrusive. Here, there are bulk variances and conditional use variances requested and the

Board finds that the building and retaining walls are obtrusive for reasons stated previously, including their bulk, height and visibility. As stated herein, there are also traffic problems involving pedestrians and significant parking issues all of which will impair the residential character of the community. Using a balancing test the Board finds that the substantial detriments significantly outweigh the benefits.

23. The Board also finds that the Applicant has not met the burden of proof as set forth in the case of Country Square, Inc. v. Westwood Board of Adjustment, 138 N.J. 285, 650 A.2d. 340 (1994). Specifically, the Applicant has not met its burden of proof that the Property continues to be an appropriate site for the conditional use considering the considerable deviation from the conditions imposed by the Borough's Ordinances. For example, specific deviations include an impervious coverage variance that is more than double of that permitted under the Ordinances. The Board also finds that the submitted drainage plan would contribute to known flooding conditions. An obtrusive building, a large retaining wall system, inadequate buffering, insufficient parking, pedestrian safety issues, and the need to alter the topography of the Property has lead the Board to conclude that the Property cannot accommodate the intensity of the proposed development and use.
24. The Board finds that the Applicant's expert has not presented analysis sufficient to support the submitted application.
25. The Board is cognizant of, and in connection with the application has

- considered the Religious Land Use and Institutionalized Persons Act.
26. The Board finds that the Applicant has created the issues raised in the application by attempting to over develop a piece of property without consideration of the Master Plan goals and the intent and purpose of the Master Plan and Zoning Ordinances.
 27. The Applicant failed after multiple requests to provide the Board with an architectural rendering to show the retaining wall system and landscaping.
 28. The Board cannot reconcile the testimony of the Applicant's witnesses. Witnesses testified that the original plan of approximately 20,000 square feet was necessary to meet the needs of the Chabad yet now propose a building with 12,247 square feet as being sufficient. Witnesses testified that the original combined sanctuary and social hall would accommodate 324 people. The revised plans enlarged the size of the combined sanctuary and social hall yet the Applicant's witnesses state the seating will be no more than 219 with removable chairs.
 29. The site plan is not approved based upon the denial of the variances requested and in addition for various other reasons including the following:
 1. The drainage plan requires the consent and approval of the New Jersey Turnpike Authority and that has not been obtained. The Applicant has not established that the drainage system can accommodate the water runoff. The drainage plan does not call for the retention of any water on

- the property and contributes to known flooding.
2. The retaining wall abutting the Garden State Parkway property (New Jersey Turnpike Authority) was not approved by the New Jersey Turnpike Authority.
 3. Insufficient details were given with regard to the safety pertaining to the retaining wall system.
 4. No provision was made for accumulation of snow during the winter months.
 5. For all the reasons set forth for the denial of the variances and waivers.

WHEREAS, the Board has determined that the variances cannot be granted without substantial detriment to the public good and the variances if granted would substantially impair the intent and purpose of the Zone Plan and Zoning Ordinances, based upon current and future development in the area and based upon neighboring homes; and

WHEREAS, the site is not appropriate for the conditional use considering the considerable deviations from the conditions imposed by the Borough's Ordinances; and

WHEREAS, there are compelling reasons to deny the relief;

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF WOODCLIFF LAKE THAT THE APPLICATION FOR PERMISSION TO DEVIATE FROM THE AFOREMENTIONED ZONING REQUIREMENTS SET FORTH ABOVE IN THIS RESOLUTION IS HEREBY DENIED AND APPLICATION FOR SITE PLAN IS HEREBY ALSO DENIED.

A copy of the resolution shall be forwarded to the Applicant and to Construction Code

Official of the Borough of Woodcliff Lake and the secretary to publish the required notice.

MOTION TO DENY INTRODUCED BY: ROBIN EFFRON MALLEY

SECONDED BY: BRIAN BOFFA

IN FAVOR OF DENYING: ROBIN EFFRON MALLEY, JOHN SPIRIG, CHRISTINA
HEMBREE, BRIAN BOFFA, VICTOR BONGARD AND GARY NEWMAN

OPPOSED BY: NONE

MOTION APPROVED

MOTION TO APPROVE FORM OF RESOLUTION:

INTRODUCED BY: John Spirig

SECONDED BY: Victor Bongard

IN FAVOR OF APPROVING: Victor Bongard, Robin Malley, Gary Newman,

OPPOSED BY: None John Spirig and Christina Hembree.

Certified to be a true copy of the Resolution duly adopted by the Zoning Board of Adjustment of
the Borough of Woodcliff Lake at a special meeting held on October 6, 2016.


TONYA TARDIBUONO, Secretary

EXHIBIT A

**EXHIBIT LIST - APPLICANT
VALLEY CHABAD**

Meeting:

Dec. 16, 2014

- A-1 Aerial photograph dated 10/13/14
- A-2 Site plan exhibit dated 10/1/14
- A-3 Variance request (revised C-4) dated 12/15/14

Meeting:

Feb. 24, 2015

- A-4 Drawing C-4 prepared by Stonefield Engineering
- A-5 Revised Zoning Relief Table
- A-6 Truck turning radius exhibit
- A-7 Schematic building section
- A-8 Rendering of building looking from Overlook Drive to the southeast
- A-9 Rendering with trees shown at ½ growth
- A-10 Color drawing main level plan A1-02 (A1-03 B&W)
- A-11 Upper level plan
- A-12 Architectural plans entire set
- A-13 Drawing showing two (2) configurations expanded sanctuary for religious services for 324 people, expansion for social events 214 people
- A-14 Lower level plan, two levels below Overlook (also A-100)
- A-15 Colorized drawing A-101, the space between the main and lower level (intermediate plan)
- A-16 Colorized elevation drawings with landscaping

Meeting:

March 24, 2015

- A-17 Fire Department letter
- A-18 Automobile turning exhibit

Meeting:

April 28, 2015

- A-19 Revised site plan
- A-20 Revised interior space drawing (A-101 - A-105)

A-21 Revised elevation drawings (2 pages)

Meeting:

September 9, 2015 A-22 Colorized site plan revised July 13, 2015
A-23 Keystone planter unit booklet
A-24 Tree location plan
A-25 Vehicle maneuvering plan
A-26 Engineering report and storm water operations manual
A-27 Storm water operation

Meeting:

May 24, 2016 A2-1 Notice and proof of publication
A2-2 Traffic report letter dated April 13, 2016 Stonefield Engineering
(Matthew Seckler)
A2-3 Colorized version of site plan
A2-4 Letter from police chief Jannicelli and traffic safety officer Sgt.
Craig DeGeorge dated April 20, 2016
A2-5 Line of site exhibit May 12, 2016

Meeting:

June 14, 2016 A2-6 Revised lower level floor plan April 15, 2016
A2-7 Revised main level floor plan April 15, 2016
A2-8 Revised upper level floor plan April 15, 2016
A2-9 Revised elevations (east and north A-4) dated April 15, 2016
A2-10 Revised elevations (south and west A-5)

Meeting:

June 28, 2016 A2-11 Elliot Urdang letter of June 22, 2016
A2-12 Revised occupant load chart dated June 20, 2016
A2-13 Tiered wall cross section dated June 14, 2016

- A2-14 Revised vehicle maneuvering plan
- A2-15 Letter dated June 14, 2016 addressed to Stephen M. Buente,
Engineer for the New Jersey Turnpike Authority
- A2-16 Drainage plan discharge map dated April 28, 2015
- A2-17 Email from Shade Tree Committee

EXHIBIT LIST - OBJECTORS
VALLEY CHABAD

- O-1 Questions from Christos J. Ditka's for Boardmembers re: potential conflicts
- O-2 Questions from Christos J. Ditka's for Boardmembers re: potential conflicts
- O-3 Review letter issued by Board Attorney dated December 11, 2014
- O-4 Letter dated March 24, 2015 from Christos Ditka's
- O-5 Occupants load table
- O-6 Occupant load table 4/17/15
- O-7 Photo of shoulder of road
- O-8 Email from Pat Stiemke, Senior Engineer from Keystone to Marc Boggio
- O-9 Color coded Zoning Map from Master Plan
- O-10 Letter to Rabbi Dov Drizen from Nick Saluzzi dated August 29, 2005
- O-11 Woodcliff Lake Offense Report dated September 24, 2005
- O-12 Letter from Mark Madaio, Esq. to Elliot W. Urdang, Esq. dated March 6, 2006
- O-13A Memo from Joe Mauro, Fire Prevention Inspector to Nick Saluzzi dated June 2,
2005
- O-13B List of violations dated June 2, 2005

EXHIBIT LIST - BOROUGH

- B-1 Borough Engineer's report - Neglia November 21, 2014
- B-2 Planner's report - Mazur Consulting by Daniel Block dated September 3, 2015
- B-3 Handout - Houses of Worship
- B-4 Letter to New Jersey Turnpike Authority dated August 2, 2016

TESTIMONY RECEIVED FROM:

1. Jeffrey Martell
2. Rabbi Dov Drizen
3. Joseph Burgess
4. Bridgette Bogart
5. Alan Weitzman
6. Daniel Bloch
7. Joseph Vuich
8. Nicholas Saluzzi
9. Police Chief Anthony Jannicelli
10. Matthew Seckler
11. Residents