

BOROUGH OF WOODCLIFF LAKE
LANDUSE BOARD MEETING
June 25th, 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: *Present*

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: *Present*

Michael Kaufman: *Absent*

Sal Princiotta, Esq.

Present

Anthony Kurus, Engineer

Present

Francis Reiner, Planner

Present

Clairese Neumann, Secretary

Present

Minutes

The minutes were approved on a motion from Councilwoman Marh seconded by Mr. Panso. All were in favor.

Resolution of Approval- 11 Birchwood Drive

The resolution was approved on a motion from Councilwoman Marsh, seconded by Mr. Distefano. All were in favor.

New Application-160 Broadway- Vet Hospital

Jennifer Knarich, Esq. of Price Meese opens the application to the board by acknowledging the notice and publication was sufficient. She stated the property, 160 Broadway is 17,200 sq. ft. It is a vacant property located in the SO district. She stated the veterinary hospital would operate during normal business hours. She ensured no overnight stays would take place. The animal hospital would run 6 days a week, with one doctor and 4 staff members per shift, consisting of 3 shifts a day.

Mr. Princiotto listed the following items for the Exhibit List:

A-1 Application

A-2 Site Plan/Architect's Plan

A-3 Architect's Photos

A-4 Planner's Photos

WCL 1- DMR Letter of review

WCL 2- NEA Letter of review

WCL 3- Police Letter of review

WCL 4- Denial Letter from Zoning Official

Mr. Princiotto swore in Mr. Adalbert Albu, of AA Architectural Inc., the architect for the animal hospital. Mr. Albu stated the entrance/exit for the animal hospital is staying the same, as it was previously lined for. The entrance to the parking lot is on Prospect Ave. and the exit is out onto Broadway. They do not plan to change the parking; they have two ADA accessible spots with 1 being van accessible making the total 11 spots. The hospital will have 2 bathrooms, 1 ADA compliant bathroom for the staff and its clients. They plan to renovate the first and second floor of the existing building. Mr. Albu stated the site is conforming except for the lot size. He stated they plan to request for the fire lane to be put in from the Fire Department.

Vice Chairman questioned if they plan on any exterior changes.

Ms. Knarich stated the lease agreement requires the lessee to take care of any landscaping/changes that will be made to the exterior.

Mr. Albu stated they plan to renovate the interior and remove the vault from the old bank and use that space for x-ray.

Mr. Kurus, Borough engineer questioned if the applicant plans to have a dumpster. He stated if they plan for the dumpster, they will need to provide a plan/how it will be concealed from the public.

Mr. Reiner, Borough planner questioned if they are applying with a sign.

Ms. Knarich stated they are not applying with a sign. She stated they plan to be compliant with the sign ordinance but if not, they will come back to the board.

Mr. Princiotto questioned if they had filed with the county yet.

Ms. Knarich stated the application for the county is ready, but they would apply subject to approval from the board.

Ms. Knarich introduced her second witness, Mr. Michael D. Kauker, the applicant's planner. He is sworn in by Mr. Princiotto. He stated the current building is occupied by Hillsdale's DPW. He

states the hours of operation will be Monday – Friday 8-7pm and Saturday 9-2pm. He states they would receive deliveries via box trucks/small vans, medical waste would be stored in the building and removed by private service daily, and they would have lab testing picked up 2x per day via small vans as well.

Mr. Panso questioned how many animals the office would see daily.

Mr. Kauker stated all visits would only be by appointment only, and they would have one doctor per shift with four exam rooms.

Ms. Rachel Blum, the veterinarian, is sworn in by Mr. Princiotto. Ms. Blum will be running the operations of the hospital. She stated there would be no overnight stays, if need be, the pets and their owners would need to go to 24/7 vet hospital. She stated the lot across the street could be used to accommodate based off of how successful the business becomes. She stated there would be safe space designated for animals to go to the bathroom along with waste containers.

Chairman Belgiovine reminded the applicant that any commercial property waste removal needs to be contracted by the applicant, the town does not provide commercial pickup.

Ms. Blum stated the practice would only consist of small animals, mainly cats and dogs, no large or exotic animals.

Mr. Kauker stated he had reviewed the town's master plan and believes the Veterinary hospital fits into the Master plan to encourage new uses within the town. The applicant plans to maintain but enhance the building.

Public Session

A motion to open to the public for the testament of Mr. Albu, Mr. Kauker and Ms. Blum was made by Ms. Picinic, seconded by Ms. Hembree. All members were in favor.

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

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

Vice Chairman Dhawan motioned to approve the veterinary hospital, seconded by Mr. Panso. On a roll call, Ms. Picinic, Ms. Hembree, Mr. Panso, Mr. Distefano, Vice Chairman Dhawan, and Chairman Belgiovine approved the use of a Veterinary Hospital in the SO District.

** Mr. Princiotto stated the applications 5 Ellis Ct and 12 Folding Farms Rd will be moved to the July 23rd meeting without re-noticing. He stated they would just need to notice anyone/ the newspaper if not done.

New Application- 31 Old Farms Road

Mr. Antimo DelVecchio, Esq. of Beattie Padavano represents the applicant, Mr. Levani Baratelli.

Mr. Princiotto lists the following for the exhibit list:

A-1 Notice/Service of Publication

A-2 Revised engineer's plan dated June 10, 2024

A-3 Site Plan

A-4 Proposed Pool Plan/Patio plan

A-5 photos of soil piled on property

Mr. DelVecchio stated 2,300 sq.ft. is proposed while 3,000 sq.ft. is allowable. He stated the zoning ordinance, section 380-11 c (5) states the wall must be 5ft from the property line, the existing wall was 3ft from the property line and removed. They plan to restore to Borough Code, and put in a landscape row that faces the neighbor's property. He stated a stop work order had been issued by the construction official to remove the block wall. Mr. DelVecchio stated the applicant will remove the wall and it will be no more than 3ft high.

Mr. Thomas Skrabble, the applicant's engineer, is sworn in by Mr. Princiotta. He stated he used the previous pool plan approved by the board to show all the improvements to the property. He stated the A-4 plan shows the pre-existing wall that was removed. There is no landscaping proposed on pre-existing wall.

Mr. DelVecchio stated the wall will consist of modular block and they plan to provide 6ft evergreen to shield both sides in between the walls.

It was noted that the distance between the applicant's pool fence and the neighbor's pool fence must be a minimum of 3ft apart or the fence could be shared upon an agreement.

Mr. Skrabble stated no soil will be brought in, he stated once the pool is dug, they plan to use that soil for the wall.

Mr. Kurus questioned why they would not just conform to the 5ft and lose 2ft.

Vice Chairman Dhawan questioned who's idea was the wall.

Mr. DelVecchio stated the owner was given some bad advice from his contractor.

Mr. DelVecchio also stated the applicant will comply with Neglia's letter to have the soil sampled.

Chairman Belgiovine questioned if there would be additional drainage proposed.

Mr. Skrabble stated no additional drainage aside from the pool/patio.

Public Session

On a motion from Vice Chairman Dhawan, second by Councilwoman Marsh the board opened to the public for comment on Mr. Skrabble's testimony.

Matthew Capizzi, Capizzi Law representing Mr. Alan Levy of 25 Old Farms Road stated his client was not in favor of sharing the pool fence.

Mr. Skrabble stated the pool fence will be a black chain link and code complaint.

Motion to close to the public by Ms. Picinic, seconded by Councilwoman Marsh.

Mr. DelVecchio asked the board to vote favorably for this application. He stated they are trying to take a bad situation and make a good one, and make the wall to be code compliant and better for the neighbor as well.

Mr. Barbara questioned if the wall is included or excluded in coverage.

Mr. Kurus stated the wall is excluded.

Public Session

A motion was made by Councilwoman Marsh, seconded by Mr. Barbara. All were in favor.

Mr. Matthew Capizzi stated the applicant still needs a variance for steep slope. He stated his client prefers landscaping and the fence be put in.

Mr. DelVecchio stated the applicant required the relief but not needed because they meet all the requirements. He stated his client has no issue installing the pool code fence.

A motion to close to the public was made by Vice Chairman Dhawan, seconded by Councilwoman Marsh.

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,

Clairese Neumann

Board Secretary