

**BOROUGH OF WOODCLIFF LAKE  
ZONING BOARD OF ADJUSTMENT  
APRIL 28, 2015  
7:30 P.M.  
MINUTES**

**Call to Order:**

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

**Adequate Notice Statement:**

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

**Flag Salute**

**Roll Call:**

|                               |                        |
|-------------------------------|------------------------|
| Christine Hembree, Chairwoman | Present                |
| Marcia Denbeaux               | Present                |
| Gary Newman                   | Present                |
| Robin Effron-Malley           | Present                |
| Brian Boffa                   | Present                |
| Justin Cohen                  | Present                |
| Dana Cassell                  | Recused                |
| Victor Bongard                | Present                |
| Jay Ferreira                  | Absent                 |
| S. Robert Princiotta, Esq.    | Present                |
| John Pavlovich, Traffic       | Absent (not requested) |

|                         |         |
|-------------------------|---------|
| Joe Vuich (Neglia Eng.) | Present |
| Kathy Rizza, Secretary  | Present |
| Daniel Bloch, Planner   | Present |

**Minute Approval** – this will be done at the next meeting

**Old Business Continued:**

**Valley Chabad**

**10 Overlook Drive**

**Block 908/lot 1**

**Change of Use/Site Plan Application with variances**

Mr. Cassell has recused himself from the application. Mr. Elliot Urdang was present as the Attorney for the applicant. A discussion was held regarding scheduling of meetings since there is another application pending.

Mr. Urdang stated that the Fire Department wanted a 24' aisle and stated that the Engineer is here to explain the revised site plan. Mr. Jeff Martell, the Engineer spoke regarding revision #3 dated 4-15-15 Exhibit A-19. The drive aisles have been made 24' and the building footprint has been reduced to 9,618 sq. ft. The front, rear and side yard setbacks have been increased. The front was 45.4' – now 48.6'. The rear was 46' – now 48'. The side was 31' – now 44.9'. The amount of parking stalls remains the same. The Fire Dept. has been given these changes but no response has been received as of yet. Mr. Newman asked if there is an increase or a decrease to the impervious coverage. He was told there is an increase. Mr. Urdang was asked if there has been any response from the Garden State Parkway Authority. Mr. Urdang stated that yes he has spoken with them regarding drainage tie-ins. So far it is just a verbal agreement, nothing in writing. Written approval will come after approval is granted from the Zoning Board. Attorney Princiotta asked about the size of the piping and if it would be able to handle the proposed building. Peak flow reduction was discussed. Neglia

Engineering will be updated as the plans are updated. Chairwoman Hembree stated her concern for flooding. Mr. Boffa stated that he would like to see an email stating compliance. Mr. Urdang stated that all approvals from the Parkway Authority would have to be conditional. The amount of site plans revisions were discussed. Mr. Urdang stated that the Fire Dept. wanted a change so they did it. The Engineer explained the direction of the pipes and the connection to the Parkway Authority. Mr. Princiotto questioned the reduction of water from the site. The Engineer explained that this will be done with underground tanks to the Parkway Authority. Exhibit A-5 shows the tanks. Joe Vuich stated that the means and methods of connecting are the only things that need discussing. Mr. Newman asked for this to be explained further. He asked if the Board can talk to the Parkway Authority before a vote is taken. He was told no. Mr. Newman asked for the state statute on this.

Attorney Diktas representing the neighbors, was next to speak. The dimensions of the underground basin were given as 140' long by 36' wide with a 15' property line setback. Mr. Diktas asked if a technical variance is needed. This will be researched. The piping downstream was also discussed. It was stated that the retaining walls have not changed. Mr. Diktas had nothing further at this time.

**The meeting was opened to the public** on a motion from Mr. Bongard, seconded by Ms. Malley, and carried by all present. With no one wishing to be heard, **the public portion of the meeting was closed** on a motion from Mr. Newman, seconded by Ms. Malley and carried by all present.

The second witness of the meeting was Mr. Alan Weitzman, the Architect, who was previously sworn. He spoke regarding the revised drawings that have been submitted. There are 5 pages in Exhibit A-20 – A-101 through A-105. The changes are all due to the aisle width change of 22' to 24'. On the lower level Mr. Weitzman stated that the building has been pushed in 2'. All changes in size were described to the board

members and shown on the appropriate exhibits. The total floor has been reduced by 11%. There are no changes to the social hall or the sanctuary. On the intermediate level the stairs have been moved in 2'. On the main level there will be 2 classrooms instead of 3. The upper level has been reduced by 3%. The play deck has been replaced by classrooms. Mr. Diktas objected due to the fact that he did not see these changes within 10 days of this meeting. He received an apology for this. Two pages of elevations were submitted and marked as A-21. From the west the elevation looks like a 2 story building. The height variance requested is now slightly reduced. Mr. Newman stated that a revised variance list is needed. A discussion was held on the height variance. The view of the building from all angles was discussed. The height between the floors and the ceilings was requested by Mr. Newman. Ms. Malley spoke regarding shrubbery. Mr. Newman was concerned with snow from a large storm taking up parking spaces, adding that parking could be lost during the winter months because of this. Mr. Diktas asked about a buffer for the south elevation. He was told that the wall is on the property line but that there will be plantings on the easement. Mr. Urdang stated that because of the topography the applicant cannot buffer – the south side is difficult. Mr. Diktas suggested moving the building. He also spoke of the land to the south that could be developed as residential in the future and asked the applicant if they would like to live next to a retaining wall. Mr. Urdang stated that he wouldn't mind. Attorney Princiotto stated that the ordinance states that there should be a 30' buffer. Ownership of this property was unclear and explained by Mr. Urdang. Mr. Diktas questioned the 6' fence on top of the wall, and asked about the roof peak on the lowest point. Mr. Urdang told Mr. Diktas to bring his own expert and stop using his. The wall location was shown as dark grey on Exhibit A-20, page A-101. A chart of square footage was marked as Objector Exhibit 0-6. This shows the occupancy load table.

**A motion to open to the public** was made by Mr. Newman, seconded by Mr. Bongard, and carried by all. With no one wishing to be heard,

**the public portion was closed** on a motion from Ms. Denbeaux, seconded by Ms. Malley, and carried.

Time limits have been extended. There will be two more witnesses- the Planner and the Rabbi. At least two more meetings will be necessary.

This application will be continued.

**The meeting was adjourned** on a motion from Ms. Denbeaux, seconded by Mr. Bongard, and carried by all present.

Respectfully Submitted,

Kathleen S. Rizza, Secretary