

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
OCTOBER 13, 2020
MINUTES**

CALL TO ORDER:

This virtual meeting was called to order at 5:05 p.m. at Borough Hall by Chairman Friedberg.

ADEQUATE NOTICE STATEMENT:

Chairman Friedberg announced that the Meeting was in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231. Notice of this meeting was posted in two newspapers, The Record and The Ridgewood News. Subsequent notice was published in The Record and the Ridgewood News to meet guidelines established for a virtual meeting. The public was advised of the Planning Board's rule that the meetings will be concluded by 11:00 p.m.

FLAG SALUTE

ROLL CALL:

Corrado Belgiovine	Present
Jane Ann Whitchurch-Carluccio	Present
Nilufer DeScherer	Absent
Cheryl Dispoto	Joined at 5:10
Stephen Falanga, Councilman	Absent
Robert Friedberg	Present
Josephine Higgins	Present
Jennifer Howard	Absent
Brian LaRose	Absent
Craig Marson, Councilman	Present
Thomas Panso	Present
Carlos Rendo, Mayor	Absent
Brian Eyerman, Attorney	Present
Evan Jacobs, Engineer	Present
Brian Intindola, Traffic Engineer	Not requested
Richard Preiss, Planner	Not requested
Meg Smith, Secretary	Present

APPLICATION - New

Suez Water

Block: 1201 Lot: 6

Overlook Drive Pumping Station

R-30 Zone

Request for Preliminary and Final Site Plan Approval for pre-engineered metal enclosure over Pumping Station II and other site improvements including retaining walls and drainage improvements.

Mr. Bossong, attorney for the applicant, confirmed that notice and publication had been received and verified.

Mr. Bossong stated that there are currently 2 (two) pumping stations at the Suez property on Overlook Drive. The pumping station on the east side of the property has already been enclosed and this application is requesting to enclose the pumping station on the west side of the property. Mr. Bossong stated that this will allow the pumping stations to operate year-round. Mr. Bossong stated that there would be no increase in personnel or other changes due to this enclosure.

Mr. Rametta, Engineer for the applicant, was sworn in and accepted as an expert. Mr. Rametta explained that this property has a below grade 5 million gallon water reservoir extending from Overlook Drive to the Garden State Parkway. There are 2 (two) pumping stations on either side of the reservoir which takes water from the Haworth treatment facility. Mr. Rametta stated that this structure is about 90 years old and is covered by approximately 18 inches of soil and grass. Mr. Rametta explained that the western pumping station currently runs from June 1 thru October 31 and then needs to be winterized for the cold season. If enclosed, this pumping station would operate all year round. Mr. Rametta stated that he believes that the proposed structure is more aesthetically pleasing than the current pump equipment. Mr. Rametta reviewed the drawing (A-2) for the proposed structure and stated that this application meets all bulk requirements for the zone. Mr. Rametta stated that the applicant would be applying to Bergen County Soil Conservation. Demolition would include removal and replacement of some existing piping and concrete slab. Mr. Rametta stated that the applicant was being careful to protect the reservoir and not increase the loading. Mr. Rametta reviewed the design for the structure stating that there were 3 roll up doors, heating on the inside and cameras on the interior and exterior. Permeable pavers will be placed around the enclosure and a drywell to address drainage has been proposed with this application.

Mr. Barton, architect for the applicant, was sworn in and accepted as an expert. Mr. Barton stated that this was a four (4) sided, insulated, prefabricated structure. It is 15.5 feet high and 853 square feet. Mr. Barton stated that there is a single entry but 3 roll up doors. This structure has six (6) LED exterior lights and two (2) motion sensor lights for access. Mr. Barton stated that the base of the structure is below Overlook Drive.

Mr. Eyerman questioned current lighting at the pumping station.

Mr. Pandza, a representative of Suez, stated that the existing electrical enclosure has mounted lights above the doorway.

Mr. Rametta stated that exterior lighting would face downward toward the doorway and the stairs. There is no pole mounted lighting or other lighting proposed.

Mr. Eyerman questioned safety lighting and asked if any flood lights were proposed.

Mr. Rametta stated that two (2) motion sensor lights were proposed. All others were switch lights.

Mr. Bossong asked Mr. Rametta to review color and material of the structure.

Mr. Rametta stated that they looked for a structure with horizontal residential type siding but this structure also had to be light weight due to load concerns.

Chairman Friedberg stated that while this structure may not be visible from Overlook Drive, it will be visible from Hunter Ridge. Chairman Friedberg questioned whether the structure had siding or block exterior.

Mr. Rametta stated that it was definitely siding not block and the wall panels were 7.2 inches with a painted finish.

Mr. Eyerman stated that the site already had an existing white structure and suggested that the structures be painted the same color to remain uniform.

Mr. Rametta stated that he did not believe that the electrical structure could be painted.

Mr. Barton stated that the proposed structure would be more visible if painted white and explained that an earth tone color was chosen to blend with the surroundings.

Mr. Eyerman questioned if there would be any plantings to buffer the proposed structure.

Mr. Rametta stated that this structure will be surrounded by existing buffered areas that they will try to maintain but no new plantings were proposed.

Mr. Eyerman confirmed that the current barrier and old growth would not be removed.

Mr. Bossong asked the professionals to discuss the timeline for construction.

Mr. Rametta stated that the construction would take six (6) to nine (9) months to complete and that the construction would work around current operational timing. Mr. Rametta stated that they were hoping to start construction in spring of 2021.

Chairman Friedberg stated that he appreciated the effort to make this structure look more residential but questioned if it could look more like a barn.

Mr. Rametta stated that this proposed structure had to meet structural and operational goals and must have a single sloped roof to facilitate snow falling off. Mr. Rametta suggested painting the doors to match the siding.

Mr. Barton stated that he would look at colors of the overhead doors to try to blend / match the rest of the structure.

Mr. Bossong asked Mr. Rametta to review the Engineering review letter.

Mr. Rametta stated that there was no issue with the technical review comments and that the applicant would comply with these comments.

Mr. Eyerman questioned the Board regarding color for the roof of the proposed structure.

Mr. Belgiovine stated that this structure could not be seen from Overlook Drive but would be visible from Hunter Ridge and therefore would not want a white metal reflective roof. Mr. Belgiovine stated that he believes that natural colors would blend best.

Chairman Friedberg stated that he believes that natural tones on the side with a black roof would blend best. Chairman Friedberg requested color for roll up doors match the siding and entry door.

Mr. Eyerman stated that the entrance gates and barb wire are rusty and have fallen into disrepair. He requested that this be addressed and possibly more plantings added to the entrance.

Mr. Bossong stated that the entrance will be addressed.

The Board discussed the application and commented that muted palate tones would be preferred.

Mr. Bossong responded to board questions and clarified that the structure was prefabricated but would be erected on site. He also stated that a concrete walkway would be installed on the west side of the structure facing Overlook Drive. The three other surrounding sides would have pavers.

Mr. Belgiovine stated that the applicant was taking a risk by putting this structure on top of a 90 year old tank and asked if it would shorten the life of the reservoir.

Mr. Rametta stated that this has been a concern from the beginning and that load limits are being maintained. Mr. Rametta also stated that extra measures would be taken and hand digging would need to be done for some of the construction.

Mr. Eyerman asked how the condition of the reservoir is evaluated.

Mr. Pandza stated that the reservoir had been emptied about 15 years ago so that an evaluation could be done. More recently, about 3 (three) years ago, robotic devices were used to obtain video of the reservoir. Mr. Pandza stated the reservoir was in good shape.

Ms. Dispoto agreed that muted color tones should be used.

Mr. Panso agreed with color tones to make the structure "invisible" but asked the Engineer to comment regarding condition of the tank.

Mr. Jacobs stated that Engineering review involved concerns with drainage and that the Construction Official would evaluate the structure being supported by the tank.

Mr. Jacobs questioned Mr. Rametta regarding valve work and water main work on Overlook Drive.

Mr. Rametta stated that the valve was for chlorine which would be needed for the new piping. This work would only take a few days and then the hole would be backfilled.

Mr. Jacobs stated that the applicant would need a Soil Movement application with a few minor revisions.

Mr. Belgiovine asked if Suez operated any other underground reservoir system of this size.

Mr. Pandza stated that there is a 5.4 million gallon partially buried reservoir in Franklin Lakes operated by Suez. The Woodcliff Lake site's reservoir is fully underground.

A motion was made by Ms. Higgins to open the meeting to the public and this motion was seconded by Vice-Chairwoman Whitchurch-Carluccio. The phone number was provided to the public to call in with any questions or concerns.

A question from the Zoom chat regarding generator use during construction was addressed by Mr. Rametta. Mr. Rametta stated that there will be approximately 9 months of construction. During this time piping will be disassembled and then generators will no longer be needed. Once this construction is completed, no incremental generator use is proposed.

Mr. Belgiovine stated a concern with disruption and noise during construction.

Mr. Rametta stated that the structure would come in panels and be placed around the pumps for assembly. Some piping will need to be completed after the structure has been assembled.

An email received regarding this application was read into the record regarding the structure blending into the landscape and proposed a structure which would look more like a barn or wood shed.

The Board and Applicant's professionals stated that this concern had already been addressed.

The meeting was closed to the public with a motion by Mr. Belgiovine, seconded by Mr. Panso.

A motion to approve the request for Preliminary and Final Site Plan Approval for pre-engineered metal enclosure over Pumping Station II and other site improvements including retaining walls and drainage improvements was made by Mr. Belgiovine, seconded by Vice-Chairwoman Whitchurch-Carluccio. On a roll call vote the motion was approved by Ms. Higgins, Councilman Marson, Mr. Belgiovine, Vice-Chairwoman Whitchurch-Carluccio, Ms. Dispoto, Mr. Panso and Chairman Friedberg.

APPROVAL OF MINUTES

Minutes – August 17, 2020

A motion to approve the minutes of the August 17th meeting was made by Mr. Belgiovine and seconded by Ms. Dispoto. Chairman Friedberg, Vice-Chairwoman Whitchurch-Carluccio, and Ms. Higgins abstained from this vote. All other board members were in favor of the motion.

The meeting was adjourned on a motion from Vice-Chairwoman Whitchurch-Carluccio, and seconded by Mr. Panso, and carried by all.

Respectfully Submitted,

Meg Smith
Board Secretary