

**BOROUGH OF WOODCLIFF LAKE  
PLANNING BOARD  
APRIL 29, 2008 8:00 P.M.  
MINUTES**

**Call to order:**

The meeting was called to order at 8:00 p.m. at the Borough Hall by the Vice Chairman.

**Adequate Notice Statement:**

The **Vice** Chairman announced that the Meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, was announced at the Reorganization Meeting held on January 14, 2008 in the Municipal Building. Notice of this meeting was posted and two newspapers, The Record and The Ridgewood News, were notified. Notice was also provided, in accordance with the Open Public Meetings Law, of the Planning Board's intention to conduct formal business at this Meeting.

**The public is advised of the Planning Board's rule that the meetings will be concluded by 11:00 p.m.**

**Flag Salute**

**Roll Call:**

George Fry, Chairman	Absent
Robert McDonough, Vice Chairman	Present
Kenneth Glemby	Present
John Glaser	Present
Bruce Mautz	Absent
Mayor LaPaglia	Present
Willford Morrison	Absent
Al Dattoli	Present
Robert Boffa	Present
Joseph Langshultz	Present
Peter Michelis	Present
Paul Kaufman, Esq.	Present
Elliot Sachs, Engineer	Present
Donna Holmquist, Planner	Absent
John Pavlovich, Traffic Engineer	Present
Kathy Rizza, Secretary	Present

**Minutes: April 14, 2008**

The minutes from the April 14, 2008 Planning Board meeting were approved on a motion from Mr. Boffa, seconded by Mr. Dattoli, and carried by all by roll call vote.

**BMW**

**Block 602, Lot 1 and Block 802, Lot 1**

**300 and 200 Chestnut Ridge Road**

**Amended Preliminary and Final Site Plan Approval and Conditional Use Approval**

**Hydrogen discussion:** (This matter is to be discussed at the May 27<sup>th</sup> Planning Board meeting.) Names of experts in this field for the Planning Board to consult with have been received from Elliot Sachs, Board Engineer. So far only one, Hydrogen Safety, has submitted a proposal. Elizabeth Pfeiffer will be the expert from BMW.

Hydrogen Safety, LLC was discussed. This firm has developed training courses for Building Officials. This firm is recommended by both Mr. Sachs and Mr. DelVecchio; BMW Attorney. The proposal from Hydrogen Safety will be copied and distributed to all Board members. Mr. Sachs will call the other firm and obtain their proposal. This firm is from Oregon, so it may be a problem to get what is needed in a timely manner. It was decided that if BMW accepts the use of Hydrogen Safety and Mr. Sachs recommends them, the Board will retain them. This service will be paid for from funds submitted by BMW to an escrow account. Hydrogen Safety did the review at the California site of BMW. A written certification of the proper installation should be a condition in the developer's agreement. Mayor LaPaglia read the proposal. The cost is \$19,000.00 which includes two visits to Woodcliff Lake. Mr. Glemby stated that the Board should go with Hydrogen Safety. Mr. Glaser would rather wait for the second proposal. Mr. DelVecchio is concerned with third party involvement with the second firm. Attorney Kaufman reminded all that time is an issue. A motion to accept Hydrogen Safety, as recommended by the Board Engineer, was made by Mr. Dattoli, seconded by Mr. Langshultz, and carried by roll call vote after discussion. Mr. Glaser asked if we had exhausted our resources, and do we have references. The motion is subject to Mr. Sachs verifying references and qualifications with them.

**BMW CURB ISSUE ONLY**

Andy DelVecchio was present as the Attorney for BMW. The application has been changed to reflect the south curb at the north campus for truck access. After a recommendation from the Board this area was looked at and found to be acceptable for truck ingress and egress. Internal Road A will need a modification. All car carriers will come through this entrance. Directional signs as per code will be erected. Vice Chairman McDonough asked if an escort for car carriers will still be provided. He was told yes. Mayor LaPaglia stated that this site is good for safety reasons. The following exhibits were presented:

PS&S = Paulus Sokolowski and Sartor.

A-9 by PS&S Sheet C-1 dated April 22, 2008 Phase 1 Overall Site plan (Alternate)

A-10 by PS&S Sheet C-2 dated 4-22-08 Partial Site Plan and Site Chart (Alternate)  
A-11 by PS&S Reduced Turn Plate Drawings dated 4-22-08 – XL-12 Ingress  
A-12 by PS&S Reduced Turn Plate Drawings dated 4-22-08 – XL-12 Egress  
A-13 One 8.5" x 11" Sheet - XL-12 Profile

Mr. Thomas Morris, Logistics Manager for BMW, previously sworn, was questioned. He spoke regarding Exhibit A-13. This has been corrected for tractor trailer dimensions. What was shown is a typical example. The cab-over truck has been de-regulated. They are only made now by special order. BMW will use mostly conventional style trucks for comfort reasons. Mr. Dattoli asked if this truck can make the turning radius. He was told yes by Mr. Morris. Mr. Glaser asked how many deliveries a day these trucks will be making. He was told no more than four (4) as previously stated in the past resolution. Vice Chairman McDonough confirmed that they will be made within a 9:00 am – 5:00 pm work day. He was told yes. Mr. Michelis asked the route of the trucks. He was told Route 17 to East Allendale Avenue to County Road. He also asked if this was legal. He was told yes.

This matter was opened to the public for comment and/or questions.

Kevin O'Brien of 227 Pascack Road asked how many cars on a carrier. He was told 1-9 on the Stinger truck and 6 on the XL-12 truck, only 1 racecar per truck, 2 Rolls Royce vehicles at a time. BMW projects to sell 322 Rolls Royce vehicles, but not all through the Woodcliff Lake site. They are only in Woodcliff Lake for special purposes.

The matter was closed to the public.

Ms. Patricia Ruskan of PS&S was questioned again. Ms. Ruskan was also previously sworn. Ms. Ruskan stated that all drawings submitted were either drawn by her or drawn under her supervision. She stated that this entrance works. She showed all present Exhibit A-9, sheet C-1 which shows the overall site and the location of the curb cut. Internal modifications will be done. Exhibit A-10 shows a blow up of the intersection to show the radius modification from 20' to 60'. The curb is moved back 16.5'. The light pole will be moved, additional pavement will be installed, and the crosswalk will be extended. No design waiver is needed. On Exhibit A-9 Sheet C-1 Ms. Ruskan showed the travel path to the Lay by. The XL-12 can handle this.

Attorney Kaufman asked Mr. DelVecchio if he was formally amending the application for the change in the entrance location. Mr. DelVecchio responded yes. The Mayor inquired as to if there were modifications needed at the southern entrance. He was told yes. At the southern entrance of the north campus there would be no street access change, only changes to the internal roadway. The Mayor also asked if the internal roadway is visible from the Chestnut Ridge Road. He was told there is limited view. It was stated that this application is not over the requirement on impervious coverage. Mr. Dattoli confirmed that unloading will take place by the lay by. He asked if the unloading area is visible from Saddle River Road. He was told that there are plantings along the property in this area and that additional plantings are proposed. Mr. DelVecchio stated

that the majority of unloading will take place in this area. Mr. Boffa questioned distances to and from the lay by area, and the location of the fuel tanks. This matter was again opened to the public.

Mr. Kevin O'Brien of 227 Pascack Road asked if all car carriers come in from the same entrance. He was told yes. He also inquired as to any regulations regarding fuel tanks and the distance from the unloading of vehicles. Ms. Ruskan is not aware of any.

The matter was closed to the public.

Elliot Sachs, the Board Engineer, stated that the Chairman, the Mayor and the professionals had a meeting regarding the field change. The distance between the drop off point to the tank is not known at this time.

Mr. DelVecchio stated that he is done with his presentation. He is now looking for a favorable response from the Board.

The meeting was opened to the public on this matter on a motion from Mr. Langshultz, seconded by Mr. Boffa, and carried by all.

Kevin O'Brien of 227 Pascack Road complimented BMW on the change to the application. He is concerned with visibility of trucks from Saddle River Road and the Parkway. The Mayor stated that he visited the area and that the landscaping and the screening are good. He spoke regarding surface area run-off in this dense area. Mayor LaPaglia stated that this amendment is definitely an improvement.

The public portion of the meeting was closed on a motion from Mayor LaPaglia, seconded by Mr. Boffa and carried by all.

Signage was discussed by Ms. Ruskan. Exhibit A-14, Sheet C-1 dated 4-29-08 shows the reduced directional signage. The signs will be 12" x 27" wide, one at each entrance. The text of the signs will be modified and all signs will comply with the code. Mr. Pavlovich, the Board's Traffic Engineer, stated that the trucks need to know where to go. Mr. Sachs asked where do the cars go after they are unloaded. He was told either in the building or in the overnight parking area. Mr. Michelis is concerned with screening of lay by area from Overlook and Saddle River Road.

A motion to approve the amended site plan using the north campus south entrance for all deliveries with proper signage, was made by Mr. Langshultz, seconded by Mr. Glemby, and carried by roll call vote with all in favor. The resolution will be read at the May 12<sup>th</sup> meeting.

The BMW hydrogen issue will be discussed on May 27<sup>th</sup>.

A five minute break was taken at this time. When the meeting resumed roll call was taken again with all being the same, except for the absence of Mr. Boffa.

**Russo Development**

**364 Chestnut Ridge Road**

**Block 402, Lot 5, Tracts 1 and 2**

**360 Glen Road**

**Block 402, Lot 6**

Mr. Antimo DelVecchio was present as the Attorney for the applicant. This is a continued public hearing. Mr. Daniel LaMotte, Project Engineer from LaPatka Associates was sworn in by Attorney Kaufman. His office is located at 12 Route 17 North. Mr. LaMotte referred to Exhibit A-11, dated 12-21-07 last revision. He explained the site to all present, showing grass and landscape areas, concrete areas, the building lay out and the parking area. Attorney Kaufman asked if Boswell had reviewed the plan. He was told yes. Mr. LaMotte stated that the sidewalk on Chestnut Ridge Road terminates at the crosswalk of Glen Road and Chestnut Ridge Road. The Mayor stated that it should be extended on Glen Road to the front of the building entranceway for employees. Mr. LaMotte stated that this will be done.

Soil removal and drainage were discussed next. There will be about 2000 tandem trucks moving soil along County Road in Woodcliff Lake. The Mayor questioned the total square footage of the building. He was told 71,000 square feet. It was stated by the Mayor that the owner of the property is advertising 54,000 square feet. It seems that Mr. Tice is incorrect, and that his figure of 54,000 square feet represents a prior possible applicant. Mayor LaPaglia asked for a variance list. He was told the following: it is a 2 story building with parking underneath, variances are needed for height for the roof top mechanicals, parking stall size, design waiver for loading space size, steep slope, and retaining wall at 7' where 3' is required. There will be 2 free standing signs, one on Chestnut Ridge Road, and one on Glen Road, by the entrance and exit. They will be granite, lit underneath, 4'x6' text area on 6'x8' overall monument signs. There is no other signage requested at this time. Mr. Glaser asked if the HVAC unit will be above the HVAC screening. He was told no. Mr. Langshultz asked if the mechanicals will be in the center. He was told yes. Mr. Michelis asked for the percentage of traffic that will turn left. He was told that the County has prohibited this turn as per their March letter. The dumpster location and the handicapped parking spots were shown to all present.

The meeting was opened to the public for questions on testimony, with no response the meeting was closed to the public. The meeting was also opened to the public for any comment on this issue. Being no response the meeting was again closed to the public.

Mayor LaPaglia made a motion to approve the Russo application subject to the County approval limitation to prohibit left hand turns. This Board prefers right in turns and right out turns. This motion was seconded by Mr. Glaser and carried by roll call vote as follows:

Mr. Glemby

Yes

Mr. Mautz

Absent

Mr. Dattoli	Ineligible to vote
Mr. Morrison	Absent
Mr. Boffa	Absent
Mr. Langshultz	Ineligible to vote
Mr. Michelis	Ineligible to vote
Chairman Fry	Absent
Vice Chairman McDonough	Yes
Mr. Glaser	Yes
Mayor Lapaglia	Yes

Four affirmative votes are needed to pass the motion. The resolution will be read on May 12<sup>th</sup>.

The meeting was adjourned on a motion from Mr. Langshultz, seconded by Mr. Dattoli and carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'KS Rizza', with a stylized flourish at the end.

Kathleen S. Rizza, Secretary