

BOROUGH OF RIVER EDGE PLANNING BOARD MINUTESJ

February 19, 2015

ROLL CALL PRESENT: Eileen Boland, Lou Grasso, Mayor Moscaritolo, Vito Acquafredda, John Monroe , Jeff Gewirtz, Tom Behrens, Robert Costa also

Ms. Bogart arrived at 8:45PM, David Glass, James Arakelian, and Mr. Behrens.

CALL MEETING TO ORDER 8:00PM

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

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.

MOTION TO APPROVE THE MINUTES OF January 19, 2015

Vito Acquafredda makes a motion to accept the minutes, seconded by Lou Grasso.

All in favor say Aye – All say Aye

REORGANNIZATION OF THE BOARD

Chairman

Mayor Moscaritolo I will nominate David Glass for Chair, seconded by James Arakelian

ROLL CALL

Mr. Acquafredda, James Arakelian, Ms. Boland, Jeff Gewirtz, Lou Grasso, Mr. Monroe, Mayor Moscaritolo – All vote Yes.

Vice Chair

Ms. Boland – I would like to nominate James Arakelian as Vice Chair, seconded by Vito Acquafredda.

ROLL CALL

Mr. Acquafredda, James Arakelian, Ms. Boland, Jeff Gewirtz, Lou Grasso, David Glass, Mr. Monroe, Mayor Moscaritolo – All vote Yes.

Board Secretary

James Arakelian – I would like to nominate Dr. Gewirtz, seconded by Vito Acquafredda

ROLL CALL

Mr. Acquafredda, James Arakelian, Ms. Boland, Jeff Gewirtz, Lou Grasso, David Glass, Mr. Monroe, Mayor Moscaritolo – All vote Yes.

NEW BUSINESS

#1817 Review of proposed amendment to ordinance #1817 for consistency with Master Plan multifamily and senior citizen housing conditional use.

Brigitte Bogart – January 15, 2015 is sent you all. As this board is aware we received recommendations from the Governing Body for review with its consistency with the Master Plan and we had 45 days to get back to the governing body before the second. My memo goes through the statutory criteria for zoning amendment explains what our goals are from the Municipal Land Use Law perspective and goes into the conditions of the site, which this board is fully aware of. To summarize for the public the Block is 2005 Lots .601 to .612 and also Blocks 1302, Lots 1,2, and 3. It is to the east of Kinderkamack Road and it is currently in a single family residential district, but currently has an overlay for garden apartments or senior care. The proposed zoning amendments basically are very general and very similar to what currently exists of the overlay district. The only difference is it increases the density slightly, it allows for the inclusion of affordable housing and it adds some additional for architectural detailing.

My memo goes through the Borough Master Plans from 1984 to 2009 and it explains that it is generally consistent with the goals and objectives with the Master Plans. The Master Plans continually encourage diverse housing types and encourages the redevelopment and rehabilitation of existing housing stock within the borough. From those perspectives I think that the proposed ordinance is consistent with your borough documents from 1984 up to today.

James Arakelian – I think we have to act on this tonight. I will make a motion for our attorney to send a letter to the council indicating that upon review by the Planning Board the proposed zoning amendment is consistent with the Master Plan. Mayor Moscaritolo I will second it.

ROLL CALL

Mr. Acquafredda, James Arakelian, Ms. Boland, Jeff Gewirtz, Lou Grasso, David Glass, Mr. Monroe, Mayor Moscaritolo – All vote Yes.

First Congregational Church, 109 Continental Avenue Block 408/Lot 4

Jaclyn S. D'Arminio, Esq. This is an application for a house of worship it has existed on its current site for almost 100 years. Its current form about 60 years the current building right now. The primary testimony is to bring this site into compliance with the ADA regulations to allow access for the elderly and disabled individual's access to this site.

I have 3 witnesses with me tonight Frank Lento who is a member of the church; I have Mike Colari who is our architect, and Michael Hofsman who is an Engineer and Planner.

I would like to begin with Mr. Lento.

Member – I don't like to beat around the bush I looked at the plan and this is to bring the church building up to ADA compliance. I looked at the plan and I saw that it included an addition to the second floor of the building. The way I read the plan but it looks like there is a creation of 8 class rooms on the second floor.

Frank Lento I have been a member of the church for 23 years is sworn in. We are not adding.

Jaclyn D'Arminio – The shaded is an addition.

Frank Lento – In 1846 a tiny group of women got together concerned about the education of their children and religious. They decided to put a church on this site.

From the pumpkin patch on the lawn which is a visible part of our church. We have a nursery school which holds 75 children. We have 2nd Sunday we feed and give them activities disabled people. The church right now has 5 different floors only accessible by stairs some stairs are in need of repair. There is no clear way for people to enter the church.

The biggest thing is we need to become ADA compliant, we have an aging population is the upmost reason we are doing this.

Religious service is a 10AM on Sunday for more than 100 people. Most of them stick around to go to fellowship time. About 60% of those people need assistance.

Jaclyn D'Arminio - What other activities occur on the site where you might find ADA access, Second Sunday there is a dinner for developmentally disabled people We use to feed them in vans because we couldn't get them down stairs.

Jaclyn D'Arminio - Mr. Lento you also have a school by the name of "That's My School Too" They service children 4 months to 5 ½ years. They have been there 14 years. It is a preschool. In terms of parking where do you park now?

We have about 38 parking spaces over here (pointing to them) several handicapped. We park on the street and we have a long standing agreement with Roosevelt School. Have you ever had a neighbor complain about parking during the usual Sunday session?

Mr. Lento – None that I am aware of.

Ms. D'Arminio – This plan reconfigures the parking lot what is that purpose?

Mr. Lento – The plan calls for a covered walkway, which is dangerous and a "Q" where cars can circle into that.

Ms. D'Arminio – To your knowledge has this church ever been before this board or Board of Adjustment for any reason?

Mr. Lento – No.

Ms. D'Arminio – Has it ever needed a variance in the past? Last time construction on the site was what year?

Mr. Lento 1954.

Michael Colarie – Our Architect (is sworn in) 344 Broad Avenue, Leonia, NJ

Ms D'Arminio – Are you a licensed architect in the state of New Jersey? And have you appeared before this board before?

Michael Colarie – Many years ago.

Ms. D'Arminio – Did you prepare the plans that are before the board. Will you explain to us what the conditions on the site are?

Michael Colarie – Yes. I prepared this document A1, which shows the plan. I put in the first floor plan of the church. The church is located on the east side of Continental Avenue and Kinderkamack Road. There is only one way to get into the church the doorway is in this location (pointing) which takes you to a stairway.

That's the only way to get into the church barrier free into the church but to no other part of the building. Every other part of the building is at a different level. When the 2 additions were added to the church they were added in such a way they are on 5 different levels. When the 2 additions were added to the church they were added be on 5 different levels.

Ms. D'Arminio – Do you remember the last time that this was updated?

Michael Colarie – In the 50's.

Michael Colarie– Referring to drawing A2 page 2. What we are proposing is to eliminate the current entrance into the church eliminating the steps. We are extending the entrance 50 feet closer to the parking lot. In addition to the new turn-around area to get dropped off. There is currently a court yard in the building where this shaded area is we have located the new elevator in that area. Now giving access to every level in the building. We have added a choir room. On the west end where the only way to get into the school is through this multilevel stairway. Now you can get into the school from the parking lot and the important thing now is that stair is enclosed currently the emergency stair from the second floor is a fire escape.

Ms. D'Arminio – Are there any other changes on this level.

Michael Colarie – Minor. We are proposing that we lower the grade in this area and create a series of doors that go out. No other changes.

Vito Acquafredda – In general you have to do ADA because of the changes you are doing to the existing plans. For you to get approvals for the

construction you have to comply with ADA. The reason you are doing the project it is not because to be complying with ADA you are expanding the church functions and ADA kicks in.

Member – You are using a piece of the property which is pleasant to look at and you are basically opening up the church and all this area to Kinderkamack Road, but no parking it is on the other side of the church.

Mr. Costa – If your intent is to do parties in the basement, you are not increasing the parking.

Ms. D'Arminio – I would like to bring Mr. Lento back.

Mr. Lento – There are no plans for parties and all night things. No loud music. The congregation is living in cramped rooms.

Member - Fellowship Hall has a stage and has a kitchen and those are going to remain. The kitchen needs to be redone. Part of it is adjacent to the court yard.

Ms. D'Arminio – What do you use the kitchen for?

Mr. Lento – Many events.

Ms. D'Arminio – What was the pressing manner that pushed for this construction?

Mr. Lento – We realized that people can't get to most parts of the building so an elevator was first on our minds. We don't have accessible bathrooms, full running kitchen. We know we have to comply once we upgrade anything.

Vito Acquafredda – The fellowship Hall becomes an assembly, what is the maximum number of people.

Michael Colarie – I don't know.

Ms. D'Arminio – Upper level A202.

Michael Colarie – Shaded space is the new level on the west end the ingress and egress at that end of the building. We ordered 2 more class rooms. 13 rooms in total.

Vito Acquafredda – Will any part of this building be provided with an automatic fire suppression system?

Michael Colarie – We have not gotten into that part of the project yet. We will look at that.

Member – With the addition to class rooms. How many existing classrooms are there?

Michael Colarie – 4 spaces here now. We are making the classrooms smaller to make the hallway wider.

Ms. D’Arminio – I would like to finish with architects.

Member – Based on that I think they will need 75 parking spaces right now we have 47. It is the improvement that the ADA is looking at.

Ms. D’Arminio – I want to bring more people to testify.

Michael Colarie - A300 at the bottom of the sheet is the Continental Avenue elevation indicates the new glass enclosed area. The doorway is going to be in this location and a covered walkway. We felt it is an improvement. The west elevation this is the entrance and exit to the education part of the building. On the other side is the Kinderkamack Road elevation where you can see the 3 new doorways from the lower level. I think it is a major improvement.

FIRST HEALTHCARE RIVER EDGE, LLC t/a REGENCY MEMORY CARE CLUB 91 ROUTE 4 EAST, BLOCK 1415/LOT 1.01

My name is Peter Flannery attorney for the applicant, it is a commercial center and is vacant it was a food market. The applicant is looking for change of use from the prior use to an adult day care center. We have had conversation with Mark Skerbetz and he has determined that it is a permitted use.

Ms. Bogart – This board does not have the power to interrupt ordinances.

Peter Flannery – It is a permitted use.

Mayor Moscaritolo – I think we should adjourn the application await further notice, get something in writing. To see if we have jurisdiction or not.

Respectfully submitted by,

Mariijane Brandau