



Teaneck Township
 ZONING OFFICER
 818 TEANECK ROAD
 TEANECK, NJ 07666
 (201) 837-1600 FAX(201) 837-4802
 DMELFI@TEANECKNJ.GOV

Application Date: 8/5/2022
 Application Number: 20220561
 Permit Number: _____
 Project Number: _____
 Fee: \$250

Denial of Application

PB 2022-13

Date: 8/26/2022

To: HOLY NAME HOSPITAL, ATTN STEVE
 MOSSER
 718 TEANECK ROAD
 TEANECK, NJ 07666

CC: APP TELE:(201) 833-3595
 APP EMAIL:SMOSSER@HOLYNAME.ORG

RE: 718 TEANECK RD.

DEAR HOLY NAME HOSPITAL, ..

TEMPORARY GRAVEL PARKING LOT, WITH GATES AND TEMPORARY LIGHTING FOR FUTURE CONSTRUCTION STAGING AND CONSTRUCTION MATERIAL STORAGE. PROPERTY IS A CORNER PROPERTY IN THE H-3 ZONE. REVISED PLANS DATED 8-1-2022 & 8-18-22, SUBMITTED 8-26-22.

Your request is hereby denied based upon the following requirements:

DEFINE TEMPORARY

33-3 LOT COVERAGE

The exception for gravel and other uses as defined, applies only to "accessory to single family and two family detached dwellings".

33-3 SUBDIVISION

The term subdivision shall also apply to resubdivision.
 proposed consolidation of lots 2,3,4,5,& 6 in block 3002.
 New lot designation is 2.01 / from tax office.

33- 17 SITE PLAN APPROVAL REQUIRED

33-24(g)(3)(a)(2)ii MAXIMUM COVERAGE

Existing lot coverage is 48%
 Proposed lot coverage is 83%
 Permitted lot coverage is 75%.

33-24(g)(2)(d)6)i MINIMUM SETBACKS / CEDAR LANE

Existing parking lot setback is 2 feet..
 Proposed parking lot setback is 7 feet.
 Required parking lot setback is 100 feet..

33-28(b) OFF STREET PARKING

Proposed parking lot is gravel.
 All off street parking areas, including driveways, shall be paved with a dustless, durable, all weather pavement and shall be adequately drained.

REQUESTED WAIVERS

- 33-24(g)(5)(f)1 Shade tree plantings.
- 33-24(g)(5)(f)2 Green design for storm water management.
- 33-24(g)(5)(f)3 Edge buffering.
- 33-24(g)(5)(g)1 Street trees.

33-24(g)(5)(g)1 Benches.
33-24(g)(5)(g)3 Cedar Lane sidewalk.
33-24(G)(5)h Site lighting..

There are no EV charging stations. NJ 2020-S3223

There is no information provided to calculate the required number of parking spaces.

Lighting to be reviewed by engineering..

The following comments were made during the denial process:

SUBMITTAL OF ANY NEW DOCUMENTS MAY REQUIRE ADDITIONAL VARIANCES OR WAIVERS

Sincerely,

 R/9-6-22

DAN MELFI, ZONING OFFICIAL

DO NOT WRITE IN THIS SPACE	
FILED: <u>9-13</u>	20 <u>22</u>
120 Days	
from filing _____	20 _____

Lots <u>2,3,4,5 & 6</u>	Block <u>3002</u>	Tax Map Sheet <u>30</u>
Street Address <u>70 Cedar Lane, 60 Cedar Lane, 45 Chadwick Road, 53 Chadwick Road & 75 Chadwick Road</u>		
Name of Applicant <u>Holy Name Medical Center, Inc.</u>		
Address of Applicant <u>718 Teaneck Road, Teaneck, New Jersey 07666</u>		

APPEAL FOR VARIANCE FROM CERTAIN PROVISIONS OF THE ZONING ORDINANCE

- Name of Owner Holy Name Real Estate Corp.
(If different from applicant)* (If a corporation, furnish name of president or secretary)
- Address of Owner 718 Teaneck Road, Teaneck, New Jersey 07666
- Dimensions of subject premises See Attached Rider Ft.
- Area of subject premises See Attached Rider Sq. Ft.
- Area of existing structures to remain on subject premises 0/N/A Sq. Ft.
- Area of proposes structures NA (Parking Area only) Sq. Ft.
- Total area of subject premises to be occupied by structures No Building Proposed Sq. Ft.
- Percentage of subject premises to be occupied by structures No Building Proposed Percent
- Zone in which premises are located H Zone, subdistrict H-3
- State whether there have been any previous development applications involving these premises (variance, subdivision, site plan, other) Yes _____ No Unknown to Applicant
 - Nature of application _____
 - Date of Decision _____
 - Disposition _____
- State whether there are any covenants or easements imposed by the Township of Teaneck, or imposed by other governmental agencies, or relating to utilities. Attach a copy of any such covenants, deed restrictions, exceptions or easements. The granting of this application does not modify or rescind any See Attached Deeds Yes _____ No _____

*If applicant is not the owner, Owner Authorization Form

TOWNSHIP OF TEANECK

12. State whether there are any taxes or assessments for local improvements due or delinquent on the property which is the subject of this application:

Yes _____ No X

**APPLICATION IS HEREBY MADE TO THE BOARD OF ADJUSTMENT/
PLANNING BOARD FOR VARIANCE RELIEF AS FOLLOWS:**

The applicant hereby request permission to (circle whichever applies) erect, alter, move, convert, use -

✗ construct a temporary gravel parking lot, with gates and temporary lighting and area for future construction staging and construction material storage. See attached Denial of Application dated August 5, 2022 and signed September 6, 2022
contrary to the requirement of Sections _____

of the Teaneck Zoning Ordinance 1811, as amended and supplemented, upon the premises know as

70 Cedar Lane, 60 Cedar Lane, 45 Chadwick Road, 53 Chadwick Road
& 75 Chadwick Road

Block 3002 Lots 2,3,4,5 & 6

Street and Number

The proposed building or structure or use is contrary to the ordinance in the following particulars: State Specifically)

1. Section 33-3 Lot Coverage. The exception for gravel applies only to "accessory to single and two family detached dwellings.
2. Section 33-24(g)(3)(a)(2)ii Maximum Coverage. The proposed lot coverage is 83% and the permitted lot coverage is 75%.
3. Section 33-24(g)(2)(d)(6)i Minimum Set backs/Cedar Lane. The proposed parking lot setback is 7 feet and the required parking lot setback is 100 feet.
4. Section 33-28(b) Off-Street Parking. The proposed parking lot is gravel. All street parking areas, including driveways, shall be paved with a dustless, durable, all weather pavement and shall be adequately drained.
5. 33-24(g)(5)(f)1 Shade Tree Plantings, 33-24(g)(5)(g)1 Street Trees and Benches
6. 33-24(g)(5)(f)2 Green Design for storm water management and 33-24(g)(5)(f)3 Edge Buffering
33-24(g)(5)(g)3 Cedar Lane Sidewalk and 33-24(G)(5)h Site Lighting

Waivers
State whether the Construction Official/Administrative Officer has examined the application for the proposed uses and refused a certificate of occupancy/use.

Yes X No _____

State whether the Construction Official/Administrative Officer has examined the plans for the proposed building or structure and refused building permit.

Yes X No _____

Date of denial by Construction Official/Administrative Officer 009/6/2022

I hereby certify that the foregoing statements are true to the best of my knowledge and belief:


Signature of Applicant

Dated: 9/9/2022

TOWNSHIP OF TEANECK

DO NOT WRITE IN THIS SPACE	
Filed	<u>9-13</u> 20 <u>22</u>
45 Days from Filing	20 <u> </u>

APPLICATION FOR APPROVAL OF FINAL SITE PLAN

Application is hereby made to the Planning Board/Board of Adjustment of the Township of Teaneck for approval of final site plan of the major subdivision shown and described on the accompanying maps and documents:

Lot <u>2,3,4,5 & 6</u>	Block <u>3002</u>	Tax Map Sheet <u> </u>
Street Address <u>70 Cedar Lane, 60 Cedar Lane, 45 Chadwick Road, 53 Chadwick Road & 75 Chadwick Road</u>		
The above premises are owned by <u>Holy Name Real Estate Corp.</u>		
Whose address is <u>718 Teaneck Road, Teaneck, New Jersey 07666</u>		

1. Applicant's Name Holy Name Medical Center, Inc.

Address 718 Teaneck Road, Teaneck, New Jersey 07666 Phone (201) 833-7213

2. Name and address of present owner (If other than above)

Name Holy Name Real Estate Corp.

Address 718 Teaneck Road, Teaneck, New Jersey 07666

3. Amount of Performance Guarantee \$ TBD

4. Accompanying this Application is Final Site Plan Prepared by Lapatka Associates, Inc.

dated November 29, 2021 last revised September 9, 2022 a licensed engineer and Surveyor of New Jersey drawn in accordance with Section of the Teaneck Township Code.

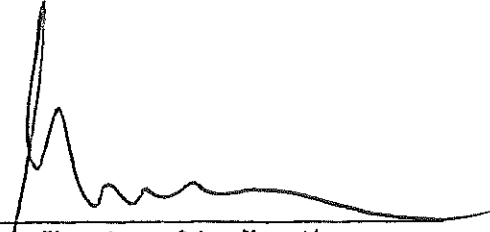
5. Date of Preliminary Approval TBD

(OVER)

Form T-19

I hereby certify that the following statements are true, to the best of my knowledge, information and belief.

**** If applicant is not the owner, Owner Authorization Form must be completed by owner and the submitted herewith.**



Signature of Applicant*

718 Teaneck Road, Teaneck, New Jersey 07666
Address of Applicant

(201) 833-3595
Telephone Number of Applicant

If represented by an Attorney

Wendy M. Berger, Esq.
Attorney's Name

Cole Schotz P.C.
Court Plaza North, 25 Main Street, Hackensack, NJ 07601
Attorney's Address

(201) 525-6203
Attorney's Telephone Number

Filing Date _____

Hearing Date _____

Disposition Date _____

Fee Receipt No. _____

TOWNSHIP OF TEANECK

Form T-10

File Number _____

DO NOT WRITE IN THIS SPACE

Filed _____	20 _____
45 Days from Filing _____	20 _____
(10 acres or less)	
95 Days from Filing _____	20 _____
(more than 10 acres)	

SITE PLAN APPLICATION/DISPOSITION REPORT BY
SITE PLAN REVIEW ADVISORY BOARD

(Submit with required fee and _____ copies of site plan
containing information listed on site plan checklist)

- Name of applicant Holy Name Medical Center, Inc. Phone # (201) 833-3595
 - Address of applicant 718 Teaneck Road, Teaneck, New Jersey 07666
 - If subject premises is owned by a corporation, furnish name of president and secretary
Michael Maron, President and Steve Mosser, Assistant Secretary
 - Existing New Expansion Alteration
 - Zone H, Subdistrict F-3 Estimated Cost TBD Estimated Date of Compliance TBD
 - What is building or site used for now? Parking
 - What is proposed to be done Construct a temporary gravel parking lot, with gates and temporary lighting and area for future construction staging and construction material storage.
 - Describe what is proposed to be done Construct a temporary gravel parking lot, with gates and temporary lighting and area for future construction staging and construction material storage.
9. Are there any deed restrictions, covenants, exceptions, variances or easements on this property?
Yes No
If "yes", a copy of such covenants, deed restrictions, exceptions, variances or easements shall be submitted See Attached with the application. The granting of a subdivision does not modify or rescind any such provisions.

Date 9/9/2002

Signature of Applicant _____

T-10

To Be Completed By Site Plan Review Advisory Board

10. Recommended for approval without conditions _____

11. Recommended for denial for the following reasons: _____

12. Recommended for approval subject to the following conditions: _____

Date of Meeting Action Taken _____

Chairman of Site Plan Review Advisory Board

TOWNSHIP OF TEANECK
SITE PLAN CHECKLIST

Name of Applicant: Holy Name Medical Center, Inc. Development Name: Temporary Gravel Parking Lot & Future Construction Staging Area
 Plan Prepared By: Lapatka Associates, Inc. Date: 11-29-21 Latest Rev. Date: 9-9-2022
 DATE: X = Completed; W = Waiver Requested; N/A = Not Applicable
 _____ First blank to be checked by applicant or applicant's surveyor and/or engineer (A)
 _____ Second blank to be checked by Township Engineer (T)

ADMINISTRATION AND PROCEDURES:

<u>X</u> <u>A</u> <u>_____</u> T	22 prints of Plan	To be provided	<u>X</u> <u>A</u> <u>_____</u> T	Escrow Fund: \$ _____
<u>X</u> <u>A</u> <u>_____</u> T	1 Application Form		<u>X</u> <u>A</u> <u>_____</u> T	3 copies covenants, deeds, easements
<u>X</u> <u>A</u> <u>_____</u> T	Fee Paid \$ _____		<u>N/A</u> <u>A</u> <u>_____</u> T	2 copies drainage calculations
<u>X</u> <u>A</u> <u>_____</u> T	Owner's Authorization Form		<u>N/A</u> <u>A</u> <u>_____</u> T	2 copies soil erosion & sediment control data
<u>X</u> <u>A</u> <u>_____</u> T	Taxes Paid to Date: / /		<u>N/A</u> <u>A</u> <u>_____</u> T	Environmental Impact Statement
To be provided	Affidavit of Publication from Official Newspaper		<u>X</u> <u>A</u> <u>_____</u> T	Names/Address of Stockholders/Partners (10% interest or more)
To be provided	Affidavit of Proof of Service with Notice Form & P. O. Receipts		<u>X</u> <u>A</u> <u>_____</u> T	Variances Application Form (if required)
			To be provided	Copy of Plan to County Planning Board

PLAN DETAILS: (Applicant may request Approving Authority to waive any of following items)

<u>X</u> <u>A</u> <u>_____</u> T	Clearly and legibly drawn	<u>_____</u> <u>A</u> <u>_____</u> T	Existing Natural Features:
<u>X</u> <u>A</u> <u>_____</u> T	Graphics scale 1" = 50' (Min.)	<u>_____</u> <u>A</u> <u>_____</u> T	Soil Types
<u>X</u> <u>A</u> <u>_____</u> T	North Arrow on Plat 500 feet	<u>N/A</u> <u>A</u> <u>_____</u> T	Rock Outcroppings
<u>X</u> <u>A</u> <u>_____</u> T	Key Map within 1,000 feet w/North Arrow	<u>X</u> <u>A</u> <u>_____</u> T	Slopes Over 20%
<u>X</u> <u>A</u> <u>_____</u> T	Certified boundary survey including distances measured along right-of-way lines of existing streets abutting property, to nearest intersections(s)	<u>N/A</u> <u>A</u> <u>_____</u> T	Wooded Areas
<u>X</u> <u>A</u> <u>_____</u> T	Sheet size: 30x42, 24x36, 15x21	<u>N/A</u> <u>A</u> <u>_____</u> T	Other
<u>n/a</u> <u>A</u> <u>_____</u> T	Elevations with exterior facade specs	<u>_____</u> <u>A</u> <u>_____</u> T	Other Features:
<u>x/w</u> <u>A</u> <u>_____</u> T	Existing and proposed contours with at least 5 ft. intervals, based on U. S. Coast & Geodetic Survey	<u>_____</u> <u>A</u> <u>_____</u> T	Existing:
<u>X</u> <u>A</u> <u>_____</u> T	Area to nearest 0.1 acre	<u>X</u> <u>A</u> <u>_____</u> T	Streets*
<u>X</u> <u>A</u> <u>_____</u> T	Existing structures to be demolished	<u>N/A</u> <u>A</u> <u>_____</u> T	Buildings*
<u>X</u> <u>A</u> <u>_____</u> T	Each lot line dimension to nearest 0.01 sq. ft.	<u>n/a</u> <u>A</u> <u>_____</u> T	Bldg. setback lines
<u>X</u> <u>A</u> <u>_____</u> T	Dimensions of properties within 200 ft.	<u>n/a</u> <u>A</u> <u>_____</u> T	Railroad right-of-way*
<u>X</u> <u>A</u> <u>_____</u> T	Lot area to nearest 0.01 ft.	<u>n/a</u> <u>A</u> <u>_____</u> T	Public easements
<u>w</u> <u>A</u> <u>_____</u> T	Approx. grading plan, if elevations changed more than 2 feet	<u>n/a</u> <u>A</u> <u>_____</u> T	Fences and walls
		<u>n/a</u> <u>A</u> <u>_____</u> T	Watercourses*
		<u>n/a</u> <u>A</u> <u>_____</u> T	Bridges*
		<u>n/a</u> <u>A</u> <u>_____</u> T	Culverts*
		<u>n/a</u> <u>A</u> <u>_____</u> T	Land to be dedicated
		<u>X</u> <u>A</u> <u>_____</u> T	Signage
		<u>_____</u> <u>A</u> <u>_____</u> T	*These require spot elevations
		<u>_____</u> <u>A</u> <u>_____</u> T	Proposed:
		<u>_____</u> <u>A</u> <u>_____</u> T	Streets
		<u>_____</u> <u>A</u> <u>_____</u> T	Storm drains and/or sanitary sewers
		<u>_____</u> <u>A</u> <u>_____</u> T	Other
		<u>_____</u> <u>A</u> <u>_____</u> T	Proposed Sewer & Utility Layouts:
		<u>_____</u> <u>A</u> <u>_____</u> T	Water
		<u>_____</u> <u>A</u> <u>_____</u> T	Sanitary Sewer
		<u>_____</u> <u>A</u> <u>_____</u> T	Telephone & Cable T. V.
		<u>_____</u> <u>A</u> <u>_____</u> T	Perce tests and soil logs
		<u>_____</u> <u>A</u> <u>_____</u> T	Storm Drains
		<u>_____</u> <u>A</u> <u>_____</u> T	Gas
		<u>X</u> <u>A</u> <u>_____</u> T	Electricity
		<u>_____</u> <u>A</u> <u>_____</u> T	Other
		<u>X</u> <u>A</u> <u>_____</u> T	All systems underground
		<u>n/a</u> <u>A</u> <u>_____</u> T	Dry sanitary sewer line

Title Block:

X A _____ T Name of Development/Applicant
X A _____ T Block and Lot Numbers & Zoning District
X A _____ T Preparation & Revision Dates
X A _____ T Person(s) preparing plan with seal, lic.#, signature

Zoning Table:

X A _____ T Set forth comparison of ordinance and proposed development with respect to area, width and depth of lots; yard dimensions; height; floor area ratios; lot coverage; building coverage; on-site parking

(Continued on reverse side)

Form T-11

REQUIRED LEGENDS:

Approved by the Planning Board/Zoning Board of Adjustment of the Township of Teaneck, N. J.

Date

Chairperson

Secretary

It is hereby certified that this site plan meets all codes and ordinances under my jurisdiction.

Date

Township Engineer

Date

Construction Official

It is hereby certified that all required improvements have been installed or that a performance guarantee has been posted in accordance with municipal ordinances.

Date

Construction Official

Date

Township Engineer

It is hereby certified that tax payments are current.

Date

Tax Collector

CERTIFICATE OF COMPLETENESS

This is to certify the completeness of the above referenced development application.

Date

Township Engineer

ADDITIONAL DETAILS AS REQUIRED BY SUPPLEMENT 78

In accordance with Section 33-17(c) (2) s of the Township Development Regulations the following will be required:

Proposed location, direction of illumination, power and time of proposed outdoor lighting, type of standards to be employed, radius of light and intensity in foot candles.

In accordance with Section 33-17 (c) (2) t of the Township Development Regulations the following will be required:

Proposed screening, landscaping and planting plan, indicating natural vegetation to remain and type of vegetation to be utilized. All trees which are to be removed as the result of the construction of proposed buildings and other structures on site shall be clearly designated. The applicant shall certify the necessity of the removal of the so-designated trees and why alternative locations for construction of proposed buildings and other structures are not feasible on site. Every tree at least five (5) inches in caliper shall be specifically and clearly identified.

A T

X ___ All trees 5" and over in caliper

X ___ All trees to be removed

X ___ Lighting location, intensity

REFERRAL FORM
PLANNING BOARD

PB-2022-13

ADDRESS OF PROPERTY: 718 Teaneck Road
Block #3002 – Lot 2, 3, 4, 5 & 6 – H Zone
NAME OF APPLICANT: Holy Name Hospital (Real Estate Corp.)
ADDRESS OF APPLICANT: 718 Teaneck Road
ATTORNEY: Wendy Berger, Esq.

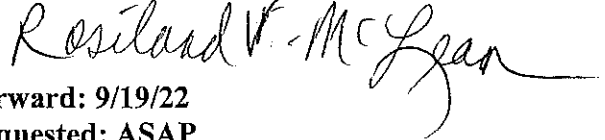
Mark Bocchino – Department Head
Environmental Commission –
Yosef Fillers, Chairman
Fire Department – Lt. Rolaf
Health Department – Courtney Sartain
Historic Preservation Commission –
Kevin Force
Police Department -Traffic Division-
Lt. Alcott
TEDC
Township Engineer – Farah Gilani
Township Planner – Kenan Hughes
TVAC

**Please review this application and return
to the Planning Board with your
comments.**

**Failure to reply on time might require the
application to proceed without your input**

Planning Board

By: Rosiland V. McLean



Date Forward: 9/19/22

Date Requested: ASAP

Revised temp. gravel plan dated: 9/9/22

Letter of refusal dated: 8/26/22

X PLEASE RETURN PLANS

(ATTACH SEPARATE SHEET IF ADDITIONAL COMMENTS ARE NECESSARY)

No objections

Date: 9/23/22

Authorized Signature St. Dept. #208