

Regular Public Meeting of the Englewood Cliffs Planning Board
Minutes
March 14, 2013

The Regular Meeting of the Englewood Cliffs Planning Board was called to order by Vice Chairman Edwin Fehre at 7:30 PM.

Present at Roll Call:

Mr. Fehre
Mr. Dooly
Mr. Trovato
Mr. Kilmartin
Mr. Chinman
Mr. Nikow
Mr. Surace, 3rd Alternate

Absent:

Ms. Rosenberg
Mr. Duffy
Mr. Kim
Mayor Parisi
Councilwoman Simon
Ms. Jobson, 4th Alternate

Also Present:

Bernard Mirandi, PE, of Boswell Engineering, the Borough's consulting engineers
Jessica Bland, Esq., of Kates Nussman Rapone Ellis & Farhi, the Board's attorneys.

Public notice of this meeting has been given in compliance with the Open Public Meeting Law by advertisement in The Record, The Star Ledger, and posting of notice on the municipal building bulletin board at 482 Hudson Terrace.

Flag Salute led by: Mr. Nikow

New Business:

Application # 220K – Site Plan Approval w/Variations & Sign Approval
Ronmar Management, LLC – 21 Sylvan – Block 127 – Lot 20.01 &
Block 132 – Lot 3

Chairman Fehre announced that the applicant requested adjournment to April 11, 2013 meeting

Application #219K – Expansion of Parking Area – Englewood Cliffs Associates, LLC
401 Sylvan – Block 412 – Lot 7

Applicant's attorney Mr. Elliot Urdang, Esq., 119 Engle Street, Tenafly, NJ, described the expansion of the parking lot to be in the rear of the property. The building has been used for the past 14 years as a MRI/X-Ray medical services. The reason for the expansion is because they are renting parking space on the building across the street and would like to have the space on their property. The spaces that are being rented are for the employees and for their safety would like to have the parking on the business lot. They are looking to add 15 spaces to the lot.

Mr. Urdang called his witness Mr. Michael Hubschman, P.E., 263A South Washington Avenue, Bergenfield, NJ. who was sworn in. Mr. Urdang questions Mr. Hubschman on the site plan which was marked as exhibit A-1. Mr. Hubschman gave a brief description of the existing building, property lot and parking area. Mr. Hubschman then explained that they are proposing to add parking to the rear of the property which will be approx. 14 spaces. They are also proposing a small retaining wall on the rear of the property due to a lot of rock in area and a slope downward. There is an existing drainage pipe that goes down to the base of Hudson Terrace where they will be connecting drainage to that. There are no neighbors in the rear of the property just Hudson Terrace then St. Peters University after that.

Mr. Urdang then suggested going through Boswell Engineering's letter dated February 7, 2013 with Mr. Hubschman. Mr. Urdang started with item #3 regarding restriping of parking spaces. Mr. Hubschman stated that the applicant will be restriping the northerly row of parking spaces in the front and will increase the ADA parking space from one to two. Item #4 minimum parking aisle widths of 25 feet required for visitor parking and 22 feet for long term & employee parking. Mr. Hubschman confirmed that 22 feet is proposed and that the expansion parking in rear is for employee parking at 22 feet and visitors will be 25 feet. Mr. Mirandi questioned that the new parking spaces #24-38 will be for employees only. Mr. Urdang & Mr. Hubschman replied yes. Item #4B Mr. Mirandi questioned if facility is going to be used in treatment or services for people with mobility impairments. Mr. Urdang replied only to be used for MRI/X-Ray not for services for people with disabilities. Item #4C Required parking spaces. Mr. Urdang stated that this is the same building with the same tenant that has been there for 14 years and that there will be no change to the usage that has been there for 14 years. Item #4D Required loading space. Mr. Hubschman stated that there is no existing loading dock, and there is no proposal of putting one in. No loading dock is needed for usage.

Mr. Urdang questioned Mr. Hubschman if there was anything that they are proposing that will then require a new need for a loading area. Mr. Hubschman replied no. Mr. Urdang then questioned Mr. Hubschman on what is being proposed in regards to Stormwater Management. Mr. Hubschman stated that everything will be pitched to the rear of the property. They will be adding 2 catch basins to collect run off in addition to the 2 on site already. There will be 3 seepage pits installed to catch run off from new area. Mr. Urdang questions Mr. Hubschman if there are any areas of the Stormwater Management part of Boswell's letter that they will not be able to comply with. Mr. Hubschman replied no, they can provide all that is suggested. Mr. Mirandi stated that typically the Board if granting approval they can on condition of applicant complying with the Stormwater Management provisions noted on Boswell's letter. Mr. Urdang replied that there are no objections to that.

Mr. Urdang than turned to Site Plan section of Boswell's letter. Item #10 Soil Movement calculations. Mr. Hubschman stated that they did not provide since it is a small project and Englewood Cliffs does not require soil movement permits. The project is not creating and extraordinary amount of mounding. Item #11 Regarding the 3' Retaining Wall. Mr. Hubschman stated that it will be 3' and that it falls under the 4' requirement of engineering calculations. Mr. Trovato questioned what type of material the wall will be made of. Mr. Hubschman relied it will be a keystone concrete block wall. Item #14 Removal of trees. Mr. Hubschman stated that they will comply with that and obtain permits. Item #15 Existing & proposed lighting. Mr. Hubschman stated that they have 3 sets of building mounted spot lights on building now. On side of property there is a light on the pole. They will be adding more building mounted lights on rear of building where new parking will be. Item #16 Existing trash/recycling location. Mr. Hubschman stated that there is an existing dumpster on location that will remain. Mr. Trovato questioned if the dumpster area will have fencing around it per Boswell's request. Mr. Hubschman stated that the dumpster right now does not have fencing. Mr. Urdang stated that if required by the Board the applicant will comply. Mr. Kilmartin questioned possibly moving the dumpster from the front to the rear of the property. Mr. Hubschman stated that the owner will not have problem putting a concrete pad in the rear for the dumpster. Mr. Mirandi stated that due to the type of dumpster and how the truck would get in/out that Mr. Hubschman should consult with owner to figure if moving to rear is feasible or not.

Mr. Nikow questioned if there is going to be any change or additional signage to building/lot. Mr. Urdang stated no and that it is not part of this application.

Mr. Chinman questioned how far the retaining wall will be from Hudson Terrace. Mr. Hubschman replied approx. 57 feet from right of way.

Mr. Surace questioned if bumpers will be provided for each parking space. Mr. Hubschman replied they are not providing bumpers, but that there will be curbing around parking lot.

Mr. Urdang at this point stated that the usage has been there for some time and that he has a Continued Certificate of Occupancy dated 2/26/99 which was submitted as exhibit A-2.

Chairman Fehre asked for a motion to open to public on this application. Motions was made by Mr. Nikow, seconded by Mr. Trovato and carried unanimously by voice vote.

No comments.

Motion to close public portion was made by Mr. Kilmartin, seconded by Mr. Trovato and carried unanimously by voice vote.

Chairman Fehre asked for a motion to vote on the application. Motion was made by Mr. Trovato that the application be approved subject to the conditions that were mentioned, seconded by Mr. Kilmartin. This motion was approved by roll-call vote. 7 Ayes (Mr. Trovato, Mr. Kilmartin, Mr. Nikow, Mr. Chinman, Mr. Dooly, Mr. Fehre, and Mr. Surace), No Nays, No Abstentions.

A motion was made by Mr. Chinman, seconded by Mr. Nikow to open to the public on any matter and carried unanimously by voice vote.

No comments

This public portion closed and adjournment of meeting at 8:02 pm on a motion by Mr. Nikow, seconded by Mr. Chinman and carried unanimously by voice vote.

Respectfully submitted

Caterina Scancarella
Planning Board Assistant Secretary