

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
JULY 26, 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 meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, at the Reorganization Meeting of January 26, 2016, 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:

Brian Boffa	Absent
Victor Bongard, Vice Chairman	Present
Marcia Denbeaux	Absent
Sanjeev Dhawan, Alternate 2	Present
Robin Malley	Present
Gary Newman, Alternate 1	Present (8:06 a.m. arrival)
John Spirig	Present
Christina Hembree, Chairwoman	Present
S. Robert Princiotta, Esq.	Present
Joseph Vuich, Neglia Engineering	Present
Daniel Bloch, Planner	Present
Tonya Tardibuono, Secretary	Present

Minutes:

The minutes of June 14, 2016 were approved as amended on a motion from Mrs. Malley, seconded by Mr. Spirig, and carried by all.

The minutes of June 28, 2016 were approved as amended on a motion from Mr. Bongard, seconded by Mr. Dhawan, and carried by all.

New Application:

14 West Hill Road

Block 2102 / Lot 9

Rear Porch Addition (Building Coverage Variance / Total Coverage Variance / Minimum Rear Yard Variance)

Notice and proof of publication were submitted and found to be sufficient.

The applicant is seeking a total of three variances. A building coverage variance, total coverage variance and a minimum rear yard variance are being proposed for this application. The property is in the 22.5 zone. On February 3, 2016 a denial letter was issued by the Zoning Official, Nick Saluzzi for a rear porch addition. The applicant is seeking the following variances; a building coverage variance where 16.94% is proposed – 15% is required, a 1.94% variance is required. A total coverage variance where 34.61% is proposed – 30% is required, a 4.61% variance is required. A minimum rear yard variance where 30.94 feet is proposed – 40 feet is required, a 9.06 feet variance is required.

The applicant, Richard Covello, was sworn in by the Board Attorney Mr. Princiotto.

The Board reviewed Exhibits A-1 and A-2 (proposed plans for a rear porch addition, floor plans and elevations), A-3 (survey of property), A-4 and A-5 (current home and backyard photographs).

Mr. Covello spoke about the application. He explained what they have now, and what they are looking to do with the rear porch addition. Mr. Spirig asked questions about the existing outside structure.

Mr. Dave Duff residing at 27 Hazen Street in Cornwall, N.Y. and doing business as Dave Duff Building Contractors LLC, located in Alpine, N.J. was sworn in by Mr. Princiotto. Mr. Duff is the contractor hired by Mr. Covello for the construction of the rear porch addition. Mr. Princiotto asked Mr. Duff several questions pertaining to the construction.

The meeting was open to the public on a motion from Mr. Spirig, seconded by Mrs. Malley and carried by all. With no one wishing to speak about this application the meeting was closed to the public on a motion from Mrs. Malley, seconded by Mr. Spirig and carried by all.

A motion was made by Mr. Spirig to grant the requested variances. The motion was seconded by Mrs. Malley, and carried by roll call vote as follows:

Mr. Boffa	Absent
Mr. Bongard	Yes
Mrs. Denbeaux	Absent
Mr. Dhawan	Yes
Mrs. Malley	Yes
Mr. Newman	Absent (Arrived after vote was taken)
Mr. Spirig	Yes
Chairwoman Hembree	Yes

Mr. Princiotto told the applicant that a resolution would be read at the next Zoning Board of Adjustment meeting on August 16, 2016.

Continued Application:

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

Mr. Elliot Urdang was present as the Attorney for the applicant.

Mr. Allen Weitzman, the architect from Studio 5 Partnership in Glen Rock, was previously sworn in. Mr. Weitzman put up exhibit number A2-12, the occupancy chart. Mr. Princiotto asked what the size of the roof deck is. Mr. Weitzman replied on the engineering site plan drawing C-4 the roof deck is 35.5 feet in width and 87.2 feet in length going east to west. The eastern side is 28.6 feet. Chairwoman Hembree asked why the original scheme of the sanctuary was 1,029 square feet and the current scheme is 1,524 square feet. Mr. Weitzman replied that they reconfigured the space and pointed out how they did so on exhibit A2-7, drawing A-2 on the main level floor plan. He explained how they changed the size of the seats that will be in the sanctuary to make it more comfortable for their members.

The meeting was open to the public to ask any questions of Mr. Weitzman, on a motion from Mr. Newman, seconded by Mrs. Malley, and carried by all.

Robert Wolpov, Woodcliff Lake – Mr. Wolpov said that the architect testified at a previous hearing that the building could not be changed or reduced because they have already reduced the building as much as possible while still allowing the needs of the Valley Chabad to be met. Mr. Weitzman said that they changed the program. Mr. Wolpov asked that the sanctuary has been enlarged, but its use will be for less people? Mr. Weitzman replied yes.

Diane Audino, Woodcliff Lake – Mrs. Audino asked if the offices on the main floor can be used as classrooms? Mr. Weitzman replied they were designed as offices. Mrs. Audino asked if the classrooms will be used by preschoolers. Mr. Weitzman replied he believes he testified that the preschool rooms will be on the first floor. A discussion was had pertaining to the decks. Mrs. Audino asked what the lift on A2-8 is and if it can be used to transport food and dishware to the roof. Mr. Weitzman said it is a lift and not an elevator and if somebody wanted to transport food or dishware, he would suppose they could. Mrs. Audino asked how many stories the building will be. Mr. Weitzman said it would be 2 ½ stories, and then explained what would be located on each floor. Mrs. Audino said they were told that the retaining walls are 0-16 feet, she asked how the retaining walls are measured. Mr. Weitzman explained how the walls were measured. Mrs. Audino asked why The Borough of Woodcliff Lake has an ordinance regarding the height of retaining walls. Mr. Weitzman replied, I'm not sure. Mrs. Audino asked if parking for the staff hired for functions was taken into consideration. Mr. Weitzman said this was already addressed and briefly went over his answer again. Mrs. Audino had several more questions and was told by Mr. Weitzman that these questions were for the engineer.

Cliff Levy, Woodcliff Lake – Mr. Levy asked how many chairs will be at a table in the social hall. Mr. Weitzman replied six. Mr. Princiotto asked what the size of the table is. Mr. Weitzman replied the tables fit six people. Mr. Princiotto asked if they can accommodate more people in the social hall if they have larger tables. Mr. Weitzman replied that a rectangular table would be more efficient and could hold more people but when he spoke with the Rabbi he said they only use round tables. Mr. Princiotto said he has been to a lot of social events where they put 10 people to a table. He asked Mr. Weitzman what size tables are they using to seat 10 guests? Mr. Weitzman replied he wasn't sure. He said this information comes from a planning guide.

Roberta Green, Woodcliff Lake – Mrs. Green asked why there is a roof deck? Mr. Weitzman replied it seemed like a nice idea. It's a good place for the kids, just like a deck on a house. Mrs. Green asked how many kids. Mr. Weitzman replied, he will have to get her the answer. Mrs. Green commented that you would think they would use this space for storage. Mrs. Green asked what they are having as a barrier. Mr. Weitzman replied that it will meet code. Mr. Princiotto asked if the code meets minimum standards. Mr. Weitzman replied, yes. Mr. Princiotto asked if the code is safe. Mr. Weitzman said I can't give you an answer. Mrs. Green asked Mr. Weitzman to see the exhibit A2-3. Mrs. Green asked Mr. Weitzman a series of questions while pointing to the map. Mr. Weitzman answered the questions while pointing out the areas on the map. Mrs. Green asked what trees are being cut down. Chairwoman Hembree replied that he answered this question previously and the answer is all of the trees. Mrs. Green asked how construction noise will be monitored. Mr. Weitzman replied they will have to be compliant with the noise ordinance.

Kelly Kosoff, Woodcliff Lake – Mrs. Kosoff wanted to confirm that the size of the sanctuary can either hold 325 or 200 people. She said it seems that they just changed the size of the chairs. Is it conceivable that they can just change the furniture size and therefore hold more guests? Mr. Weitzman answered that should this project be approved there will be an occupancy number posted. It is then up to the police, building and fire departments to enforce the occupancy number. Mrs. Kosoff asked if Mr. Weitzman or his firm have ever designed a mikveh. Mr. Weitzman replied, yes. Mrs. Kosoff asked if the other mikvehs have been stand-alone buildings, or have they been enclosed in a house of worship. Mr. Weitzman replied one was a standalone building in Teaneck and the others were parts of houses of worship. Mrs. Kosoff asked if parking for the mikveh has been taken into account. Mr. Weitzman replied that it's not concurrent use. Mrs. Kosoff asked what the hours for the mikveh will be. Mr. Weitzman replied, I don't know.

Cathy Hanna, Woodcliff Lake – Ms. Hanna asked if the classrooms can be opened up? Mr. Weitzman replied some of them. Ms. Hanna asked if during events if these rooms can be used. Chairwoman Hembree said this is a question for the Rabbi. Ms. Hanna asked if the rooftop deck can be used during a party. Mr. Weitzman replied if could and will but he is unsure of how it will be used.

Cheryl Kerin, Woodcliff Lake – Ms. Kerin said she was confused about the occupancy limit. Mr. Weitzman explained how the occupancy and parking would work. Mrs. Kerin asked some specific questions about the mikveh. Mr. Weitzman explained how the process of the mikveh works.

The meeting was closed to the public to ask any questions of Mr. Weitzman, on a motion from Mr. Newman, seconded by Mr. Bongard, and carried by all.

Chairwoman Hembree said to Mr. Weitzman that he testified that there would be no more storage space and no room for mechanicals. Mr. Weitzman said that there are some storage spaces in the building now but a lot of the storage may need to go off site. As far as the mechanicals he said we have yet to design the building, that's something they have to work on. Mr. Weitzman pointed out the storage spaces on the exhibits.

Mr. Bongard asked if the rubbish will still be stored inside. Mr. Weitzman replied yes.

Mrs. Malley asked if the upper floor classrooms can be opened up, what is to stop somebody from having an event and having the adults on one floor and the kids upstairs. They can then use both spaces at the same time. Mr. Weitzman replied that they designed the building as it has been designed and they cannot stop people from using spaces after the building has been built. That would be an issue for the police, fire and building departments.

A board discussion was then had pertaining to the occupancy limits.

A break was taken from 9:41p.m. Until 9:54 p.m.

The applicant's Engineer, Mr. Jeffrey Martell of Stonefield Engineering and Design, was previously sworn in.

The meeting was open to the public to ask any questions of Mr. Martell, on a motion from Mr. Newman, seconded by Mr. Bongard, and carried by all.

Diane Audino, Woodcliff Lake – Mrs. Audino asked for renderings of the walls. Mr. Martell answered that he was not commissioned to do so. Mrs. Audino asked what the highest point of the wall is. Mr. Martell answered 20 feet. Mrs. Audino asked how high the fence on top of the wall is. Mr. Martell responded 5 feet. Mrs. Audino asked if the wall was tiered. Mr. Martell said not all of them. Mrs. Audino asked if somebody can walk on top of the wall. Mr. Martell said physically yes. Mrs. Audino asked what the fence is made of. Mr. Martell said aluminum. Mrs. Audino asked specific questions about the plantings. Mr. Martell said there is a chart on the landscape plan that details this information, he then went through that information. Mrs. Audino asked why the wall and fence are not shown on the plans. Mr. Martell answered that the plans submitted are just site plans. Mrs. Audino asked if the buffer is 21.7 feet. Mr. Martell confirmed that number and gave Mrs. Audino the height of the other proposed buffers. Mrs. Audino asked how many lights will be on the entire property. Mr. Martell responded the information for the lights are as follows: 12 lights, 5 wall packs and 19 soffit lights. Mrs. Audino asked what are the hours that the lights will be on. Mr. Martell responded approximately one hour after the activity ends. Mrs. Audino asked if he had any idea when that might be. Mr. Martell replied no. Mrs. Audino asked if he has ever tried to pull out of the site in a vehicle. Mr. Martell replied yes. Mrs. Audino asked if he had any problems pulling out onto Overlook Road. Mr. Martell replied no. Mrs. Audino asked Mr. Martell several traffic questions. Mr. Martell replied that normal traffic rules would apply. Mrs. Audino asked if they considered adding a right turn lane into the property.

Mr. Martell replied no. Mrs. Audino asked questions about the parking stalls. Mr. Martell replied that all parking circumstances are different. Mrs. Audino asked several questions pertaining to snow removal. Mr. Martell replied that they have not considered those scenarios yet then he showed Mrs. Audino on a map where some of the removed snow can be placed. Mrs. Audino asked about specific tree plantings. Mr. Martell answered her questions according to the plans. Mrs. Audino asked if there would be increased emissions and noise from the Garden State Parkway onto neighboring properties if all of the trees are removed. Mr. Martell replied that he doesn't believe so. Mrs. Audino had some questions about how the construction will be staged. Mr. Princiotto explained the process and said these are things that will be taken care of in the developer's agreement.

Roberta Green, Woodcliff Lake - Mrs. Green asked Mr. Martell who hired him. Mr. Martell replied the applicant. Mrs. Green said a lot of this information is only your opinion and asked what our recourse as a community is if there are adverse effects if this application is approved and built. Mr. Princiotto explained that he is an expert witness and what exactly that means.

Cathy Hanna, Woodcliff Lake - Ms. Hanna wanted clarification on the fence that is going on-top of the retaining wall. Mr. Martell explained the fence in detail. Ms. Hanna asked about some of the lighting and what times it would be on. Mr. Martell said he did not know for sure.

Kelly Kosoff, Woodcliff Lake - Mrs. Kosoff asked how long construction would take. Mr. Martell replied I don't know.

Chairwoman Hembree asked if they could have renderings of what the building and the walls would look like from each direction. Mr. Martell said he could, but his client did not commission him to do so. Mr. Urdang will speak to the client.

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

A conversation was had by the Board and Mr. Martell pertaining to the letter from the fire department dated April 21, 2016 and November 20, 2014.

Mr. Newman had a series of questions for Mr. Martell. A discussion was then had by Mr. Newman and Mr. Martell.

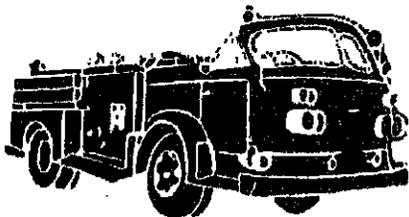
This application will continue at the next special Zoning Board of Adjustment meeting scheduled for August 16, 2016.

This meeting was adjourned on a motion from Mr. Bongard, seconded by Mr. Dhawan, and carried by all.

Respectfully Submitted,



Tonya Tardibuono



WOODCLIFF LAKE VOLUNTEER FIRE DEPARTMENT

180 PASCACK RD. WOODCLIFF LAKE NJ 07677

Tel: 201-391-9566

201-391-5260

Answering Machine/Fax:

201-391-2603

April 21, 2016

Woodcliff Lake Planning Board
188 Pascack Road
Woodcliff Lake, New Jersey 07677
Attn. Tonya Tardibuono, Zoning Board Secretary

From: Chief George Lucia Jr. *De Lucia*

RE: **PLAN CHECK**
Pascack Valley Chabad Outreach Center
Block 908 Lot 1
100 Overlook Drive
Plan Revision 05 Date 04//13/16
Turning Radius Date 02/17/15

Gentlemen:

We have reviewed the above referenced plan submittal for compliance with applicable Woodcliff Lake Fire Department Codes and Standards. At this time, we have found the plans to be:

APPROVED



APPROVED W/CONDITIONS



NOT APPROVED

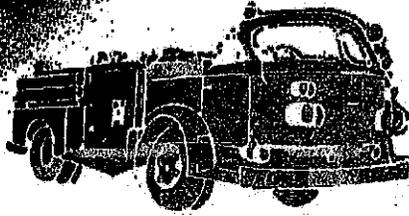
If the plans are not in compliance, please revise the plans as indicated below and resubmit for review and approval. No work shall commence until appropriate plans have been approved

- ◆ After review of the updated site plan of 4/13/16 the fire department requests that the turning radius document dated 2/17/15 are rechecked to make sure all previously checked fire department apparatus can freely move throughout the site without any impediments.
- ◆ In regard to the proposed 1,800 SF+/- playground area including the proposed flush concrete curb. First the proposed curb cannot interfere with the movement of fire department apparatus or damage such and no fences shall be installed that could interfere with apparatus movement. Second if proposed roadway/parking area size is being reduced to allow for the playgrounds installation then turning radiuses must be rechecked to verify that fire department apparatus can properly move unimpeded if it is to be ultimately installed.

- ◆ Our comments and requirements as stated in our letter dated 11/20/2014 in regard to the proposed application are still in full effect when dealing with the construction of the proposed structure as the application potentially moves forward. We ask that this letter is reviewed by the board and all parties involved verifying that our requests and concerns are addressed since most have not been included in the updated site plans provided.
- ◆ No approvals or work shall begin before the Woodcliff Lake Fire Departments concerns and comments are addressed and settled. A letter of approval from the Woodcliff Lake Fire Department shall be needed for our final approval.

Please do not hesitate to contact the Woodcliff Lake Fire Department should you have any questions or comments regarding this plan review reply. We encourage all parties to set up any meetings with us to answer any questions with our review of these plans.

cc Jacquie Gadeletta Fire Commissioner
 Nick Saluzzi Building Inspector
 Paul Bechtel Fire Official



WOODCLIFF LAKE VOLUNTEER FIRE DEPARTMENT

180 PASCACK RD. WOODCLIFF LAKE NJ 07677

Tel: 201-391-9566

201-391-5260

Answering Machine/Fax:

201-391-2603

November 20, 2014

Woodcliff Lake Planning Board
188 Pascack Road
Woodcliff Lake, New Jersey 07677
Attn. Kathy Rizza, Planning/Zoning Board Secretary

From: Chief George Lucia Jr. 

RE: **PLAN CHECK**
Pascack Valley Chabad Outreach Center
Block 908 Lot 1
100 Overlook Drive
Plan Revision 01 Date 10/10/2014

Gentlemen:

We have reviewed the above referenced plan submittal for compliance with applicable Woodcliff Lake Fire Department Codes and Standards. At this time, we have found the plans to be:

APPROVED APPROVED W/CONDITIONS NOT APPROVED

If the plans are not in compliance, please revise the plans as indicated below and resubmit for review and approval. No work shall commence until appropriate plans have been approved

- ◆ We request 30 foot wide drive isles. At a minimum we require 24 feet wide not including any proposed parking spaces. This is for the free and unobstructed movement of borough owned and mutual aid apparatus.
- ◆ All entrance and exit ways shall allow for the proper unimpeded movement of all Borough of Woodcliff Lake owned Fire Apparatus and that of its mutual aid owned apparatus.
- ◆ Curbing shall be of a mountable design to prevent damage to any and all fire apparatus tires while navigating the entrance/exit ways and drive isles.
- ◆ Driveways and Drive isles must be certified to be able to handle the weight of all borough owned and mutual aid apparatus.
- ◆ Fire lanes are to be identified and properly marked.

- ◆ The fire department requests more detailed plans of the proposed parking area including number of levels, side views, and stairway access points.
- ◆ If the rear area parking is being proposed as a form of a parking garage then it shall be fully sprinklered with the installation of fire department standpipes. All this shall be required to meet proper NFPA codes and standards and local requirements of the Woodcliff Lake Fire Department.
- ◆ The proposed structure shall be full sprinklered in accordance with all proper codes and standards. Standpipes inside the structure shall be installed if the fire department requests their installation. All of the preceding shall meet the Woodcliff Lake Fire Department standards.
- ◆ If the proposed four (4) inch water line does not meet the proper requirements for the proper operation of the required sprinkler/standpipe system then it shall be required to be increased to the proper size.
- ◆ The fire department requests three (3) fire hydrants to be installed on the property with the proposed water main gridded around the proposed structure to allow for no dead end mains. First hydrant to be located by northern entrance near proposed monument sign, second located by corner of proposed concrete walkway southwest corner, third to be located on the island near entrance to underground parking entrance.
- ◆ No approvals or work shall begin before the Woodcliff Lake Fire Departments concerns and comments are addressed and settled. A letter of approval from the Woodcliff Lake Fire Department shall be needed for our final approval.

Please do not hesitate to contact the Woodcliff Lake Fire Department should you have any questions or comments regarding this plan review reply. We encourage all parties to set up any meetings with us to answer any questions with our review of these plans.

cc **Jacque Gadeletta Fire Commissioner**
 Nick Saluzzi Building Inspector
 Paul Bechtel Fire Official