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BOROUGH OF RIVER EDGE PLANNING BOARD MINUTESJ  
May 21, 2015  
Anthony Suarez, Esq.

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**ROLL CALL PRESENT:** Lou Grasso, Mayor Moscaritolo, John Monroe , Vito Acquafredda, David Glass, Mr. Behrens also Ms. Bogart.

Mr. Glass - called the Planning Board Work Session meeting to order at 7:00 PM.

**WORK SESSION**

Lou Grasso – Anthony on this Historic Element are you familiar with this.

Mr. Suarez – Yes, we were just discussing this briefly that I would suggest that this is just an agenda item. There was a discussion with the Historic Preservation Commission and then assuming that their consensus with respect how everyone wants to proceed with any recommendations and regard to what the planner has to say that an advertised notice be made for a public hearing with regard to the report, a finalized report then advertise it for the next meeting 10 days in advance and officially adopt it.

Lou Grasso – Tonight we are just going to discuss the draft with Phyllis and then Ms. Bogart will take any recommended changes and then we will put it on for a public hearing?

Mr. Suarez – Yes.

Lou Grasso – And that is how it becomes part of the Master Plan?

Ms. Bogart – That is right. We have to send a copy to the county. I don't have any comments.

Lou Grasso – At final public, then the Planning Board will vote to adopt this?

Ms. Bogart – Yes.

Lou Grasso – Do we have to do anything else.

Ms. Bogart – They can send it to the Mayor and Council. This is primarily a Planning Board document.

Mr. Glass – This will take place at our regular meeting.

**APPROVAL OF MINUTES FROM March 19, 2015**

Mayor Moscaritolo makes a motion to accept the minutes. Seconded by Vito Acquafredda.

**ROLL CALL**

Vito Acquafredda, Mayor Moscaritolo, Mr. Behrens, Mr. Glass, Mr. Grasso, Mr. Monroe. Vote Yes.

Minutes are approved.

**APPROVAL OF MINUTES OF APRIL 16, 2015**

(Mr. Behrens excused himself before the California Tortilla application and it does not show that on the minutes)

Also the spelling of Dunkin Donuts.

Minutes will be revised.

**ROLL CALL**

Mayor Moscaritolo makes a motion to approve with the 2 changes, seconded by Mr. Behrens.

Mr. Vito Acquafredda, Mr. Behrens, Mr. Glass, Mr. Grasso, Mr. Monroe, Mayor Moscaritolo – Vote Yes.

Minutes are approved with the changes.

Historic Element

Phyllis Angill, 594 Elm Avenue, River Edge, I am Chairman of the Historic Committee, however, I have been working with Brigitte.

Where would you like me to start?

Mayor Moscritolo before you got here we were reviewing the procedure we need to follow to get this adopted to get our Master Plan amended to include this as an element.

Member – She needs to be sworn in.

Mayor Moscritolo – This is a technical tonight where we will discuss the draft, if there are any modifications or changes made, hopefully we will arrive at them between now and 8PM and then Brigitte can provide us with a final report. Once we get the final report we will have our planning board secretary send notices out to the county and the neighboring towns that we are going to hold a public hearing to vote on the adoption of this and at that time we would like you or other members to appear again and we will have a public hearing and anyone can speak on this from the public and then we will take a vote. If it gets adopted we will send a copy to the Mayor and Council so they are aware of it and that will cause us to adopt this as an element.

Once it is adopted then if the Historic Commission wants to get back to its previous work of recommending an additional property, we will have all of our bases covered.

Phyllis Angill - That is good because I was going to say that was my understanding that is what precipitated this whole thing is when we did the designation hearings in 2012 and within 30 days we sent it to the planning board then it came back to us that the historic element was not fully adopted. We worked with Brigitte to put that together.

The Historic Commission started in 1998 and our duties as of ordinance 1210 is to compile an historic site survey of the borough and note the most important sites that of interest to the history of the borough. How we started out the commission before the commission in 1980 and 1981 the County did a survey of the town with their historic sites with T. Robert Brown who has a master in historic architecture and she worked with the borough liaison at that time was Niome Howard. She wrote a book and worked with them at that time about the 1980 survey. Then when we became a commission in 1998 we in 2000 worked with the county and

went over sites. As Brigitte has stated in the draft our last revision was in 2010, which we walked the entire town, took things out and took photographs of the Historic Homes.

Then in 2003 we designated for 12 sites. 2 years after that we added one more site. Presently we have 13 sites that are formerly designated. This has come up before the Planning Board they said in the original historic element in the Master Plan that it wasn't clear, which ones were formerly designated and which ones were historically relevant, but not to be raised to the level of designation.

In 2005 the borough asked us to become a Certified Local Government, which is the CLG there are only 4 CLG's in Bergen County because it is a lot of work. What it affords us is workshops and state preservation experts to help us with different historic sites and also grants and we presently have a grant from the state to the CLG for a little under \$20,000 to digitize the boroughs records and documents and historic photographs a put them in the borough's library and the web. We will be starting that project.

Brigitte Bogart – I suggested that we list all the relevant properties in the Master Plan Draft.

Member – Is there certain rules if someone wants to improve it?

Phyllic Angill – The ones that are specifically relevant do not have any rules as of yet. Only the outside of the house can't be changed.

Member – Is there a property by property description of the historic relevance of each of these 13.

Phyllis Angill – Yes. There is complete documentation of all of these.

Member – The first 5 on the list are at Bridge Landing?

Phyllis Angill – Yes. The reason that we did those, is even though people don't realize it, even if something is on the state registry or the National Registry it still doesn't stop anybody from knocking it down only the local designation protects it. The reason that we did those is the New Bridge Landing was being changed.

Mayor – Behind the Candle Christy House on Main Street behind that is a large red barn where they do cooking, that is the Westerville Barn. That little barn has a

hearth, ovens, which are really historic in nature. If we wanted to add that extra barn is it simple to put it in the plan?

Phyllis Angill – I would have to talk to them to see if they wanted to designate.

Mayor – Could you do that?

Phyllis Angill – We would have to do that by ordinance at a formal hearing. We would have to recommend it. I will check on that.

Mayor – One of those barns had a bar area and had been used as a tavern and I would request that information. I would request it is on the list to designate that property as, if it is the Stewbin House, I would like the designation list to say Candle Christy House/Tavern. It is extremely important that we list the word Tavern because there is pending legislation to allow the sale of alcoholic beverages at historic taverns and there is a process where you have to prove that the property was once used as a tavern.

Phyllis Angill – I will check into that.

Mayor – I don't have any other comments I think that Phyllis and the commission along with our Planner did a phenomenal job.

Mayor – I will make a motion to end the work session, seconded by Mr. Glass. All in favor say Aye.

## **REGULAR PLANNING BOARD MEETING 8PM**

### **Salute to Flag**

### **Sunshine Law (Open Public Meetings Act)**

Adequate notice of this meeting has been provided by sending notices on December 5, 2014 to the Record and the Ridgewood News. By positioning on the Bulletin Board in the lobby of the Borough Hall and filing a notice of the same with the Municipal Clerk. I would like to remind all members of the public that we have three fire exits in our chambers. We are being recorded by audio and video during public portions of the meeting for creating a record. Any member of the public who wishes to be heard they need to only identify themselves for the record and they may make a statement or ask any questions.

**ROLL CALL PRESENT:** Councilman Acquafredda. Mr. Behrens, Ms. Boland, Dr. Gewirtz, Chairman Glass, Lou Grasso, Mayor Moscaritolo, John Monroe , also Ms. Bogart.

**Absent** – James Arakelian

Mr. Glass - called the Regular Planning Board meeting to order at 8:00 PM.

## **MEMORIALIZATION OF RESOLUTION**

### **2015-03 – California Tortilla, 1061 Main Street, Block 1401/Lot 3.01**

Mayor makes a motion, seconded by Vito Acquafredda motion to approve

## **ROLL CALL**

Councilman Acquafredda, Mr. Glass, Mr. Grasso, Mr. Monroe, Mayor Moscaritolo  
Yes,

Abstain – Mr. Behrens

Motion passes.

## **NEW BUSINESS**

### **Dunkin Donuts, 1025-1071 Main Street – Block 1404, Lot 3.01 Food Handlers License, Sign Variance**

S. Robert Priceado I am an attorney I represent Dunkin Donuts. I am here tonight representing my client based on a letter they received from the borough. It has to do with food handling and signage. I can answer any questions.

Ramilla Patel, 140 West High Park, (Bertha Court) Paramus, NJ is sworn in. I am the owner.

Mr. Priceado – You operate the Dunkin Donuts at 1091 Main Street in River Edge?

Ms. Patel – Yes.

Mr. Priceado- When did you open the store?

Ms. Patel – April 24, 2015.

Mr. Priceado – Do you bake any donuts there?

Ms. Patel – No.

Mr. Priceado – How do you get the donuts?

Ms. Patel – From our center.

Mr. Priceado – Is there any oven?

Ms. Patel – Convection over and a toaster no stove.

Mr. Priceado – You filed plans with the Boro of River Edge?

Ms. Patel – Yes.

Mr. Priceado – That included the signs?

Ms. Patel – Yes. 2 exterior signs.

Mr. Priceado – What are sizes of the signs.

Ms. Patel – 16 feet 9 inches, both signs are the same.

Mr. Priceado – Are both signs illuminated?

Ms. Patel – Yes.

Mr. Priceado – Do you own any other Dunkin Donuts?

Ms. Patel – Yes. On Kinderkamack and Midland since 2002.

Mr. Priceado – What are the hours of operation?

Ms. Patel – 5AM – 11PM.

Member – Are there any intentions that you are aware of that Dunkin Donuts will be increasing what you would be making.

Ms. Patel – No.

Member – Is there a rear door?

Ms. Patel – Yes for deliveries.

Member – When do you get your donuts?

Ms. Patel – Before 5AM.

Member – is there a switch to turn the lights on and off?

Ms. Patel – It is on a timer.

Mayor Moscaritolo, Made a motion to **OPEN TO THE PUBLIC**, seconded by **Vito Acquafredda**,

All in favor say Aye.

No one stepped forward.

Mayor Moscaritolo makes a motion to **CLOSE TO THE PUBLIC** portion, seconded by Vito Acquafredda.

All in favor say Aye.

Member – I would like our planner to make comments on the signage?

Ms. Bogart – The 2007 resolution for the site recommends that every store had a sign 2 feet wide by 2 feet high.

Member – Will you be putting anything outside the store front.

Ms. Patel – Flags when we open.

Member – You can only keep them out for 30 days.

Ms. Patel – Yes. I understand.

Member – Your employees at both your stores have a food handlers license?

Ms. Patel – Yes.

Member – I would move to approve the issuance of the food handler’s license and the variance for the illumination of the sign, seconded by Mr. Grasso.

## **ROLL CALL**

Vito Acquafredda, Mr. Behrens, Mr. Glass, Mr. Grasso, Mr. Monroe and Mayor Moscaritolo – All vote Yes.

Abstain – Ms. Boland, Dr. Gewirtz

Motion Passes.

## **OLD BUSINESS**

### **2015-01 First Congregational Church, 109 Continental, Block 408 Lot 4 – Site Plan Approval.**

Jaclyn S. D’Arminio Esq. – I apologize for the subcommittee meeting, I had a funeral to attend. We are here today for variances. There was a subcommittee meeting you met with my colleague Elliott Erding some of you had the opportunity to tour the site and speak about the site some changes have been made to the site plan since you and I last met and I have my engineer with me today who will testify as to what the site plan looks like now and he will testify as a planner first.

I first want to call up moderator Russell Van Wetering who will talk about the Tuesday activities to give you an idea of how the church functions.

Mr. Russell Van Wetering, 175 Greenway Terrace, River Edge is sworn in.

Ms. D’Arminio – Explain what your roll is in reference to the church?

Mr. Van Wetering – I moderate leadership council meetings and all church meetings.

Ms. D'Arminio – Can you tell us about the church in general how has it functioned in this location?

Mr. Wetering – It is a very giving church, we open our doors to many non profits, we have been on this site for over 100 years.

Ms. D'Arminio – What does the average week at the church look like?

Mr. Wetering – It is busy.

Ms. D'Arminio – Do you have somebody at the church who schedules the events on a weekly basis?

Mr. Wetering – Our Administrator Theresa Wallis.

Ms. D'Arminio – How does she control who is at the church?

Mr. Wetering – She has a calendar and she knows everything that goes on in the church.

Ms. D'Arminio – Is that calendar available for everyone to see?

Mr. Wetering – It is on-line.

Ms. D'Arminio – I am going to show you a copy that I made and explain that to the board?

Mr. Wetering – A 2015 Calendar from May 1 – 31. Page 2 February 1, 2015 to the 28<sup>th</sup>. October 2014 - 1-31 and August 2014 1<sup>st</sup> to 31<sup>st</sup>.

Mr. Suarez – Let's mark that B1.

Dr. Gewirtz – This is open to nonprofit groups. How does that happen?

Mr. Wetering – They have to fill out a form and have insurance.

Dr. Gewirtz – Has your church had any cause to turn away someone who came in?

Mr. Wetering – No.

Ms. D'Arminio – Provide some of the types of groups that you have?

Mr. Wetering – Alanom, Girl Scout troop, narcotics anonymous, women's fellowship executive board, AA, our education team, tri county pipe and drums, kids international school, piano recital.

Ms. D'Arminio – You open up your church to individuals in the community?

Mr. Wetering Yes

Ms. D'Arminio – Sunday program & Day Care Program with children under the age of 5?

Mr. Wetering Yes 8:30AM to 6PM

Ms. D'Arminio – Have you ever had a parking problem?

Mr. Wetering – No.

Ms. D'Arminio – Any complaints?

Mr. Wetering – No.

Member – Some of these organization have to pay?

Mr. Wetering – No. Some Donations.

Ms. D'Arminio – With these changes to the church do you think the use of your church will increase?

Mr. Wetering – No. About the same.

Ms. D'Arminio – You are adding some additional class rooms, does the Sunday School currently fill the classrooms you have?

Mr. Wetering – No.

Ms. D'Arminio – Who utilizes your class rooms?

Mr. Wetering – Kids International School.

Ms. D'Arminio – Tell us about the International School?

Mr. Wetering – It is a Japanese School. I don't have any information on this school. They meet on Saturdays.

Ms. D'Arminio – Why are you adding more classrooms?

Mr. Wetering – For our own use. We have Kids International Weekend School.

Ms. D'Arminio – Let's talk about your weekly service that occur on Sunday and what time?

Mr. Wetering – 10AM worship. Sunday school takes place the children are in church for the first 15 minutes then they leave the church and go with their teachers to the classrooms.

Ms. D'Arminio – How many worshipers do you have on a Sunday?

Mr. Wetering – 100.

Ms. D'Arminio- Individuals or families? After services do you have fellowship time?

Mr. Wetering – Yes. We serve coffee, tea or juice. That lasts for 45 minutes.

Ms. D'Arminio – When are your members gone?

Mr. Wetering – By noon.

Ms. D'Arminio – A wedding reception, you are asking about a band and catering?

Mr. Wetering – We are not capable of handling all that.

Mayor – What is the name of the pre-school program?

Mr. Wetering – That's My School II.

Mayor – Are they listed on your schedule.

Mr. Wetering – I do not see them on here? Monday through Friday 8:30AM to 6PM.

Mayor – How many children are enrolled?

Mr. Wetering – I do not know.

Mr. Acquafredda – I don't have the plans in front of me. The 2 class rooms upstairs have begun to make sense to me I don't have an issue with the number of class rooms. The facilities downstairs once we accept it there is not going to be on site cooking for a wedding. I fully understand the church making that kind of investment in a commercial quality kitchen to be able to cook for their own functions I fully except that.

Ms. D'Arminio – How often do you do events like that?

Mr. Wetering – Just a few times a year. Like a Corn Beef and Cabbage.

Vito Acquafredda – I fully appreciate Ms. Bogart comments to make sure we exclude receptions for weddings.

Mayor – Motion to **OPEN TO THE PUBLIC**, seconded by Mr. Acquafredda. All in favor say Aye – All say Aye.

Ms. Michele Heinsteamer, 236 Madison Avenue, River Edge. I was the Director of education for 27 years. The reason for the class room expansion has nothing to do with the day care. The day care numbers (is sworn in) are regulated by the state. They currently use 2 levels of our building the main level and lower level and it those areas that will remain the same for them.

Judy – Administrative Assistant for the church. When someone comes to me to look for space, a nonprofit organization, give us a certificate of liability insurance and we keep it in the file. The River Edge Swim Club that comes. AA, NA, Alonon, they give us a donation because we have to pay for all the paper towels, soap, etc.

Frank Wento, 310 Grove Street, Oradell member of the church, we don't have a formal agreement with the Roosevelt School. They feel free to use our parking lot and visa versa and we have never had an issue.

Mr. Acquafredda – What percentage of the congregation is River Edge and what percentage comes from other areas? The majority are River Edge residence.

Mayor – A motion to **CLOSE TO THE PUBLIC**, seconded by Mr. Grasso. All in favor say Aye – All say Aye.

Michael Hopshim – I am a licensed Professional Engineer and Planner in the state of New Jersey, 263 South Washington Avenue, Bergenfield. Is sworn in.

Ms. D'Arminio – You said you are an engineer and planner have you appeared before this board before?

Mr. Hopshim – Projects in River Edge as an engineer. There was a project on Kinderkamack that we did it was a senior project.

Ms. D'Arminio – When was the last time you appeared in Bergen County?

Mr. Hopshim – Last Monday.

Ms. D'Arminio – Were you accepted?

Mr. Hopshim - Yes.

Mayor – We will accept him as a professional.

Ms. D'Arminio – Did you prepare the site plan that is before the board?

Mr. Hopshim - Yes.

Ms. D'Arminio – Did you review the architectural plans that you did not prepare.

Mr. Hopshim - Yes.

Ms. D'Arminio – Describe the existing condition on the lot. Mark B2.

Mr. Hopshim – Sheet 6 existing conditions. The lot is 50,614 square feet on the northwest corner of Kinderkamack and Continental Avenue.

Mr. Suarez – We had already heard testimony about the existing condition. Do you want to go into just what is new with regard to the information?

Mr. Hopshim – The existing parking is angled one-way parking and that was one item we were requested to revise at the site plan meeting. Now I am looking at sheet 1. Continental Avenue slopes down there is a large stairway in front like almost a story and a half going up removing that stair creating this colonnade that is an open walk then there is the entrance area that is just a little lobby at grade from the parking area to the sanctuary, which is a big problem with the church and there are six different stairways to the church. That brings us into the sanctuary at the first level at that same level is that open area in the center that is going to contain the elevator and the sanctuary room, there are no additional seats being created by that.

The second story addition 2 classrooms in that area and I believe there are 2 class rooms in that area and they are reconfiguring the class rooms. The elevator goes down to the lower level under the sanctuary. In the easterly area we are constructing this patio to walk out of the fellowship hall.

There is an entrance where the preschool area is at the westerly portion of the building. As you walk in there are some new stairs and there is a handicapped ramp proposed on the west so that would be another accessible entrance.

I met with the site plan committee and we redesigned the parking with Bob Costa's suggestions. It is a conforming lot where the spaces are 9 by 18 feet with 24 foot isles. We gained 2 spaces to 47 on site we now have 49 spaces. Redoing all the sidewalks around the site. We were asked to do the Kinderkamack Streetscape, which we shown on the plan, lights, and brick pavers. We are going to redo the parking and pave it.

Ms. D'Arminio – Is there any changes in the drainage as a result of your conversation with the engineer?

Mr. Hopshim – We are adding seepage pits to the parking lot side. It was recommended that we keep the one light on the pole, which we are keeping and we are adding some small lights and sidewalk lights and small building lights. Lights under that colonnade area where you walk through and that sunken patio area, which is 4 foot below grade. There is no spillage they are all LED having the lights inside of the housing and shines down. We were asked to submit soil moving that was submitted. The majority of the soil moving is the excavation in

the front. It is a major we are moving about an 800 yards and about 600 from sites. The board should have the paperwork. We are asking for that approval.

Ms. D'Arminio – Let's go back to the parking lot the engineer had requested that you go for 90 degree parking?

Mr. Hopshim – The architect had that circular drop off area and we were using the existing parking lot. It is one-way circulation. All of the spaces are now conforming to the boroughs code in size.

Ms. D'Arminio – Where there any other changes to the plan as a result of your communications with the borough engineer?

Mr. Hopshim – We revised the plan in accordance with his last letter in February. The plan was updated in accordance with Mr. Costa's letter. I haven't spoken to Mr. Costa we met last February I think we discussed everything.

Ms. D'Arminio – If you additional changes would be willing to do them.

Mr. Hopshim – Yes.

Ms. D'Arminio – Have you submitted to the Bergen County Planning Board it is on a county road?

Mr. Hopshim – We did. We had the additional approval now I am going to have to re-submit.

Ms. D'Arminio – Are there any question before I move on to the planning aspect?

Dr. Gewirtz – Based strictly observation, in regards to the parking lot, there is a preponderance of big cars in that parking lot, in regard to the change in the parking spaces, was that taken into consideration that you are adding parking spaces?

Mr. Hopshim – These are typical size 9 by 18.

Mayor – Are you going to have signage for DO NOT ENTER on the one-way for the ingress and egress for the parking lot?

Mr. Hopshim – Yes.

Mayor – The excavated area in the front is that going to have drainage at the bottom?

Mr. Hopshim – Yes. There are 2 drains and it is pumped up to the county and all of the roof leaders are tied in.

Mayor – Is there a recommendation by Mr. Costa to TV the lines?

Mr. Hopshim – We are going to see where the roof lines actually go.

Mayor – Are you going to change any of the sanitary sewer lines?

Mr. Hopshim – No. We are TVing that also.

Mayor – The elevator – Is going to serve all the floors in the building?

Mr. Hopshim – Yes.

Member – In front of the building on Kinderkamack, is there any bus stop.

Mr. Hopshim- I don't know.

Mayor – Did you submit the plan to the Shade Tree Commission regarding tree removal?

Mr. Hopshim – No. Not yet. We will.

Dr. Gewirtz – On the Continental Avenue side in between the church and the parking lot there is a tree that was there that has been there forever. Is that tree going to stay?

Mr. Hopshim – It can remain.

Mayor – This is a question for the board, Brigette, have you seen an engineering report from Mr. Costa.

Ms. Bogart – I have not, but I have talked to him regarding the revised layout as to what we wanted see happen on the site is the better circulation, better parking spaces.

Ms. D'Arminio – Do you want me to proceed with some planning testimony?

Mayor – Yes.

Ms. D'Arminio – We are requesting two variances on this application can you take us through the parking variance requesting.

Mr. Hopshim – We are listing that as a variance 75 spaces are required, there are going to be 49 spaces. We are requesting the front yard variance on Continental For that new entrance area. We are proposing 7.72 feet.

Ms. D'Arminio – What is required for the setback in that area?

Mr. Hopshim – 25 feet.

Ms. D'Arminio – Does that setback have any impact, this is a corner lot of any impact on the site?

Mr. Hopshim – No.

Ms. D'Arminio – Let's go through the variance criteria what kind of variance would you classify two variances?

Mr. Hopshim – A C2 variances, the purpose of zoning are being advanced because of the request of a variances. It is a beneficial use so we meet the positive criteria and the actual purpose we are advancing is that we are encouraging the use or development of land in the manner that promotes the public health, safety, moral and general welfare. Going through negative criteria there is no negative.

Ms. D'Arminio – What level would you consider the impact on neighboring.

Mr. Hopshim – No impact.

Ms. D'Arminio – In terms of the final steps, how would you weigh Positive versus negative?

Mr. Hopshim – It is entirely beneficial use we meet the positive criteria just from that fact. All the ADA enhancement, there is no negative impact.

Ms. D'Arminio – Any detriment that would be found wouldn't outweigh the benefits?

Mr. Hopshim – No substantial detriment at all.

Ms. D'Arminio – Can you discuss the religious land use.

Mr. Hopshim – It was introduced in the senate by Ted Kennedy in order to divide a house of worship it has to be of a compelling government interest.

Vito Acquafredda – What was the reason for the last comments? I don't think it was necessary. All I needed to hear is that it is a corner site, which grants you special considerations. That is what should be said into the record.

Member – The excavated area on Kinderkamack Road does that have a small wall on top of it so that people can't crawl into the excavated area?

Ms. Bogart – A fence should be provided.

Mr. Hopshim – We are three feet down from the sidewalk

Vito Acquafredda – You need a rail.

Dr. Gewirtz – Motion to **OPEN TO THE PUBLIC**, seconded by Mr. Acquafredda.

No one stepped forward.

Mayor – Motion to **CLOSE TO THE PUBLIC**, seconded by Mr. Grasso.

Member – This is for application 2015-01 First Congregational Church coming here for a site plan approval that comprehensive site plan that was approved. The comprehensive site plan that was submitted shows not much interior area other than taking a shaft and installing an elevator to provide accessibility to all levels of the building. I had an opportunity to tour the building on the subcommittee meeting and it is a maze with all of the levels. The historical nature of the building being over 100 years old. Some of the areas are not as usable as it could be. Originally when I saw the plan it looked like the applicant wanted to add more class rooms, those rooms already exist. They are just making the space more usable on the top floor.

The handicapped entrances are going to be an improvement. The downstairs area with the exterior patio another big improvement, it is going to add more light and air into a portion of the building where they have different events. The parking situation is going to be improved. The accessibility into a parking area is going to be improved. There is going to be 2 more parking spaces are being added. The plan submitted includes the borough streetscape along Kinderkamack Road, which is a benefit to the borough. The drainage issues have been appropriately addressed by the applicant's engineer. The applicant's have taken all the comments from our planner and engineer and subcommittee and have included them in their latest rendition of their plans. The applicant has agreed to preserve a heritage tree of a Magnolia Tree, which has a lot of sentimental value to residence of the borough. Historically, the applicant has opened its doors to the benefit to River Edge residences and to the public in general by allowing community events such as the Lions Club, the Girl Scouts, AA & NA, etc. I would move the application subject to an appropriate landscape plan in accordance with the boroughs requirements, recommendations from the Shade Tree Commission, subject to any recommendations in our planners report and subject to any recommendations in our engineers report and county approval. Vito Acquafredda seconds the motion.

## **ROLL CALL**

Councilman Acquafredda, Ms. Boland, Dr. Gewirtz, Mr. Grasso, Mr. Glass and Mayor Moscaritolo – Vote Yes.

Motion is approved.

MOTION TO ADJOURN 10:30PM

All in favor say Aye – All say Aye.

Respectfully submitted by,

Marijane Brandau