

**BOROUGH OF WOODCLIFF LAKE  
ZONING BOARD OF ADJUSTMENT  
SPECIAL MEETING  
SEPTEMBER 9, 2015  
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 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:**

Christina Hembree, Chairwoman	Present
Marcia Denbeaux	Present
Gary Newman	Present
Robin Effron-Malley	Present
Brian Boffa	Absent
Justin Cohen	Present
Dana Cassell	Recused
Victor Bongard	Present
Jay Ferreira	Present
S. Robert Princiotta, Esq.	Present
Joseph Vuich	Present
Daniel Bloch, Maser Consult. Planner	Present
John Pavlovich, Traffic	Not Requested
Tonya Tardibuono, Secretary	Present

**Old Business:**

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

Mr. Elliott Urdang was present as the attorney for the applicant. Mr. Elliott Urdang discussed the revised plans that were submitted to the Board and the letter that was received by the Board Engineer.

The applicant's Engineer, Mr. Jeffrey Martel of Stonefield Engineering, was previously sworn in. Mr. Martel will explain the revised plans and changes.

Mr. Martel introduced Exhibit A22, a colorized site plan marked C4, revised July 13, 2015. Mr. Martel began by explaining the changes. On the south wall a Keystone planter was added. The planter unit will allow plantings to grow up the wall and hang off the wall. This will allow them to soften the impact visually of this wall, with as much vegetation as possible. Mr. Martel introduced Exhibit A-23, A Keystone planter unit booklet. Mr. Martel spoke about the assembly and the irrigation system of the Keystone wall. He also pointed out that there has been a slight change in the wall from what was previously proposed. The wall is now proposed to be turned sooner. The wall will turn at 45 degrees where the parking ends. There is an area of the wall facing the Garden State Parkway that is still approximately 20 feet, so the request for the relief will still stay the same - but relative to the neighboring property, by turning the retaining wall sooner along the property line, it essentially allowed us to eliminate the highest portion of the wall facing south.

Mr. Martel stated the plan revision addressed the Board Engineer's comments, and also some of the stormwater management design. The applicant submitted a revised stormwater management report. They have now removed the connection to the municipal storm line that runs along the southern property line. Mr. Martel believes the new design more appropriately mimics the existing drainage pattern which the water flows off the property, goes into an easterly direction, is collected in the Parkway's drainage system and then continues in the easterly direction. The proposed design would be the same type of stormwater management on site - the same reduction, run-off quantity, maintenance of groundwater recharge and the same water quality. They have also updated it to comply with the comments from the Borough Engineer, now instead of connecting to a municipal pipe they are proposing a discharge to the east overland that will mimic how the stormwater flows off the property today.

The lighting design has also been redesigned as per the Borough Engineers comments. We will now ensure less than one foot candle spillage over the property line and maintain greater than one foot candle over the parking area.

In an effort to summarize, Mr. Martel believes they have aesthetic elements relative to the wall, the technical elements relative to the stormwater management design and the lighting and what he believes to be a comprehensive resubmission to this Board.

Mr. Urdang asked Mr. Martel about the children's play area. Mr. Martel stated that the children's play area was removed approximately in January's submission.

Mrs. Denbeaux asked how close to the southern property line is the retaining wall. Mr. Martel replied one foot from the property line. Mrs. Denbeaux questioned the plantings on the retaining wall and if they will project out onto the neighboring property line. Mr. Martel explained with the

slight taper and the planted unit separation, the plantings should not grow over into the neighboring property line.

Mr. Newman asked if the proposed wall has stacks. Mr. Martel explained in detail the design and construction of the wall. Mr. Ferreira explained the traditional buildings of Keystone retaining walls and commented how he has never seen a wall of this nature built on this coast. Mr. Martel stated that he sent the site plan to Keystone and they recommended a specific model. The closest visual to that model is located on the bottom of page 6 of Exhibit A-23.

Mrs. Denbeaux questioned the run-off and the discharge of water. She said the proposed plan is 74% impervious coverage. It's going from 8.1% impervious coverage to 74% impervious. That will change the amount of run-off quite dramatically. She asked if there are calculations of where the absorption over land is going to be for the increased water discharge. Mr. Martel replied that the Borough, State, County, DOT and soil conservation all have stormwater management requirements. They are all generally consistent in their requirement to reduce the quantity of run-off from the property. We have an increase of impervious coverage, but we have a storm water management system that detains the water and releases it at a slower rate than it leaves the property today. Mr. Ferreira asked about the size of the pipe that is exiting the system. Mr. Martel replied 15 inches. Mr. Ferreira wanted to know if there is a plan for where that pipe exits over land to prevent erosion. Mr. Martel replied they are bound to Soil Conservation District requirements and the approval from the Turnpike Authority. Mr. Ferreira asked if they obtained a letter from the Turnpike Authority yet. Mr. Martel replied that they have stated many times that they have spoken to the Turnpike Authority and they have no problem with it, but the applicant does not have the approval in writing. Mr. Urdang stated that they need proper approvals from other government agencies before the Turnpike Authority can provide the applicant with a letter.

A Board discussion was had about the design of the wall. Mrs. Hembree inquired about how the wall will be irrigated. Mr. Ferreira replied that there is a built-in irrigation system. Mrs. Effron-Malley asked how the wall will be constructed, from the back of the Valley Chabad property. Mr. Martel explained they will begin to build one foot from the property line. Mrs. Effron-Malley asked how the wall will be maintained. Mr. Ferreira replied a ladder will probably have to be put over the property line in order to maintain the property. Mrs. Denbeaux questioned if the plants could survive in the winter. Mr. Ferreira said this isn't really an issue. If the plants die they can just be replaced. Mr. Cohen asked if when speaking to Keystone, they suggested any specific plants that could be planted in the wall planters. Mr. Martel replied that they are still working on the planting concept. Mr. Cohen asked if there was a certain amount of the wall that they want covered with plants. Mr. Martel replied as much as possible. Mr. Princiotta asked if there was anything on the revised plans that details the construction of the wall. Mr. Martel replied that the construction documents are from the manufacturer themselves so the specifics are not listed on the plans.

Mr. Ferreira asked if there was an easement on the applicant's property or any surrounding properties. Mr. Urdang said there are no recorded easements. The Borough's Engineer, Joseph Vuich, asked if there was a full title search done on the neighboring property. Mr. Urdang said he thinks so, but cannot confirm that for sure. Mr. Ferreira spoke about wanting to know exactly where this 24-inch pipe is located. His concern is what happens if the pipe needs to be maintained

or removed with this wall located right next to the pipe. A discussion was had by the Board and applicant about this pipe and the specific location of it. Mr. Princiotto stated that the way to find out specifics about this pipe is to do a title search of the Jensen property. Mr. Vuich said that the existing conditions map shows the drainage pipe. The way that the pipe is represented on the existing conditions plan is that there is one manhole closest to Overlook Drive and the other manhole is closest to the Parkway properties essentially at the pin location, of the corner marker of the site. The indication would be that the pipe is directed towards the property line. Mr. Martel commented that he believes the applicant's obligation from an engineer's perspective is to not have a negative impact on the pipe and that prior to the issue of the building permit for the wall this information should be decided. Mr. Ferreira commented that he needs to know this information about the pipe prior to construction. Mr. Vuich responded by saying that the point Mr. Martel is making is that upon review, prior to construction, when Keystone submits the final design of the wall it will show the zones of influence and the impact to the adjacent property the wall will have, and at that point without my sign-off they can't construct the wall. Mr. Princiotto understands what Mr. Ferreira is concerned about – the applicant is asking the Board to approve a site plan that may not be feasible and could have issues. We need to know if what we are approving is feasible and if there will be any adverse impact. This matter was continued to be discussed in detail by Mr. Urdang, Mr. Martel and all members present. Mr. Vuich stated that he will contact the Department of Public Works to find out the use and the condition of the line and the extent of what the Borough knows about the line, and he would also like to know where the surveyor got the information from. Mr. Urdang believes that the Borough Engineer should look into this matter.

Mr. Vuich asked Mr. Martel to clarify what the actual height of the wall is. He said earlier Mr. Martel stated that with this revision the reduced wall height is now 15 feet along that property line. Now the variance being requested on the rear property is in the neighborhood of 20.25 feet, but on the site plan it is still listed as a 25 foot variance request. Mr. Vuich would like the height confirmed and the plans changed. Mr. Martel confirmed it is 20.25 feet.

Mr. Martel went over the Engineering comments from the revised letter dated September 8, 2015 from Neglia Engineering. Please see attached letter.

Number 1 - No further action required

Number 2 - No further action required.

Number 3 - No further action required.

Number 4 - Regarding the block wall. Mr. Martel said a Keystone modular block wall is our proposal and we will defer to a licensed professional engineer at Keystone to determine the appropriate unit type.

Number 5 - No further action required.

Number 6 - No further action required.

Number 7 - There is a request for the columns of the deck, which is really where the underground parking is and the deck areas of the building are. At the time the structural engineer prepares construction documents for the building they will incorporate them with the plans.

Number 8 - No further action required.

Number 9 - No further action required.

Number 10 - In the letter dated March 25, 2015 the Board Secretary requested further clarification of the Fire Department's condition of approval. Mr. Martel believes the clarification was relative

to the aisle width of 22 feet versus 24 feet. The Board should recall they revised previously to go to 24 foot wide drive aisles. That meets the Fire Department's requirements.

Number 11 - Mr. Martel stated the stability calculations will be submitted along with the construction permits for the retaining wall.

Number 12 - The Borough's Engineer will work on locating the 24 foot storm sewer main.

Number 13 - No further action is required.

Number 14 - The applicant is in agreement.

Mr. Martel went over the grading, drainage and utility comments from the revised letter dated September 8, 2015 from Neglia Engineering.

Number 1 - No further action is required.

Number 2 - No further action is required.

Number 3 - No further action is required.

Number 4 - No further action is required.

Number 5 - No further action is required.

Number 6 - The applicant understands this is part of the construction process.

Number 7 - The applicant has agreed to televise the sewer line.

Number 8 - No further information has been found to date.

Number 9 - The applicant is in agreement with coordinating the appropriate public utilities.

Number 10 - No further action is required.

Number 11 - No further action is required.

Mr. Newman inquired if there are state requirements for outdoor play areas in schools. Mr. Martel answered that the former play area is no longer being built, but they will get back to the Board on an answer regarding the state requirements for outside play areas.

Number 12 - No further action is required.

Mr. Martel went over the traffic comments from the revised letter dated September 8, 2015 from Neglia Engineering.

Number 1 - No further action is required.

Number 2 - No further action is required.

Number 3 - No further action is required.

Mr. Martel went over the landscaping and lighting comments from the revised letter dated September 8, 2015 from Neglia Engineering.

Number 1 - No further action is required.

Number 2 - No further action is required.

Number 3 - No further action is required.

Number 4 - The planting unit for the wall was discussed at tonight's meeting.

Number 5 - The planting unit for the wall was discussed at tonight's meeting.

Number 6 - The planting unit for the wall was discussed at tonight's meeting.

Number 7 - The applicant has complied.

Number 8 - The applicant has complied.

Number 9 - No further action is required.

Mr. Martel went over the final/recommendations and comments from the revised letter dated September 8, 2015 from Neglia Engineering. He agrees with all items listed numbers 1 through 6.

Mr. Ferreira asked why The New Jersey Highway Department was not listed on the final recommendations and comments list of agencies and departments that the applicant needs prior approval from. Mr. Vuich said it's a general list and it's the responsibility of the applicant to know what approvals are required of them.

Mr. Vuich asked about page 4, item 3 of the revised letter dated September 8, 2015 from Neglia Engineering. He asked if there were any changes and Mr. Martel replied nothing has changed.

Mr. Princiotto inquired about page 10, items number 6 and 7 of the revised letter dated September 8, 2015 from Neglia Engineering. He asked why no information from the applicant had been submitted yet. Mr. Vuich replied that these items would be reviewed during the construction process.

Mr. Ferreira asked about the geo-grid of the wall. Mr. Vuich replied that the Borough Engineer will review the plans prior to the construction of the wall, and at that time look at the stability of the wall.

Mr. Daniel Bloch, the Borough's Planner, asked Mr. Martel about the building coverage. He said when he compares the original plans they showed 32% building coverage, but now we are down to 18% building coverage. Mr. Martel answered that they took down the large play area that was located on top of one of the decks. Chairwoman Hembree asked where the play area would be located. Mr. Martel replied they would have an answer for you at a later time.

Mr. Martel said on July 13, 2015 that the applicant submitted site plans, vehicle maneuvering plans, tree location plans, engineering report and a stormwater operations manual. At this time they are being marked. The tree location plan is marked A-24. The vehicle maneuvering plan is marked A-25. The engineering report and stormwater operations manual is being marked A-26.

**The meeting was open to the public** to ask any questions of Mr. Martel, on a motion from Mr. Ferreira, seconded by Mrs. Efron-Malley, and carried by all.

**Matthew Bonanno, Woodcliff Lake** – Mr. Bonanno asked if a holding tank is required to hold the water before it goes over the surface? Mr. Martel answered yes, a holding tank is proposed. Mr. Bonanno asked if the columns for the underground parking are going to be pile driven. Mr. Martel replied the structural engineer will determine the footings and the building will apply to all applicable building codes. Mr. Bonanno asked why the applicant is being allowed to build a wall only one foot from the neighbor's property. Mr. Princiotto replied that the Board hasn't voted on anything yet; the applicant is before the Board asking for a variance so they can build the wall.

**David Kosoff, Woodcliff Lake** – Mr. Kosoff asked if a traffic study was conducted, and how many people are making U-turns into his property. Mr. Urdang said a traffic study was conducted and discussed at a previous meeting, but he doesn't recall him mentioning your property specifically. Mr. Martel said he didn't personally conduct a traffic study but it is his understanding

that how many cars turn around in Mr. Kosoff's driveway was not part of the study. Mr. Kosoff asked if it would be reasonable to ask the Board to allow him to put his gate closer to the property line. Chairwoman Hembree replied that all he would need to do is apply for a variance. Mr. Bongard stated that the applicant isn't being allowed to build the wall, he is here for permission for it to be allowed to be built. Mr. Newman explained the application process to Mr. Kosoff.

**Robert DeScherer, Woodcliff Lake** – Mr. DeScherer asked if an additional 6-foot fence on top of the wall was still being proposed. Mr. Martel replied, correct. Mr. DeScherer said so at the walls highest point, it will be 21 feet. Mr. Martel stated that the wall is the wall, and then there is a fence on top of the wall. The fence is a picket style fence and the fence is necessary for safety. Mr. Princiotto stated that the wall by the Garden State Parkway side is 20 feet; with the fence it will be 26 feet high.

**Kelly Kosoff, Woodcliff Lake** – Asked if there would be another time during this application that they could make comments and ask questions. Chairwoman Hembree replied yes, there will be a time at a future meeting.

**The meeting was closed** to the public to ask questions of Mr. Martel on a motion from Mr. Newman, seconded by Mrs. Denbeaux, and carried by all.

At this time a break was taken from 9:40 pm until 9:47 pm.

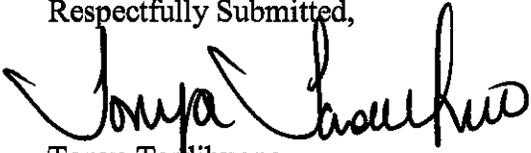
Mr. Diktas, the Attorney for the Woodcliff Lake opposing residents, asked Mr. Martel if the wall was scalable. Mr. Martel replied he does not believe so, but that is a very open-ended question. Mr. Diktas asked if he has any e-mails from any of the proper authorities confirming what they spoke about. Mr. Martel replied, no e-mails. Mr. Diktas asked if the planters were only on the south side of the wall. Mr. Martel replied, yes. Mr. Diktas asked him to confirm that there were no recorded easements found. Mr. Martel answered, correct. Mr. Diktas asked if he personally conducted a title search. Mr. Martel replied, no, to his knowledge he does not know of any easements. Mr. Diktas asked if Mr. Martel was aware that someone can gain an easement without a written document. Mr. Martel replied, no. Mr. Diktas asked the decks could sustain playground equipment in the future. Mr. Martel said he has no role, nor did he design the deck so he cannot answer that question. Mr. Diktas asked if there were any field studies that opened up the manholes. Mr. Martel replied no, they relied on the survey.

Mr. Diktas pointed out that they never received any of the documents that were submitted by the applicant on July 13, 2015, He asked if Mr. Urdang could supply him with copies.

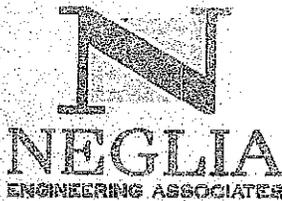
This application will continue at the next Board of Adjustment meeting scheduled for September 24, 2015.

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Tonya Tardibuono". The signature is written in a cursive style with a large initial "T" and a long, sweeping underline.

Tonya Tardibuono



Joseph E. Neglia, PE, PP, PLS  
CEO, Chairman of the Board

Michael J. Neglia, PE, PP, PLS  
President

Gregory Polymak, PE, PP

Michael F. Beittner

Thomas R. Solfaro, PE, CME

Daniel Kaufman, PE, PP

Brian Intandola, PE

Civil Engineering

Municipal Engineering

Landscape Architecture

Traffic Engineering

Planning

Land Surveying

Construction Management

**Locations:**

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Clark, NJ 07066  
Tel: 732.943.7067  
Fax: 732.943.7249

[www.negliaengineering.com](http://www.negliaengineering.com)

**Via: Email & Hand Delivery**

November 21, 2014

**Revised: September 8, 2015**

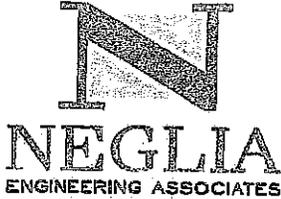
Kathy Rizza, Board Secretary  
Zoning Board of Adjustment  
Borough of Woodcliff Lake  
188 Pascack Road  
Woodcliff Lake, New Jersey 07677

**Re: Site Plan Application Review  
Valley Chabad  
100 Overlook Drive  
Block 908, Lot 1  
Woodcliff Lake, New Jersey 07677  
Our file: WDLASPL14.012**

Dear Ms. Rizza:

As requested, Neglia Engineering Associates ('NEA') has reviewed the recently submitted Site Plan Application for construction of a new House of Worship at 100 Overlook Drive. The submittal included the following documents:

- Application for Zoning Permit, dated October 20, 2014.
- Zoning Official's Letter of Denial and Referral to the Zoning Board of Adjustment, dated September 25, 2014.
- Affidavit of Applicant / Affidavit of Ownership, dated October 20, 2014.
- Applicant's Rider to Application not dated.
- Site Plan Set consisting of fifteen (15) sheets entitled "Proposed House of Worship, Block 908, Lot 1, 100 Overlook Road, Borough of Woodcliff Lake, Bergen County, New Jersey," prepared by Jeffrey A. Martell, P.E. of Stonefield Engineering & Design, LLC, dated September 8, 2014, last revised October 10, 2014, last revised July 13, 2015.
- Architectural Plan Set consisting of six (6) sheets entitled "Proposed New Building, 100 Overlook Road, Woodcliff Lake, NJ 07677" prepared by Allen Witzman, R.A. of Studio 5 Partnership, dated August 14, 2014.
- Property Survey consisting of one (1) sheet entitled "Property Survey for Pascack Valley Chabad Outreach Center, Borough of Woodcliff Lake, Bergen County, New Jersey" prepared by Joseph F. Barbieri, Jr. P.L.S., of Joseph Barbieri & Associates, Inc., dated November 20, 2012.
- Engineering Report prepared by Jeffrey Martell, PE, PP, CME, LEED AP of Stonefield Engineering & Design, LLC, dated October 10, 2014, last revised July 13, 2015.

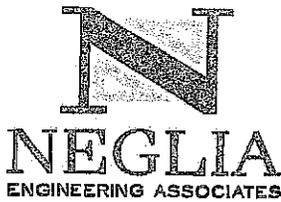


- Signage Plan entitled "Monument Sign Detail, Valley Chabad, Proposed House of Worship, Block 901, Lot 1, 100 Overlook Drive, Borough of Woodcliff Lake, Bergen County, New Jersey," prepared by Stonefield Engineering & Design, LLC, dated October 24, 2014.
- Traffic Impact Letter Report prepared by Charles D. Olivo, PE, PTOE and Matthew J. Seckler, PE, PTOE, PP of Stonefield Engineering & Design, LLC, dated October 10, 2014.
- Woodcliff Lake Police Department Review letter prepared by Chief Anthony Jannicelli, dated November 14, 2014.
- Woodcliff Lake Department of Public Works Review Letter prepared by Superintendent David Antoine, CPWM, dated November 14, 2014.
- Board Attorney Review Letter prepared by S. Robert Princiotta of Marcus & Levy Attorneys at Law, dated December 11, 2014
- Woodcliff Lake Fire Volunteer Fire Department Review Letter prepared by Chief George Lucia Jr., dated November 20, 2014.
- Woodcliff Lake Fire Volunteer Fire Department Review Letter prepared by Chief George Lucia Jr., dated March 23, 2015.
- Stormwater Operations & Maintenance Manual prepared by Jeffrey Martell, PE, PP, CME, LEED AP of Stonefield Engineering & Design, LLC, dated July 13, 2015.
- Tree Location Survey prepared by Gregory S. Gallas, PLS of Gallas Surveying Group, dated February 24, 2015.
- Vehicle Maneuvering Plan prepared by Jeffrey Martell, PE, PP, CME, LEED AP of Stonefield Engineering & Design, LLC, dated July 13, 2015.
- Comment Response Letter prepared by Jeffrey Martell, PE, PP, CME, LEED AP of Stonefield Engineering & Design, LLC, dated July 13, 2015.

### **General Information**

The subject property is located adjacent to the Garden State Parkway with frontage along the East side of Overlook Drive, southeast of the Mill Road Extension intersection. The site is within the R-30 Residential One-Family Zone District, abutting residential properties to the south and west and the Garden State Parkway to the north and east. The subject property is 1.27 acres (55,156 square feet) in size and is known as 100 Overlook Drive, Block 908, Lot 1. The subject property is currently occupied by a 3,194 square foot, 1 ½ story dwelling accompanied by a macadam driveway, slate walkways, and a large gravel area in the rear yard.

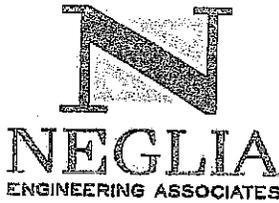
The Applicant proposes the demolition of the existing 1 ½ story dwelling and the construction of a new three and a half (3 ½) story, 9,928 square foot House of Worship. Proposed site improvements include asphalt drives and parking areas, concrete sidewalk, retaining walls, stormwater system with underground detention and groundwater infiltration, utilities, landscaping, lighting and monument signage.



### Waivers

The following waivers related to the aforementioned Site Plan submission have been requested in conjunction with this application:

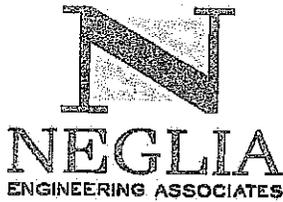
1. Fences (§168-5.A): No solid fence shall exceed the height of five feet above the ground. The proposed fence height is six (6) feet. **A waiver is still required.**
2. Off-Street Parking Requirements (§292-26.A): The number of off-street parking spaces required shall be as set forth in Chapter 380, Zoning, or as set forth in Table VI-1, whichever may be more restrictive. If the determination of the number of required parking spaces results in a fractional space, the fraction shall require one additional parking space. The required number of parking spaces for churches and other places of worship is 1 space for each 3 seats or 1 space for each 72 inches of seating space when benches rather than seats are used. The proposed House of Worship has 324 seats, requiring 108 parking spaces. **The Applicant proposes 73 parking spaces. A waiver is still required.**
3. Off-Street Parking Requirements; Location of parking spaces (§292-26.B(2)): Parking shall not be permitted in the area located within 30 feet from the street right-of-way line or within eight feet from any side or rear lot line or within the site triangle of any driveway or in such other areas as may be prohibited by Chapter 380, Zoning. The proposed parking is located 5 feet from the street right-of-way line within the front yard. Furthermore, the proposed parking is located 10 feet from the rear property line and 8 feet from the side property line. **A waiver is still required.**
4. Off-Street Parking Requirements; Aisle Widths (§292-26.C(1)): Provisions shall be made for safe and adequate circulation of pedestrians and vehicles. The widths of all aisles providing direct access to individual parking stalls shall be in accordance with standards established in Table VI-2. The minimum aisle width for perpendicular parking is 24 feet. The proposed drive aisle width is 22 feet. **In response to the Woodcliff Lake Fire Volunteer Fire Department Review Letters, the Applicant has revised the Site Plan to include a drive aisle width of 24 feet. A waiver is no longer required.**
5. Off-Street Parking Requirements; Size of Parking Stalls (§292-26.C(2)): Parking stalls shall have a minimum area of 200 square feet, exclusive of aisles, and shall measure 10 feet in width and 20 feet in length. The approving authority may permit parking stalls of 180 square feet, which measure nine feet in width by 18 feet in length, where it can be shown by the applicant that such parking stalls are safe and adequate for the parking and circulation of vehicles. The proposed parking dimensions are 9 feet in width by 18 feet in length. **A waiver is still required.**
6. Landscaping and Buffer Areas (§292-29.A(10)): In parking areas, at least 5% of the parking area should be landscaped. The landscaping should be located in protected areas, along walkways, in center islands and at the end of bays. In narrow islands, low spreading plants such as creeping juniper, English ivy, myrtle or pachysandra should be considered. The proposed parking area is 24,691 square feet, requiring a 1,234 square foot landscaping area. The proposed landscaping is 465 square feet, approximately 1.9% of the proposed parking area. **The Landscaping Plan has been revised to address compliance with this**



requirement. The proposed parking area is 30,970 square feet, requiring a 1,549 square foot landscaping area. The proposed landscaping is 1,647 square feet, approximately 5.3% of the proposed parking area. A waiver is no longer required.

The following additional waivers related to the aforementioned Site Plan submission are required in conjunction with this application:

1. Lighting: Illumination at the Property Line (§292-28.A(10)(c)): The following maximum intensity in footcandles shall be provided at property line: 1.0 footcandles. The proposed lighting plan indicates numerous locations where 1.0 footcandles is exceeded at the property line. The Lighting Plan has been revised to address the majority exceedance of 1.0 footcandles at the property line. There are no exceedances along the north, east, and south property lines. Two areas of exceedance remain at both entry driveways. At the far north driveway the highest intensity at the property line is 2.6 footcandles. At the far south driveway the highest intensity at the property line is 1.6 footcandles. A waiver is still required.
2. Landscaping and Buffer Areas (§292-29.A(8)): Deciduous trees should have at least a two-inch caliber at planting, and evergreens should be at least four feet tall. Shrubs should be at least two feet tall at planting. All trees and shrubs should be balled and burlapped. The proposed landscaping plan indicates planting of Little Princess Spirea shrubs at a height of 15 to 18 inches. The Landscaping Plan has been revised and denotes that all proposed deciduous trees to be 2 ½-inch caliber, no evergreen trees are proposed, and all proposed shrubs are to be 2 feet tall minimum (where applicable). A waiver is no longer required.
3. Landscaping and Buffer Areas (§292-29.B(3)): Buffers or fences, landscaping, berms and mounds shall be used to minimize any adverse impacts of the site on adjacent areas. Buffers shall be required where parking areas abut other properties. The proposed site and landscaping plans illustrate that approximately 25% of the parking area is not buffered from adjacent properties. The Applicant shall provide testimony regarding revisions to the Landscaping Plan as they relate to compliance with this requirement.
4. Refuse collection and storage (§292-32): Provisions shall be made for the proper storage and collection of refuse. All such storage shall be maintained within the confines of an enclosed building or structure and shall be reasonably accessible for vehicular collection on the site or shall be appropriately screened and landscaped where outdoor storage is provided. The proposed site plan does not include accommodations for refuse storage. A waiver is still required.



**Zoning Analysis**

Per Zoning Code Article IV 'Residential Districts' (§380-13.A), Houses of Worship and related religious conditional uses shall be subject the following standards:

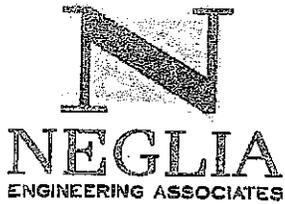
Bulk Requirements	Required	Existing	Proposed
Minimum Lot Size	3 acres	1.27 acres (55,156 sf) [EN]	1.27 acres (55,156 sf) [EN]
Minimum Lot Width	400 feet	337.1 feet [EN]	337.1 feet [EN]
Minimum Front Yard Setback	50 feet	50 feet	48.5 ft – Overhang [V] 53.0 ft – Main Floor 52.0 ft – Lower Floor 50.1 ft – Children's Play Deck 52.1 ft – Southern Deck
Minimum Side Yard Setback – Single	50 feet	49.1 feet	47.3 ft – Overhang [V] 50.1 ft – Main Floor 77.3 ft – Lower Floor 35.5 ft – Children's Play Deck [V] 32.8 ft – Southern Deck [V]
Minimum Rear Yard Setback	50 feet	60.8 feet	49.0 ft – Overhang [V] 52.0 ft – Main Floor 52.0 ft – Lower Floor 10.0 ft – Children's Play Deck [V]
Maximum Building Height	30 feet / 2 ½ stories	≤ 30 feet / 1 ½ stories	44 feet ['D' Variance] / 3 ½ stories ['D' Variance]
Maximum Building Coverage	15%	5.8% (3,194 sf)	18.0% [V] (9,928 sf)
Maximum Improved Lot Coverage (%)	30%	8.1% (4,475 sf)	74.9% [V] (41,322 sf)

[EN] Existing Non-Conformity; [V] Variance Required

**Variances**

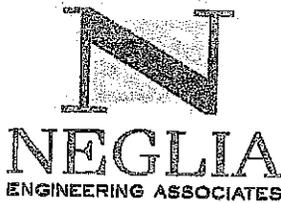
The following variances related to the aforementioned Site Plan submission have been requested in conjunction with this application in addition to those identified in the above zoning table:

- 1. Buffer Areas (§380-80.A):** Any lot utilized for a nonresidential use abutting a lot in a residential zone or a lot used for residential purposes shall have a buffer area consisting of fencing, evergreens or other barriers determined suitable by the Planning Board (in consultation with the Shade Tree Committee) to screen the nonresidential use from the residential use. No buffer areas are proposed within this development. A variance is still requested from the same.
- 2. Buffer Areas (§380-80.B):** Such buffer areas shall be 30 feet in depth at the perimeter of the lots and, when planted with evergreens, they shall be at least 10 feet in height at the time of



planting, of a kind that will grow to a normal height of at least 20 feet in maturity. The evergreens shall be planted at a distance of no greater than the normal branch circumference of the planted tree at maturity. The evergreen trees shall be planted in at least two rows, in a staggered fashion, so that the trees in one row will be placed in a position so as to obstruct vision between the trees in the other row. Whenever there are existing wooded areas with said buffer area, the Planning Board may, in its discretion, waive the requirement for said planting of evergreen trees. No buffer areas are proposed within this development. A variance is still requested from the same.

3. Steep Slope Identification and Review Criteria (§380-108.B): The slope categories shall be identified on a plan drawn at a scale as required by the Borough's site plan or subdivision submission requirements. It shall show the existing and proposed topographic contours at two-foot intervals within the subject property and delineate the categories of critical slope areas as shown in Table 1. Existing contours at ten-foot intervals shall be shown for a minimum distance of 25 feet beyond the property boundaries. The existing contours are shown less than 25 feet beyond the property line on the submitted site plan set. Applicant shall provide testimony regarding off-site drainage patterns in these areas. **The Applicant's Engineer has provided testimony regarding the stormwater management design as well as both on-site and off-site drainage patterns. A variance is still requested from the same.**
4. Steep Slope Identification and Review Criteria, Additional Information (§380-108.C(2)): The Applicant shall identify the location of all trees of eight inches in caliper or greater (measured three feet above the natural grade), and contiguous wooded areas, along with the proposed limits of disturbance. These tree locations have not been identified on the submitted site plan set. **The Applicant has submitted a Tree Location Plan which identifies the location of trees six inches in diameter and larger on Lot 1, Block 908. A variance is no longer required.**
5. Regulations for Development in Steep Slope Areas, Maximum Disturbed Area (§380-109.A): 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 the following schedule; Slope Category 1 – Percent Grade 15% to 19.99% - 35% of area in Slope Category 1, Slope Category 2 – 20% to 24.99% - 25% of area in Slope Category 2, Slope Category 3 – 25% or greater – 15% of area in Slope Category 3. The proposed levels of disturbance in critical slope areas for this project are 100% within Categories 1, 2, and 3. **A variance is still requested from the same.**
6. Protective Measures, Retaining Walls (§380-111.C(1)): Retaining walls shall not have any continuous exposed wall face in excess of three feet height measured from the lowest elevation of the finished grade. Proposed retaining walls measure 20.25 feet high from grade at the bottom of the wall. **The Site Plan set last revised July 13, 2015 proposes retaining walls in excess of 25 feet high from grade at the bottom of the wall. A variance is still requested.**



7. **Protective Measures, Retaining Walls (§380-111.C(5))**: 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. Proposed retaining walls are located 1 foot from side yard property line and 1 foot from rear yard property line. **A variance is still requested from the same.**
8. **Protective Measures, Embankments (§380-111.D(1))**: There shall be no alteration or site elevations in excess of one foot within five feet of an adjoining property. The Applicant proposes retaining walls greater than one foot within 1 foot from the side yard property line and 1 foot from the rear yard property line. **A variance is still requested from the same.**

The following additional variances related to the aforementioned Site Plan submission are required in conjunction with this application:

1. **Permitted Signs, Permanent Signs (§287-4.D(1)(d))**: The following signs are allowable in all zones where they apply to a permitted use: One bulletin board or sign not exceeding 20 square feet in area for a religious or charitable institution, when located upon the premises of said institution. Such sign may be freestanding or attached. The proposed monument sign is 6 feet by 10 feet in size, with a total area of 60 square feet. **A variance is still required from the same and the Applicant has noted such as a request in the Zoning Relief Table on the Site Plan Set Cover Sheet.**
2. **Off-Street Parking and Loading, General Provisions (§380-78.A(12))**: All off-street parking areas having 10,000 or more square feet of paved area shall, in addition to the landscaping of the setback areas or buffer areas, provide landscaping for the interior parking lot areas at a minimum of 20 square feet of interior lot landscaping for each parking space, with a minimum landscape dimension of five feet by five feet. **Eighty-eight (88) parking spaces are proposed, requiring 1,760 square feet of internal parking lot landscaping whereas 465 square feet is proposed. The revised Site Plan now proposes seventy-three (73) parking spaces, requiring 1,460 square feet of internal parking lot landscaping. The Applicant now proposes 1,647 square feet of internal parking lot landscaping. A variance is no longer required.**

**Parking Requirements**

Per 'Off-Street Parking Requirements' §292-26.A, Table VI-1:

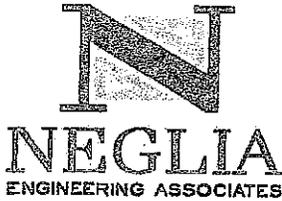
**Parking Requirement for Churches and Other Places of Worship:**

1 space for each 3 seats or 1 space for each 72 inches of seating space when benches rather than seats are used

1 spaces x (324 seats)/(3) = 108 spaces required

**Parking Provided:**

Open Lot Parking =	51 spaces	54 spaces
Lower Level Parking =	37 spaces	19 spaces
Total Parking =	88 spaces provided	73 spaces provided

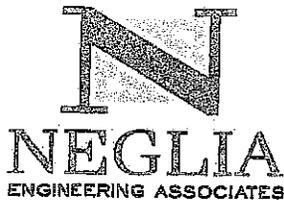


The Applicant has requested a waiver from the requirements of §292-26.A for the 20 parking space deficiency outlined above. The revised Site Plan now provides 73 parking spaces. The Applicant now requests a waiver for the 35 parking space deficiency outlined above.

The Applicant proposes a total of four (4) handicap parking spaces with two (2) configured as van accessible parking spaces. This accommodation is in accordance with the 2010 ADA Standards for Accessible Design. The revised Site Plan now provides three (3) handicap parking spaces with two (2) configured as van accessible parking spaces. Based on the reduced number of total parking spaces provided, this accommodation is in accordance with the 2010 ADA Standards for Accessible Design.

#### Engineering Comments

1. We recommend that the Applicant provide material boards & color renderings during the Board presentation to demonstrate that the proposed site improvements will be aesthetically acceptable and in keeping with the characteristics of the neighborhood. Testimony has been provided. No further action required.
2. Planning testimony shall be provided on all variances. Testimony has been provided. No further action required.
3. Details of the children's turf play deck area shall be submitted for review. Through revision of the proposed 3 ½ story building and site configuration, the children's turf play deck area has been removed from the project design. No further action required.
4. Details of the proposed modular block wall shall be submitted for review. The revised Site Plan now includes a detail of the proposed Keystone Compac III Unit modular block wall on Detail Sheet C14. As referenced in the detail notes, retaining wall plans for construction are to be prepared by a Licensed Professional Engineer in the State of New Jersey. Said plans shall be submitted to this office for review prior to construction.
5. Details of the 6 foot board on board fence shall be submitted for review. The revised Site Plan has replaced the board on board fence with a proposed 6 foot high aluminum fence. The associated detail has been provided on Detail Sheet C14. No further action required.
6. Concrete parking bumpers shall be provided for all parking spaces adjacent to the proposed building. The revised Site Plan now includes concrete parking bumpers for all parking spaces adjacent to the proposed building. No further action required.
7. The approximate locations of the proposed columns for the deck shall be shown on the site plan. In the July 13, 2015 Comment Response Letter, the Applicant's Engineer has indicated that the locations of proposed columns for the deck have yet to be designed by the Architect at this time. Locations are to be incorporated into the Site Plan once designed and shall be submitted to this office for review.
8. The Applicant shall provide testimony regarding the handling of recyclable waste for the project site. Testimony has been provided. No further action required.

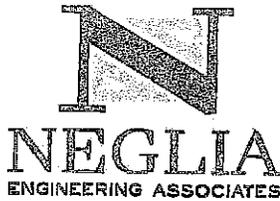


9. The Applicant shall provide testimony regarding the hours of operation, number of shifts, employees per shift, number and time of anticipated deliveries, and any other information that might aid the Board in evaluating the proposed application. **Testimony has been provided. No further action required.**
10. The Applicant shall provide a vehicle maneuvering plan indicating the proposed vehicle maneuvering for all site operations such as refuse collection as well as emergency fire apparatus. The Applicant shall confirm with the Woodcliff Lake Fire Department that the movements for emergency fire apparatus are acceptable. **The Applicant has submitted a Vehicle Maneuvering Plan to both the Board and Woodcliff Lake Fire Department. In a letter dated March 23, 2015 the Woodcliff Lake Fire Department provided conditional approval of this application. In a letter dated March 25, 2015 the Board Secretary requested further clarification of the Fire Department's conditions of approval, specifically in regards to required access aisle width. A response has yet to be provided by the Fire Department.**
11. The proposed retaining wall is in excess of 20 feet in height. The Applicant shall submit wall stability calculations for review and provide certification by a Licensed Professional Engineer in the State of New Jersey verifying the stability of the wall upon completion of construction, if granted approval. **In the July 13, 2015 Comment Response Letter, the Applicant's Engineer has indicated that stability calculations will be submitted along with a construction permit application for the retaining wall. Said calculations shall be forwarded to this office for review prior to construction.**
12. The proposed retaining wall is located 1 foot from the side yard property line as well as an easement for the existing 24" storm sewer main. The Applicant shall provide clearance distance between bottom of the proposed wall footing and top of the existing 24" storm sewer main indicated on the grading and drainage plan. During construction of the proposed wall, the existing 24" storm sewer main shall be protected. **In the July 13, 2015 Comment Response Letter, the Applicant's Engineer has indicated that the existing 24" storm sewer main will be protected during construction. A note indicating that the 'contractor shall coordinate wall installation proximate to existing pipe with Borough Engineer and wall design engineer. Contractor to protect pipe during construction.' has been added to the Grading and Drainage Plan.**
13. The Applicant shall provide testimony addressing the design standards identified within the Borough Code as they relate to the proposed improvements. **Testimony has been provided. No further action required.**
14. The applicant shall coordinate any and all proposed test pits and televising of sewer and drain lines with NEA. NEA shall be notified a minimum of 48 hours prior to the start of any activity. **In the July 13, 2015 Comment Response Letter, the Applicant's Engineer has indicated an understanding of this comment. This comment shall apply for the duration of construction activities.**



### **Grading, Drainage, and Utility Comments**

1. The proposed improvements will disturb over one (1) acre of land. Based upon the Stormwater Management Rules N.J.A.C. 7:8, the site is defined as a "Major Development". A stormwater management report has been submitted addressing compliance with N.J.A.C. 7:8 and the Borough Code requirements for stormwater. **Said report has been revised and resubmitted as of July 13, 2015 and maintains compliance with N.J.A.C. 7:8 and the Borough Code requirements for stormwater. No further action required.**
2. Pursuant to N.J.A.C. 7:8-5.2, a "Major Development" must incorporate a maintenance plan compliant with N.J.A.C. 7:8-5.8 for the proposed stormwater management measures. A maintenance plan shall be submitted to the Borough, and subsequently forwarded to NEA, for review. **The Applicant has submitted a Stormwater Operations & Maintenance manual compliance with N.J.A.C. 7:8-5.8 in conjunction with the July 13, 2015 revised Site Plan submission. This comment has been addressed. No further action required.**
3. The Applicant shall provide storm conveyance pipe capacity calculations for all proposed storm conveyance pipes. **The Applicant has submitted storm conveyance pipe capacity calculations in the revised Engineer's Report in conjunction with the July 13, 2015 revised Site Plan submission. This comment has been addressed. No further action required.**
4. The Applicant shall provide testimony regarding the location of downspouts and direction of discharge for stormwater runoff generated by the proposed building. **Testimony has been provided. No further action required.**
5. The Applicant shall provide testimony that all ADA accessible routes, parking spaces, sidewalk ramps, etc. will conform to the local ordinance and the 2010 ADA Standards for Accessible Design provided by the Department of Justice, latest revised. **Testimony has been provided. No further action required.**
6. The Applicant proposes a 4-inch type "K" copper domestic water service. Information on the flow and pressure available at the existing water main, and the anticipated demand / expected pressure at the proposed building shall be provided for review. **In the July 13, 2015 Comment Response Letter, the Applicant's Engineer has indicated that this information will be provided by the MEP and sprinkler engineer. At such time this information shall be forwarded to this office for review. It should be noted that the Applicant has had conversations with Park Ridge Water Department regarding this project and adequate capacity is believed to be available.**
7. The Applicant proposes connection to the existing sanitary main located to the east of the subject property within the Garden State Parkway property. Information on the exact location and operating capacity of the existing sanitary main as well as the anticipated increase in loading due to the proposed improvements shall be provided for review. **In the July 13, 2015 Comment Response Letter, the Applicant's Engineer has indicated that this information will be provided upon approval of this application. At such time this information shall be forwarded to this office for review.**



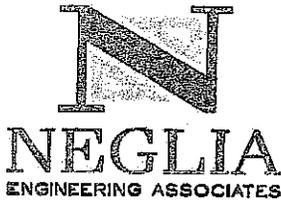
8. The Applicant shall submit the metes and bounds description of the sanitary easement on the adjacent Garden State Parkway property. In addition, the easement shall be shown on the plans. **In the July 13, 2015 Comment Response Letter, the Applicant's Engineer has indicated that no documentation of this easement has been found to date.**
9. Gas, electric and telephone service shall be provided by the Applicant in concert with the appropriate public utility providing such service. **In the July 13, 2015 Comment Response Letter, the Applicant's Engineer has indicated an understanding of this comment. This comment shall apply for the duration of construction activities.**
10. The Applicant proposes to connect the on-site stormwater management system to an existing 24" RCP pipe located on the adjacent property along the southern property line. The Applicant shall provide the following information for review of the proposed connection;
  - a. The available capacity of the existing 24" RCP pipe and a reduction thereof due to the direct point discharge of the proposed connection.
  - b. Identify the existing and proposed easements relating to the 24" RCP pipe.
  - c. Identify the location of the next downstream manhole.
  - d. Televiser the existing 24" RCP pipe to confirm the condition of said pipe.

**In the July 13, 2015 Comment Response Letter, the Applicant's Engineer has indicated that the Site Plan has been revised to no longer propose a connection to the existing 24" RCP pipe. A discharge to the east is now proposed. Stabilization methods are to be determined and approved by the Turnpike Authority and Soil Conservation District. Runoff will be tributary to the Turnpike Authority drainage system, which will mimic existing conditions. This comment has been addressed. No further action required.**

11. The Applicant proposes to construct a portion of the proposed stormwater management system below the playground area. NEA recommends that the entire stormwater management system be constructed within the open pavement areas for the purpose of future maintenance access. **The playground area is no longer proposed. All proposed stormwater management is now located within open pavement areas which provide maintenance access. This comment has been addressed. No further action required.**
12. Proposed grades shall be provided for the playground area. **The playground area is no longer proposed. No further action required.**

### **Traffic Comments**

1. The Applicant shall provide testimony addressing the impact on traffic with the proposed improvements as they relate to existing conditions. **Testimony has been provided. No further action required.**
2. The Applicant shall provide testimony addressing traffic considerations based on the proposed development's proximity to Temple Emanuel of the Pascack Valley, 87 Overlook



Drive, whose site access drive is located on the west side of Overlook Drive approximately 500 feet south of the proposed site access drive. Testimony has been provided. No further action required.

3. An anticipated weekly schedule of events for services, classes and other events shall be provided to assess impacts from the proposed development. Testimony has been provided. No further action required.

### **Landscaping and Lighting Comments**

1. The area at the southeast corner of the site shall be fully landscaped with trees and shrubs to the density proposed in other areas on site. The Landscape Plan, Sheet C7, has been revised to include proposed trees in this area. No further action required.
2. All planting details shall be revised to indicate the top 1/3 of the burlap on balled and burlapped planting material shall be removed. Details on the Landscape Plan, Sheet C7, have been revised to comply. No further action required.
3. The Applicant shall testify to whether an irrigation system is proposed. Testimony has been provided, indicating that an irrigation system is proposed. No further action required.
4. The proposed retaining walls are in excess of 20 feet in height and located 1 foot from side yard property line and 1 foot from rear yard property line. Additional consideration should be given to the wall's aesthetic nature. Design specification of an alternative modular block wall comprised of larger blocks or a combination of textures and colors shall be considered by the Applicant and testimony shall be provided. A Keystone Planter Unit wall is proposed to provide two tiers of plantings that scale the front of the wall. A detail is provided on Detail Sheet C14. Testimony shall be provided regarding the same.
5. Plantings along the top of the walls are recommended to soften the height. A Keystone Planter Unit wall is proposed to provide two tiers of plantings that scale the front of the wall. A detail is provided on Detail Sheet C14. Testimony shall be provided regarding its effect to soften the perceived height of the wall.
6. Plantings on the adjacent residential property to the south, subject to review and approval by the adjacent owner, are recommended to provide additional screening to the proposed retaining walls. Said plantings shall be outside the limits of the existing storm sewer easement located along the property line. A Keystone Planter Unit wall is proposed to provide two tiers of plantings that scale the front of the wall. A detail is provided on Detail Sheet C14. Testimony shall be provided regarding its effect to provide effective screening of the retaining wall and soften the perceived height of the wall.
7. Pursuant to Section §380-79.A(1) 'Outdoor Lighting, General Requirements,' All outdoor lighting for the illumination of outdoor facilities, such as driveways, parking areas and similar areas or for security purposes, shall be so arranged or shielded as to reflect the light downwards from all adjoining properties to minimize unnecessary glare (as that term is defined hereafter) or intrusion upon neighboring properties. Light levels along the southern

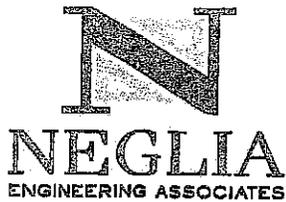


property line exceed one (1) footcandle in several areas. The Applicant shall revisit the lighting design to minimize light levels at the property line. **The Lighting Plan, Sheet C8, has been revised to comply. Testimony shall be provided regarding these revisions for the comprehension of the Board.**

8. Light levels within the west parking area are proposed under (1) foot candle in sections. The Applicant shall revisit the lighting design to evenly illuminate the parking areas at a minimum of one (1) footcandle. **The Lighting Plan, Sheet C8, has been revised to comply. Testimony shall be provided regarding these revisions for the comprehension of the Board.**
9. The lighting plan shall be revised to include maximum / minimum and average illumination levels. **The Lighting Plan, Sheet C8, has been revised to comply. This comment has been addressed. No further action required.**

#### **Final/Recommendations Comments**

1. It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies and internal municipal agencies and departments in order to construct the proposed development. These agencies include, but are not limited to Bergen County Planning/Engineering, Bergen County Soil Conservation District, municipal police and fire departments, Park Ridge Water Utility, NJDOT and NJDEP. **The Applicant's Engineer has acknowledged this comment. This comment still applies.**
2. If the Board approves this plan, two (2) sets of plans revised in accordance with the Board's approval should be forwarded to this office as soon as they are complete. **The Applicant's Engineer has acknowledged this comment. This comment still applies.**
3. The Applicant shall to notify this office twenty-four (24) hours prior to the start of any construction. **The Applicant's Engineer has acknowledged this comment. This comment still applies.**
4. No building permits should be issued until approved final plans have been signed and received, and the Applicant has posted sufficient Escrows to the municipality. **The Applicant's Engineer has acknowledged this comment. This comment still applies.**
5. Should the Board look favorably upon this application, a performance bond and inspection escrow will be required for any site improvements. The Board Engineer will prepare this estimate to address the cost of all site improvements plus a 20% contingency, in accordance with the Municipal Land Use Law. **The Applicant's Engineer has acknowledged this comment. This comment still applies.**
6. NEA recommends that a response letter be submitted that addresses each of the comments noted above. **The Applicant's Engineer has acknowledged this comment. This comment still applies.**



I trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,  
Neglia Engineering Associates

Very truly yours,  
Neglia Engineering Associates

Michael J. Neglia, P.E., P.P., P.L.S.  
Borough Engineer  
Borough of Woodcliff Lake

Joseph R. Vuich, P.E.  
For the Borough Engineer  
Borough of Woodcliff Lake

MJN/jrv

Cc: Nick Saluzzi – Zoning Officer & Construction Code Official (via: email)  
Sal Princiotto, Esq. – Board Attorney (via: email)  
Rabbi Don Drizin – Applicant (via: regular mail)  
Elliot W. Urdang, Esq. – Applicant's Attorney (via: regular mail)  
Jeffrey A. Martell, P.E. – Applicant's Engineer (via: email & regular mail)