



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: _____
 Fee: \$250

Denial of Application

Date: 9/7/2022

PB2022-14

To: HOLY NAME REAL ESTATE CORP
 718 TEANECK RD
 TEANECK, NJ 07666

CC: APP TELE:(201) 833-3595
 APP EMAIL:SMOSSER@HOLYNAMEHOSPITAL

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 subdivision 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 radius is 35.5 feet / required is 48 feet.
 Proposed roadway radius is 27.5 feet / required is 40 feet.

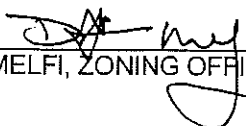
FYI

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,



 DAN MELFI, ZONING OFFICIAL

TOWNSHIP OF TEANECK

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

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>See Rider Attached</u> | Block <u>3002 and 3003</u> | Tax Map Sheet <u>30</u> |
| Street Address <u>Chadwick Road</u> | | |
| The above premises are owned by <u>Holy Name Real Estate Corp.</u> <u>and Holy Name Medical Center, Inc.</u> | | |
| Whose address is <u>c/o Steven Mosser, 718 Teaneck Road, Teaneck, New Jersey 07666</u> | | |

1. Applicant's Name Holy Name Medical Center, Inc.
 Address 718 Teaneck Road, Teaneck, NJ 07666 Phone (201) 833-7213

2. Name and address of present owner (If other than above)
 Name Holy Name Real Estate Corp. and Holy Name Medical Center, Inc.
 Address 718 Teaneck Road, Teaneck, New Jersey 07666

3. Amount of Performance Guarantee \$ TBD

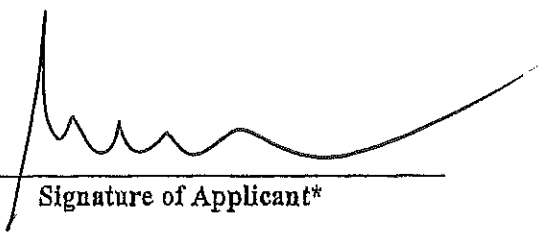
4. Accompanying this Application is Final Site Plan Prepared by Lapatka Associates, Inc. dated 8/19/22 and last revised 9/9/22
 _____ a licensed engineer and
 Surveyor of New Jersey drawn in accordance with Section _____ of the
 Teaneck Township Code.

5. Date of Preliminary Approval TBD

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, 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. _____

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

TOWNSHIP OF TEANECK

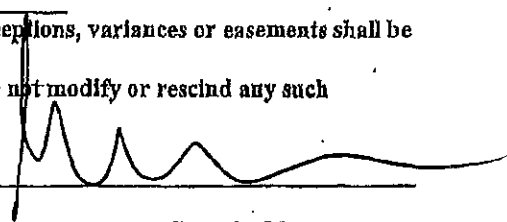
Form T-10

File Number PA 20 22-14

| | |
|---|--------------------------|
| DO NOT WRITE IN THIS SPACE | |
| Filed | <u>9-13-20</u> <u>22</u> |
| 45 Days from Filing (10 acres or less) | <u>20</u> |
| 95 Days from Filing (more than 10 acres) | <u>20</u> |

**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 c/o Steven Mosser, 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 ^{Zone H Subdistricts} H-1, H-2 & H-3 New Expansion Alternation
- Zone H-1 Estimated Cost TBD Estimated Date of Compliance TBD
- What is building or site used for now? Hospital, Garage, Covid Testing and Residences
- What is proposed to be done Childcare Center, expansion of parking areas, and related site improvements
- Describe what is proposed to be done Applicant proposes to remove four (4) existing residential structures and ^{one (1)} garage in the area of construction and expand parking area and construct a childcare center, and related site improvements.
- 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 September 12, 2022 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

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-2022-14

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 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

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 SHEET IF ADDITIONAL COMMENTS ARE NECESSARY)

No objections

Date:

9/23/22

Authorized Signature

