

BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
JUNE 2, 2015
8:00 P.M.
MINUTES

Call to Order:

The meeting was called to order at 8:00 p.m. by Vice Chairman Bongard.

Adequate Notice Statement:

The Vice 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	Recused
Marcia Denbeaux	Present
Gary Newman	Present
Robin Efron-Malley	Present
Brian Boffa	Present
Dana Cassell	Present
Victor Bongard	Present
Jay Ferreira	Present
Justin Cohen	Present
S. Robert Princiotto, Esq.	Present

Joseph Vuich (Neglia Eng.)
Kathy Rizza, Secretary

Present
Present

New Business:

**WCL Broadway Realty
62 Broadway
Block 2708 Lot 1**

Mr. Louis D'Arminio of the Price Meese Law firm was present as the Attorney for the applicant. Board Attorney Princiotto stated that the notice and proof of publication for this application is all satisfactory. It was noted that the Neglia Engineering letter of 4-29-15 deeming the application complete has been received by all. Mr. D'Arminio gave a brief history of the 2011 application for this property to all present. The Borough Master Plan calls for mixed use – retail and residential, in this area. For this new application variances are needed for use, height, coverage and signs. There will be four witnesses: Gil Rivera, the developer from Kamson Corp.; Augusto Morpurgo, the Architect; Rick Eichenlaub, the Engineer; and Mr. McDonough, the Planner. Mrs. Denbeaux asked when the previous resolution was good until. She was told it is effective at this time due to the Permit Extension Act. Mr. Newman asked if this board is bound by the Planning Board resolution. He was told no by Attorney Princiotto. Mr. D'Arminio stated that Planning Board approval has been obtained. Mr. Cassell asked for the prior minutes pertaining to this site. The Board Secretary will provide this to all members.

First Witness: Gil Rivera – 27 Sylvan Avenue in Englewood Cliffs. Mr. Rivera gave his educational and employment history to the members of the Board and was accepted as an expert witness. He is the contract purchaser for this site. Mr. Rivera stated that in the past this site was well suited for retail and office space, but not today. That is why retail and residential is being requested. Mr. Rivera referred to Exhibit A-1

the Site Plan, site layout sheet. There will be retail on the first floor and two floors of apartments on the second and third floors, four one bedroom units and the rest two bedroom units. The retail units will have 15.5' ceilings for attractiveness and for the mechanicals. The ceilings on the second and third floors will be 8.5'. The apartments will be rental units. Mr. Rivera's company, Kamson Corp. will be the owners and the managers of the property. Possible retail tenants could be a bakery, a clothing store, a convenience store, a drug store or a café or coffee shop. The plan is for five retail businesses but the owner would be willing to consolidate. The idea is to create a downtown feel. There will be awnings and lighting similar to the Tice Mall. Mr. Ferreira asked what will be on the signs. He was told the store names and the street number.

The meeting was opened to the public for this witness only on a motion from Mr. Ferreira, seconded by Ms. Malley, and carried.

Charles Duffy 18 Lincoln Avenue - Inquired as to bedroom sizes for the apartments and the amount of cars that would be generated. There will be 27 parking spots for 14 apartments. Mr. Duffy also spoke regarding having an advocate for the public.

Michael Jaffin 14 Lincoln – Asked if there will be balconies with the apartments and asked how many similar situations this developer has had.

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

Second witness: Mr. Augusto Morpurgo, the Architect. Mr. Morpurgo was sworn in by Attorney Princiotto. He stated his educational background and his work experience in similar applications. Mr. Morpurgo is also a Professional Planner and has lived in Woodcliff Lake for over 40 years. He stated that he designed the renovation/changes to this building from the last application. Mr. Morpurgo spoke regarding Exhibit A-2 the Existing Conditions Plan. A colorized version of the

Exhibits was shown and explained. Stairwell and elevator size was discussed. The trees shown are accurate in location but not in size. Sheet A101 part of Exhibit A-3 showing the basement was discussed. Sheet A102 showing the roof plan and the 3rd floor was also described. The elevation measurements were clarified. The materials used for the building facade were shown with part 4 of Exhibit A-3. Signage was also discussed. The Borough ordinance allows 30 sq. ft. for a free standing sign, 40 sq. ft. is for the on the building signs. If a tenant wanted a larger size sign than the ordinance allows they would have to come back to this Board. Board member Ferreira would like conformity with the signs. Mr. Rivera would like flexibility on signs as he is trying to stay away from the strip center feel. Attorney Princiotta stated that the only sign variance is for increase in size for the free standing sign. All signs would be internally illuminated. Attorney D'Arminio stated that the applicant will come back to the Board when the sign is designed with the tenant names. He added that this could be a condition in the resolution. Address signs in the rear parking lot were also discussed. A comparison sheet (Exhibit A-5) showing changes from the older plan to the newer plan was shown and discussed. It was stated that mailboxes for the residential units will be inside the building and that it is not known yet how and where mail will be delivered for the retail stores, possibly a slot in the door or the postman will enter each store with their mail. The average apartment sizes are as follows: 735 sq. ft. for a one bedroom unit and 1100 sq. ft. for a two bedroom unit.

The meeting was opened to the public for this witness only on a motion from Mr. Ferreira, seconded by Ms. Malley and carried.

Ray Schumacher 11 Columbus – was shown the basement plans. The prior applications to both the Planning Board and the Zoning Board were discussed.

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

A 5 minute break was taken.

Third witness: Richard Eichenlaub of RL Engineering, 24 Wampum Road in Park Ridge. Mr. Eichenlaub gave his educational background and his work experience to the Board. He was accepted as an expert witness and sworn in by Attorney Princiotto. Mr. Eichenlaub stated that sheet 3 of 9 of the site plan layout has been revised to show the increase in the depth of the building causing the parking to be moved to the east. There are no changes from the front of the building to Broadway. Mr. Eichenlaub continued by saying that this property is in the B1 zone and fronts on three streets. There will be a buffer area for the residents on the east side of at least 30'. There is 3200 sq. ft. of steep slopes. There is curbing along Columbus and Broadway, but not on Lincoln. The detention area was shown to all. Presently all drainage runs to a single catch basin at Columbus and Broadway. The applicant is proposing zero run off reducing 100%. All existing pavement will be removed. A full set of site plans dated 12-17-14 has been given to each member marked as A-7. There are 122 trees on the site with the majority in the rear of the property. There are 19 trees within the paved area that will be removed. A total of 74 trees will be removed throughout the property. There will be a dumpster pad in the northeast corner with a 6' screen enclosure. Mr. D'Arminio stated that the dumpster area will be reviewed again before the next meeting. No tractor trailers will enter the site. Drainage inlets were shown to all. Building coverage will be 15.02%, where 40% is allowed. A variance is requested for impervious coverage. There are three frontages, one rear and no side yards. Mr. Newman was concerned with resident being stuck in their spaces due to trucks being in the lot. Borough Engineer Joe Vuich has compared this application with the prior approvals.

A motion to open the meeting to the public for this witness only was made by Mrs. Denbeaux, seconded by Mr. Newman, and carried.

Michael Jaffin 14 Lincoln – concerned with the loading areas and the parking spaces. He was assured that this will be reviewed again.

Ray Schumacher 11 Columbus – stated that he would like to see a road around the building. He was told that the County does not look favorably upon this suggestion. Mr. Schumacher would also like two curb cuts on Broadway. The County has said no to this.

Mr. Ferreira suggested only deliveries in the front. Ms. Malley was concerned with garbage truck access.

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

It was decided that this application will be continued to a special meeting on June 30th at 7:30 p.m.

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

Respectfully Submitted,

Kathleen S. Rizza, Secretary