

**BOROUGH OF WESTWOOD
ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
MINUTES
February 27, 2012**

APPROVED 5/7/12

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Special Meeting of the Westwood Zoning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

PRESENT: William Martin, Chairman
Raymond Arroyo, Vice-Chairman
Christopher Owens (8:02 pm)
Eric Oakes
Michael Bieri
Robert Bicocchi
Guy Hartman (Alt #2)

ALSO PRESENT: Ben Cascio, Esq. appeared on behalf of
David Rutherford, Esq., Board Attorney
Louis Raimondi, Brooker Engineering,
Board Engineer
Steve Lydon, Burgis Associates,
Board Planner

ABSENT: Vernon McCoy
Matthew Ceplo (Alt #1) (excused absence)

- 4. MINUTES - None**
- 5. CORRESPONDENCE: None**
- 6. VOUCHERS: None**
- 7. RESOLUTIONS: None**
- 8. PENDING NEW BUSINESS: None**

(WWZB 2/27/12 Special Meeting)

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS, INTERPRETATIONS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS
The Board Professionals were sworn in.

1. Care One at Valley, 300 Old Hook Road - Variance & Site Plan Approval, Block 2001, Lots 51 (R-1 Zone) and 64 (HSO Zone) - Donna Erem, Esq. of Wolf and Samson, Esqs. represented the applicant, for preliminary and final site plan approval to expand the existing facility by constructing additions at the North and South ends of the existing building. Applicant's present facility is situated entirely on Lot 64, with frontage on Old Hook Road, in the Health Services Offices (HSO) Zone, and the proposed addition will be partially located on Lot 51, the adjacent property to the North, which is currently vacant and has frontage along Hudson Street and is in the R-1 Zone.

- Exhibit A1 was the Preliminary and Final Site Plans by Langan Associates, dated 10/28/11, revised to 12/22/11;
- Exhibit A2 was the Zoning Table;
- Exhibit A3 was the Colored Sheet;

Timothy Hodges, Chief Strategy Officer of Care One, 173 Bridge Plaza North, Fort Lee, NJ was sworn in. He is employed by Care One for 11 years. Care One is an assisted living and skilled nursing facility with 120 beds at present. They are proposing an expansion of the facility and an additional 77 beds, for a total proposed of 197 beds. There is a high demand in the market for people to "age in place", meaning they will remain at the assisted living facility permanently after entering. As a result of the expansion, they will hire additional staff. Two nurses will be required for the skilled nursing section, and for the assisted living, they would need no more than 10-12 employees. Peak visitation and parking hours are during the day, in shifts. The heaviest employee hours are from 7am to 3pm. The most visiting times occur on the weekends. During construction, Care One's facility will continue operating, overseen by their own management and NJ Department of Health, under safety and operating standards and codes.

Mr. Oakes asked if there was any consideration of adding a second floor instead of expanding out. Mr. Hodges was not the

(WWZB 2/27/12 Special Meeting)

witness to answer and the question was deferred. Mr. Martin asked for details of the site. The engineer would review the site plans, and the architect would review the floor plans, Ms. Erem stated. Mr. Arroyo asked if the Certificate of Need was in place. Mr. Hodges responded the Certificate of Need was approved for the skilled nursing home, and with this approval, they would obtain their Certificate of Need for the assisted living section. Mr. Lydon asked for the time frame. Mr. Hodges advised the Certificate of Need occurs after they submit the plans to the State, and the beds will be completed after the approval by Township Officials. Mr. Martin asked if they operate other facilities in the State, and Mr. Hodges responded they operate 30 facilities in NJ. There were no further questions of Mr. Hodges and none from the public.

Michael Fowler, Langan Engineering, NJ Licensed Professional Engineer, LEED AP Associate, was sworn in, qualified and accepted. An aerial photograph was displayed and reviewed by Mr. Fowler. The total lot area combined for both lots is 4 acres. Lot 64 has 310' of frontage on Old Hook Road, consisting of 3.75 acres in the HSO Zone. Lot 51 consists of .25 acres, in the R1 Zone. Mr. Fowler described the survey, marked Exhibit A1a. There are 77 parking spaces on site. Mr. Raimondi asked how many parking spaces there were on the easterly side for the employees. Mr. Fowler responded approximately 33 spaces at present. The Site Plan was marked Exhibit A1b. The building is one level with an area of 60,155 sq. ft. and floor area of 89,353 sq. ft. The addition will have a second floor. The 120 beds, with an addition of 77 beds, includes 21 assisted care units and 18 Alzheimer's beds. The 32 spaces were proposed on the easterly side as opposed to 33 at present.

Mr. Fowler described the variances:

HSO Zone Lot - front yard setback, side yard setback, rear yard setback, maximum building coverage, maximum impervious coverage, maximum floor area ratio, maximum building height, parking stall size, and parking setback in the front and side yards. As for Tree Replacement, they are removing 53 trees (106 are required). Design Waivers for site lighting were also requested.

R1 Lot - front, side and rear yard setback variances are required, as well as a waiver for lighting. They need a use

(WWZB 2/27/12 Special Meeting)

variance for the portion of the building that would extend into the R1 Zone.

Mr. Raimondi asked if the lots were combined, would that eliminate the side and rear yard variances. Ms. Erem would review this and advise at the next meeting. Mr. Lydon asked how long construction would take, and the response was 14-18 months. Mr. Lydon asked if they had Bergen County Planning Board approval, but they had not yet received it. Mr. Raimondi asked if any consideration was given to providing more room along the northeast section, as the width appears to be limited. Mr. Fowler would take a look at this. Mr. Martin inquired about tree removal.

The matter was open to the public for questions of Mr. Fowler. Mr. Minoyan Sr. and Jr. came forward with questions about driveway access to his property from Hudson, which were addressed by Ms. Erem. Mr. Martin asked why not gain access from Carver, where the property fronts.

The Grading, Drainage and Utility Plans were marked Exhibit Alc and described by Mr. Fowler. They propose an underground detention and recharge system. Further, they would construct new services, to be tied into the new building with the existing services. There would be two retaining walls, one 7' to provide for extra parking, as an additional variance. Mr. Raimondi asked if they contacted the County about discharging the additional water. Mr. Fowler stated it will be under review. As for seepage pits, would any be taken out, Mr. Raimondi asked. Mr. Fowler stated they would investigate that fully and if present, they would remove it. Mr. Oakes asked if they could look at an additional seepage pit to handle increased runoff. Ms. Erem stated they would review this. There were no further questions of the engineer, and none from the public.

The Board took a recess from 9:30 pm to 9:45 pm.

Mr. Fowler continued. The Landscaping Plan was marked Exhibit Ald, displayed and described. They are removing 53 trees and replacing 36 trees. 106 trees are required. Mr. Lydon asked about they types of trees on the residential lot, particularly the ones on top of the retaining wall, and their likelihood of survival. They are mature trees, and they will be disturbing an area within 8', Mr. Lydon noted. To give those

(WWZB 2/27/12 Special Meeting)

trees the best chance of survival, the trees will be hand-excavated. Mr. Lydon asked if the decorative well in the front yard would be replaced after grading. They will retain it and provide low-level landscaping around it. Mr. Oakes asked if there was sidewalk in front, and Mr. Fowler stated there is existing sidewalk. It was noted the sidewalk is in poor condition. They are redoing the concrete apron and installing handicapped ramps, but the sidewalk would not be disturbed. Mr. Raimondi asked how long it was, and the response was 190'. It was not a major amount to finish off properly, he noted. Applicant agreed to review the condition of the asphalt. Mr. Martin asked if they were planning to install an irrigation system, and the response was no, but the landscaper would be responsible for watering. Mr. Martin commented storm water could be used for irrigation, and they would look into it. There were no further questions on landscaping, and none from the public.

The Lighting Plan was displayed and discussed next. The fixtures were 15' high decorative fixtures, providing adequate light. As for intensity, they designed it for a minimum in the parking lot, .2 ft. candle, commensurate with the recommendations from the Engineering Society. They are asking for a waiver for the maximum illumination at the property line, at its highest on the westerly side, and also over on the easterly side as well, but that is because the light bulbs are located right at the property line. There are no spots under the fixtures. The average is 1.1 ft. candle, and the maximum ft. candle is 6.0 ft. candle. There are also wall sconces on the East side and rear expansion. The average ft. candle at the property line it is 0, and at the building 1.3. Due to the nature of the site, this illumination is necessary. Mr. Oakes asked if they could eliminate spillage. Mr. Fowler said it would be less due to the wall that is there.

Mr. Fowler addressed the report of Mr. Raimondi dated 2/15/12 in depth, as to Mr. Langan's report of 12/22/11. Mr. Raimondi requested the signature of the surveyor for lot width and depth. Comments were addressed as noted. Mr. Fowler addressed the 1/24/12 report of Steve Lydon, Burgis Associates as noted.

The Demolition Plan was displayed and described. The destruction staging area was shown. Mr. Lydon questioned the

(WWZB 2/27/12 Special Meeting)

plan for destruction at both ends, figuring both would be done at the same time. The details would have to be worked out, it was noted. Mr. Lydon's report recommended reducing the width of the driveway, and this would be reviewed further. The architect would address design questions. Mr. Martin asked if any consideration was given to solar energy. Ms. Erem advised economically it was an unsure consideration, but they would answer this at the next meeting. Mr. Raimondi inquired about the sanitary sewer line, noting what is shown on the grading plan is different from the demolition plan. Mr. Fowler said yes, they would modify the limits of removal. There were no further questions.

The matter was concluded for the evening and carried to the next regular meeting on 3/5/12.

The Zoning Board Office was directed to send a Memo to all Borough Departments to review the revised plans and report back to the Zoning Board within 30 days.

10. DISCUSSION: None

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 10:39 p.m.

Respectfully submitted,

**MARY R. VERDUCCI, Paralegal
Zoning Board Secretary**