

BOROUGH OF WOODCLIFF LAKE
LANDUSE BOARD MEETING
October 8th, 2024
MINUTES

Call to Order:

This meeting was called to order at 7:00p.m. at the Borough Hall by Chairman Belgiovine.

Adequate Notice Statement:

Chairman Belgiovine 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. The public was advised of the Planning Board's rule that the meetings will be concluded by 10:00 p.m.

Pledge of Allegiance

Roll Call:

Corrado Belgiovine: *Present*

Nilufer DeScherer: *Absent*

Nikki Marsh: *Present*

Gerald Barbara: *Absent*

Carlos Rendo: *Absent*

Thomas Panso: *Present*

Lynda Picinic: *Present*

Jane Ann Whitchurch-Carluccio: *Absent*

Robert Friedberg: *Absent*

Christina Hembree: *Present*

Sanjeev Dhawan: *Present*

Brian LaRose: *Absent*

Brian DiStefano: *Absent*

Michael Kaufman: *Present*

Sal Princiotta, Esq.

Present

Anthony Kurus, Engineer

Present

Francis Reiner, Planner

Present

Clairese Neumann, Secretary

Present

New Application-39 Werimus

Ms. Holly Schepesi, applicant's attorney opened the application to the board. She stated Park Ridge and Woodcliff Lake have a standing for the current well (20) on site. The exhibits were listed as the following:

A-1 Site Plan

A-2 Agreement

A-3

A-4 Proposed Site Plan

A-5 Elevations (North/East)

A-6 Elevations (West/South)

A-7

A-8 Architectural Rendering

WCL1- DMR Letter

WCL2- DPW Email

WCL3- Police Letter

WCL4- Fire Department Letter

WCL5- NEA Letter

Ms. Schepisi stated Park Ridge wants to perform water treatments to Well 20 because they do not currently meet the threshold for the PFAs. They wish to meet the permanent threshold and safety requirements. She stated in July 2023, Governor Murphy enacted a law for wells and water filtration facilities. Park Ridge fully complies with the legislation and seeks to make it permanent. The new well enclosure will be 827sq. ft.

Ms. Schepisi's first witness, William DelNero, the project engineer, was sworn in by Mr. Princiotto.

Mr. Princiotto checked with Ms. Neumann to ensure the applicant's notice of publication and service was sufficient. Ms. Neumann ensured they provided sufficient notice of service and publication.

Mr. DelNero stated the property is 35,800sq.ft., west of the Garden State Parkway, east of residential properties. He stated North and South of the property is undeveloped land. He stated they will construct an unoccupied building to hold the well/ water treatment. He stated they intend to improve 3.3% of the property. They do not intend to remove any trees. He stated the building will look like a 2- story residential home, with neutral colors to blend in with the surroundings. It was stated there is no improved landscaping proposed because this is Greenacres property. It will have a vinyl cord façade and be 29.8ft high. Mr. DelNero stated they have filed permits with Veolia Water, waiting for confirmation. The treatment plan has been approved and the sanitary plan will come from what Neglia recommends to the Mayor and Council. He stated the existing generator is to remain and be maintained. He stated the enclosure will hold two 20,000-pound tanks; the DEP requires two in series. He stated there will be no additional noise after construction. There will be 24/7 dark sky lighting on the building for safety. He stated they have not proposed any drainage improvements, Ms. Schepisi stated it would be very difficult to get approval for drainage from Green Acres. Mr. Kurus recommended a small pit.

Public Session

A motion to open to the public for the testament of Mr. DelNero was made by Councilwoman Marsh, seconded by Ms. Hembree. All members were in favor.

Mr. Al Fotti, of 3 Allen Drive, questioned if private wells would be affected by the water, how long the well would be working, if a new driveway were proposed, and if the existing driveway would cause a traffic impact.

Mr. DelNero stated it would not affect private wells, the job would be completed in 6-9 months, there is not a new proposed driveway, and the existing driveway would have no traffic impact on Werimus Road.

With no more comments from the public, Ms. Picinic motioned to close to the public, seconded by Mr. Kaufman.

Ms. Schepisi's second witness, sworn in by Mr. Princiotto, was Ms. Karen Benson, a hydrogeologist. Ms. Benson stated in 2019 & 2020, well 20 was at the maximum level for PFAs. Park Ridge was monitoring/continue to monitor all wells. She stated they did perform a temporary treatment but had to close well 20. She stated the Park Ridge water system is

interconnected. Well 20 is currently shut down due to winter demands but will be fully operational in the spring.

There were no further comments from the Board engineer or board planner.

Public Session

A motion to open to the public for the testament of Ms. Benson was made by Ms. Picinic, seconded by Mr. Kaufman. All members were in favor.

With no comments from the public, Mr. Kaufman motioned to close to the public, seconded by Ms. Picinic.

Public Session

A motion to open to the public for comments was made by Mr. Kaufman seconded by Ms. Picinic.

A motion to close to the public for comments was made by Mr. Kaufman seconded by Ms. Picinic.

A motion to approve the application was made by Mr. Kaufman, seconded by Ms. Picinic.

New Application- 585 Chestnut Ridge Rd- The Goddard School

Mr. Marc Leibman, the applicant's attorney, opened the application to the Board. He stated the property has been vacant for 14 years. He stated the Goddard School fits well into the Borough's Master Plan. Mr. Princiotta checked with Ms. Neumann to ensure the applicant's notice of publication and service was sufficient. Ms. Neumann ensured they provided sufficient notice of service and publication. The exhibits were listed as the following:

A-1 Application

A-2

A-3 Proposed Flow Plan

A-4 Elevations

A-5 Notice of Service/ Publication

A-6 Aerial exhibit

A-7 C300

WCL 1- DMR Report

WCL 2- NEA Report

WCL 3- Police Letter

WCL 4- Fire Department Letter

WCL 5- Shade Tree Letter

Mr. Leibman's first witness, Gerard Gesario, the project's engineer, was sworn in by Mr. Princiotta. Mr. Gesario stated the property is located in the B-2 zone. The Goddard School is permitted use in the zone. He stated the property is 15,700 sq. ft. with 129 sq. ft. front yard, 1.19 acres. Currently a two-story abandoned bank stands on the property. There are 44 parking spots, and stormwater inlets. There is a means of ingress and egress and a substantial grade change, a 21ft change from east to west of the property. There is existing landscaping and a plan to remove 22 trees. He stated they are proposing 38 parking spots in the front of the building, 3 of them will be EV charging spots. The borough code requires 41 parking spots, but they would receive credit with the EV spots. Both the entrance and the exit to the site are 16ft wide. Mr. Gesario stated they would be required approval from Bergen County. The aisles in the parking lot are proposed to be 24ft., with spaces being 9 x 18. He stated the first two rows would be designated for pick

up/ drop off, the other rows would be for staff and other parking. Mr. Gesario stated they propose new sidewalks and curbs in the front and retaining walls (5ft off the property line) to be built from the front of the building, back the sides of the property and along the backside of the property. The garbage enclosure would be hidden and picked up by a private company. Mr. Gesario stated they were proposing two signs, but only one being permitted per Borough code. He stated if both signs were allowed, they would change the monument sign to meet the borough code for 24ft.

Mr. Gesario introduced the landscaping plan, stating the evergreen hedges will screen the front parking lot by the street. In the rear they were proposing dwarf pines in between the walls and shade trees, 25 new trees to be exact.

He stated all new services would be required for the school, gas, water, sewer, electric. There was no generator proposed. The project is deemed a major stormwater because the property is over an acre. He stated the application is exempt from providing water quality development and exempt from ground water recharge. He stated all the runoff from the roof will be clean. There is currently no detention basin on site. Mr. Gesario state there will be four poles for lighting, only the parking lot, entry and the walkways will have lighting, the playground will not. Mr. Gesario stated he spoke with Mr. Reiner, board planner, per the DMR letter from September 19th. Mr. Reiner suggested they remove all the stone and replace it with mulch. Mr. Gesario stated they plan to keep the river rock in the walls along the north property lines up to the trash enclosure. Mr. Gesario stated they would be fully compliant with the review letter provided by Neglia Engineering. He stated the fire hydrant would be placed where the fire chief decided but he suggested they could provide sloped curbs for the ladder truck to get into the parking lot. Mr. Kurus, Board engineer suggested the applicant widen the entrance or reshape it. Councilwoman Marsh asked when pick up would be, if smaller spaces were to be proposed, and if there have any issues with larger cars.

Mr. Gesario stated all Goddard School parking spaces are 9 x 18 and they have not had any issues before.

Mr. Panso questioned the fence height on the wall.

Mr. Gesario stated there would be no fence except, only where the wall is less than 6ft, only a guard rail.

He stated the exiting grades of the surrounding properties are to be maintained with the proposed work.

Mr. Kurus asked if the EV space would be ADA compliant, Mr. Gesario stated it may need to be widened.

Mr. Reiner recommended an irrigation system be installed but he would work with the applicant/board for this.

Public Session

A motion to open to the public for the testament of Mr. Gesario was made by Councilwoman Marsh, seconded by Mr. Kaufman. All members were in favor.

With no comments from the public, Councilwoman Marsh motioned to close to the public, seconded by Mr. Kaufman.

Mr. Leibman's second witness, Ms. Cheryl Schweiker, the project architect, was sworn in by Mr. Princiotta.

Ms. Schweiker stated there were slight changes from the original submissions for the elevations on SA1.1 and SA1.2. The minor changes were the location of a few bathrooms and the gym. The children attending the Goddard school range from 6 weeks to 6 years old. Ms. Schweiker stated there is a license given by the state after the building has been issued a Certificate of Occupancy to ensure it is compliant with regulations related to children. The hours of operation would be Monday to Friday 7am- 6pm. She stated parents will park, walk their children in, and leave and do the same for pick up. She did note some pickups would be in the afternoon because of half days. Ms. Schweiker stated there would be a maximum of 170 children, there would be 22 staff, and the building would be 12,500 sq.ft. She stated the playground would be divided by age groups. There are exits from each classroom to the outside proposed. The building will be fully sprinkled and have alarms on each door. They will have fire drills and have plans in place for any emergency. She stated all mechanicals will be hidden by the pitch of the roof. The building will have a sign, measuring 87sq.ft., a decorative trust, columns, and give off a 'residential feel' to it. Ms. Schweiker stated each classroom will have two teachers. She stated all lighting will be LED, on timers. The sign on the building will be internally lit during the hours of operation.

Public Session

A motion to open to the public for the testimony of Ms. Schweiker was made by Councilwoman Marsh, seconded by Mr. Kaufman. All members were in favor.

With no comments from the public, Mr. Kaufman motioned to close to the public, seconded by Ms. Picinic.

Mr. Leibman's third witness, Ms. Elizabeth Dolan, the applicant's traffic consultant was sworn in by Mr. Princiotta. Ms. Dolan stated she performed her traffic count in the summer and adjusted to present time/date. She stated peak parking is during the day and most traffic would happen between 7-9 am when drop off is 7-10am. She informed the board a traffic study was filed with the county. She stated there is a parking demand of 30-35 for a school of 170 students with 10,000-12,000sq.ft. She stated pick up would begin at 1pm for half days. She stated they have not seen a backup for drop off, but if need be they would hire someone to direct traffic. Ms. Dolan stated it would be the county's decision if both exits could be left/right turns.

Public Session

A motion to open to the public for the testimony of Ms. Dolan was made by Mr. Kaufman, seconded by Ms. Picinic. All members were in favor.

Mr. Jason Abramson, 21 Woodmont stated his only concern would be anyone driving up to turn to onto Woodmont to turn around for school traffic.

With no more comments from the public, Councilwoman Marsh motioned to close to the public, seconded by Mr. Kaufman.

Mr. Leibman's fourth witness, Mr. Anthony Vassallo, the operator of the Goddard School, was sworn in by Mr. Princiotta. He stated the school would need 9 spaces, 3 for staff, 2 for handicapped parking and 7 for drop off. He said it has been sufficient for the past 20 years at his other Goddard school he operates.

Public Session

A motion to approve the application was made by Vice Chairman Dhawan, seconded by Councilwoman Marsh.

The application was approved with conditions.

A motion to adjourn was made by Councilwoman Marsh, seconded by Ms. Picinic.

Respectfully,
Claresses Aquilino
Board Secretary