

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

Application Date: 8/26/2022 Application Number: 20220614 Permit Number: Project Number:

\$250

PB2022-14

Denial of Application

CC: APP TELE:(201) 833-3595

Fee:

APP EMAIL: SMOSSER@HOLYNAMEHOSPITAL

Date: 9/7/2022

To: HOLY NAME REAL ESTATE CORP.

718 TEANECK RD

TEANECK, NJ 07666

RE: 100 CHADWICK ROAD

BLOCK: 3003 LOT: 2 QUAL: ZONE: H

DEAR HOLY NAME REAL ESTATE CORP.

NEW CHILDCARE CENTER WITH A PLAY AREA, AND EXPANDED PARKING AREA WITH RELATED SITE AND PARKING IMPROVEMENTS, INCLUDING THE CREATION OF A CUL-DE-SAC ON CHADWICK ROAD, REMOVING THE GRANGE ROAD DRIVEWAY, INSTALLING A FENCE 6 FEET HIGH & GENERATOR AS PER THE BUILDING PLANS DATED 8-23 22 AND SITE PLANS DATED 8-19-22,

Your request is hereby denied based upon the following requirements:

33-3 SUBDIVISION

The term subdivison shall also apply to resubdivision. In whole and / or part of Block 3002 Lot 2,3,4,5,6,7 & 8. Block 3003 Lot 2,3,4,8,9,10,12,13&14

33-17 SITE PLAN APPROVAL REQUIRED.

33-15(b)8 WAIVERS REQUESTED

Proposed right of way radius is 35.5 feet / required is 50 feet. Proposed roadway radius is 27.5 feet / required is 40 feet.

RSIS EXCEPTIONS REQUESTED

Proposed right of way radiius is 35.5 feet / required is 48 feet. Proposed roadway radius is 27.5 feet / required is 40 feet.

There are no EV charging stations shown.

Testimony should be given in regards to parking vs the complete project..

The following comments were made during the denial process:

SUBMITTAL OF ANY NEW DOCUMENTS MAY REQUIRE ADDITIONAL VARIANCES OR WAIVERS

Sincerely,

Form T-19

TOWNSHIP OF TEANECK

DO NOT WRITE IN THIS SPACE

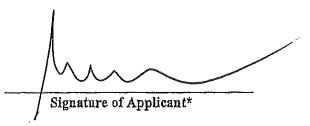
•		45 Days from	Filing	20
APPLICATION FOR	APPROVAL.	OF FINAL SITE	<u>PLAN</u>	· · · · · · · · · · · · · · · · · · ·
Application is hereby made to the Planning Teaneck for approval of final site plan of the accompanying maps and documents:	g Board/Boa 1e major sub	rd of Adjustme division shown	at of the Town and described	aship of l on the
Lot See Rider Attached B	lock 300	2 and 3003	_ Tax Map Sl	ieet 30
Street Address Chadwick Road				
The above premises are owned byan	oly Name Rea id Holy Name	l Estate Corp. Medical Center,	Inc.	
Whose address is c/o Steven Mosser, 71	8 Teaneck Ro	oad, Teaneck, Ne	w Jersey 0766	66
1. Applicant's Name Holy Name Medical C	Center, Inc.			
Address 718 Teaneck Road, Teaneck, N.	J 07666	Phone (20)1) 833-7213	
2. Name and address of present owner (If or Name Holy Name Real Estate Corp. and H	loly Name Me	dical Center, Inc		
Address 718 Teaneck Road, Teaneck, Ne	w Jersey 076	66		
3. Amount of Performance Guarantee \$	TBD			
 Accompanying this Application is Final Si last revised 9/9/22 				
_				_
Surveyor of New Jersey drawn in accordan	ice with Sect	ion		of the
Teaneck Township Code.		,		
5. Date of Preliminary Approval	BD		~-	
Page 1 of 2		(O)	VER)	

5,

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.



718 Teaneck Road, Teaneck, NJ 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 SITE PLAN CHECKLIST

Name of Applicant: Toly Name Medical Center, inc. Development Name: Cinical Center and 1 and 2 a			
Plan Prepared By: Lapatka Associates, Inc. Date: 8-19-22 Latest Rev. Date: 9-9-22			
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)			
Sec	and blank to be checked by Township Engineer (T)		
ADMINIS	TRATION AND PROCEDURES:	A T	
A I	Total	pe_provided Escrow Fund: \$	
<u>X</u>	F	V 2 surer sales dec	
<u>X</u>	1 Application Form	X 3 copies covenants, dec	
<u>X</u>	Fee Paid \$	2 copies drainage calcu	
_X	Owner's Authorization Form	X 2 copies soil erosion & data	sedillett control
Χ	Taxes Paid to Date: / /	_N/A Environmental Impact	Statement
To be	Affidayit of Publication from	N/A . Names/Address of Stoo	kholders/Partners
provided	Official Newspaper	(10% interest or more)	
To be	Affidavit of Proof of Service	Variance Application 1	Form (if required)
	with Notice Form & P. O. Receipts To	be provided Copy of Plan to Count	
provided	With Control Paris Co. 1100 12225		
PLAN DE	TAILS: (Applicant may request Approving Authority	to waive any of following items)	
A T		Existing Natural Features:	
	Clearly and legibly drawn	<u> A</u> <u>T</u>	
X	Graphles scale 1" -50" (Min.)	X Soil Types	
	North Arrow on Plat 500	N/A Rock Outcroppings	
	Key Map within 1,000 fees w/North Arrow	X Slopes Over 20%	
$\frac{\frac{X}{X}}{\frac{X}{X}} =$	Certified boundary survey including distances	N/A Wooded Areas	
	measured along right-of-way lines of existing	N/A Other	
	streets abutting property, to nearest intersections(s)	14/	
	Charles and 2042 2426 1521	Other Features:	
<u>X</u>	Sheet size: 30x42, 24x36, 15x21	Existing:	Proposed:
<u> </u>	Elevations with exterior facade specs		X
<u>X</u>	Existing and proposed contours with at least 5 ft.		<u>x</u>
	intervals, based on U. S. Coast & Geodetic Survey		337
X X X X	Area to nearest 0.1 acre	N/A Rallroad right-of-way*	N/A
<u> </u>	Existing structures to be demolished		v
_X	Each lot line dimension to nearest 0.01 sq. ft.		X
X	Dimensions of properties within 200 ft.	N/A Watercourses*	N/A
_X	Lot area to nearest 0.01 ft.		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
X	Approx. grading plan, if elevations changed N/A	Bridges* N/A	`````````````````````````````````````
	more than 2 feet	X Culveris*	!N/ P•
		X Land to be dedicated X Signage	-X.
		X Signage *These require spot elevations	
		Off-tract Improvements:	`,
Title Block X	<u>(†</u>		
		X Streets X Storm drains and/or sanitary	taulars
	Block and Lot Numbers & Zoning District	N/A Other	
<u> </u>	Preparation & Revision Dates		•
\equiv	Person(s) preparing plan with seal, lic#, signature	Proposed Sewer & Utility Layouts:	•
		X Water	
Zoning Ta	ble:	X Sanitary Sewer	,
_X S	et forth comparison of ordinance and proposed	X Tolephone & Cable T. V.	
d	evelopment with respect to area, width and depth	W Perc tests and soil logs	
o	f lots; yard dimensions; helght; floor area ratios;	X Storm Drains	
Ìt	of coverage; building coverage; on-site parking	X Gas	
		X Electricity N/A Other	
		Y All systems underground	
101	an reverse side)	N/A Dry sanitary sewer line	
1.00000000	un reterac siuci		

REQUIRED LEGENDS:

**************************************	the Planning Board/Zoning	Board of Adjustment of the Township of Teaneck, N.
·	Date	Chairperson
W. S.		Secretary
t is hereby се	ertitied that this site plan m	eets all codes and ordinances under my jurisdiction.
	Date	Township Engineer
	Date	Construction Official
		~
	Date	Construction Official
	Date Date	Construction Official Township Engineer
t is hereby cer	·	Township Engineer
t is hereby cer	Date	Township Engineer
t is hereby cer	Date rtified that tax payments ar Date	Township Engineer
	Date rtified that tax payments ar Date CERTIFICAT	Township Engineer re current. Tax Collector

TOWNSHIP OF TEANECK

	, , ,			
Form T-10			do not write in this	SPACE
File Numbe	or <u>PB2022-</u> ,	14	Filed 45 Days from Filing (10 acres or less) 95 Days from Filing (more than 10 acres)	
•	(Submit with requir	REVIEW ADVISO	RY BOARD copies of site plan	
1. Name of appli	cant Holy Name Medical	Center, Inc.	Phone # (201)	833-3595
2. Address of any	nlicant c/o Steven Moss	er, 718 Teaneck Ro	ad, Teaneck, New Jersey	07666
	•			
3. If subject pren	nises is owned by a corpo	ration, furnish nai	ne of president and sec	retary
	President and Steve Mosse	er, Assistant Secreta	y ,	
Zone H H-1, H-2 4. Existing	Subdistricts & H-3 New X	Expansion _	X Alternation	
5. Zone	Estimated Cost	IBD Estimated	Date of Compliance _	TBD
6. What is buildin	ng or site used for now?	Hospital, Garage, (Covid Testing and Reside	nces
7. What is propo	sed to be done Childcare	Center, expansion	of parking areas, and rela	ted site improvements
N Describe what	is proposed to be done	Applicant proposes	to remove four (4) existing	ng residential
	one (1) parage in the area of consti			
		ruction and expand r	parking area and construc	i a childcare
center, and rela	ted site improvements.	2		
	<u>,</u>	14.3 ·		
Yes X	deed restrictions, covens			
If "yes", a copy submitted	y of such covenants, deed See Attache		flions, variances or eas	ements shall be
	ation. The granting of a		t modify or rescind a	ty such
Date_Septemb	per 12, 2022 Signature	of Applicant		
	•			

Page 1 of 2

To Be Completed By Site Plan Review Advisory Board

):	Recommended for approval without conditions
	Recommended for denial for the following reasons:
•	
2.	Recommended for approval subject to the following conditions:
	·
•	
at	e of Meeting Action Taken

Chairman of Site Plan Review Advisory Board

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.

<u>A</u>	$\underline{\mathbf{T}}$	
<u>x</u> _		All trees 5" and over in caliper
<u>x</u>		All trees to be removed
<u>x</u> _	L	ighting location, intensity

REFERRAL FORM PLANNING BOARD

PB-2022-14

ADDRESS OF PROPERTY: 100 Chadwick Road
Block #3003 – Lot 2 – H Zone
NAME OF APPLICANT: Holy Name Medical Center Inc.
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 DivisionLt. 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 Architect plan dated: 9/7/22

Revised initial phase site plan dated: 9/9/22

Letter of refusal dated: 9/7/22

X PLEASE RETURN PLANS

(ATTACH SEPARATE S	SHEET IF ADDITIONAL COMMENTS A	RE NECESSARY)
No objections		
Date: 9/23/22	Authorized Signature	Def 1AD 252