



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

Date: 8/26/2022

PB 2022-13

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

PB 2022 #13

TOWNSHIP OF TEANECK

Form T-13

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 &amp; 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 &amp; 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**

1. Name of Owner Holy Name Real Estate Corp.  
(If different from applicant)\* (If a corporation, furnish name of president or secretary)
2. Address of Owner 718 Teaneck Road, Teaneck, New Jersey 07666
3. Dimensions of subject premises See Attached Rider Ft.
4. Area of subject premises See Attached Rider Sq. Ft.
5. Area of existing structures to remain on subject premises 0/N/A Sq. Ft.
6. Area of proposes structures NA (Parking Area only) Sq. Ft.
7. Total area of subject premises to be occupied by structures No Building Proposed Sq. Ft.
8. Percentage of subject premises to be occupied by structures No Building Proposed Percent
9. Zone in which premises are located H Zone, subdistrict H-3
10. State whether there have been any previous development applications involving these premises (variance, subdivision, site plan, other) Yes \_\_\_\_\_ No Unknown to Applicant
  - a) Nature of application \_\_\_\_\_
  - b) Date of Decision \_\_\_\_\_
  - c) Disposition \_\_\_\_\_
11. 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 contrary to the requirement of Sections September 6, 2022

of the Teaneck Zoning Ordinance 1811, as amended and supplemented, upon the premises know as  
70 Cedar Lane, 80 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

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

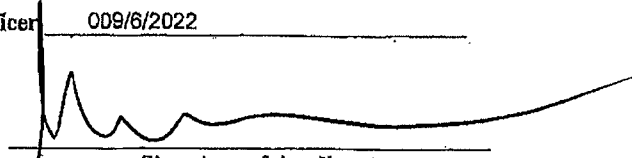
Yes  X  No \_\_\_\_\_

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 _____

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 &amp; 6</u>	Block <u>3002</u>	Tax Map Sheet _____
Street Address <u>70 Cedar Lane, 60 Cedar Lane, 45 Chadwick Road, 53 Chadwick Road &amp; 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>		

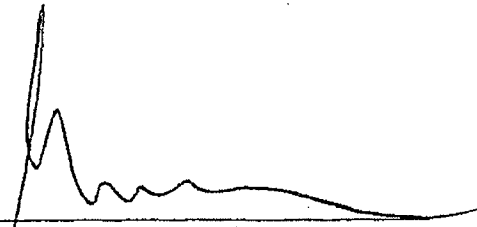
1. Applicant's Name Holy Name Medical Center, Inc.  
Address 718 Teaneck Road, Teaneck, New Jersey 07666 Phone (201) 833-7213
2. Name and address of present owner (If other than above)  
Name Holy Name Real Estate Corp.  
Address 718 Teaneck Road, Teaneck, New Jersey 07666
3. Amount of Performance Guarantee \$ 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) 833-3695
- 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  Alternation
- Zone H, Subdistrict H-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.
- 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: Lapaska 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:**

A	T	A	T
<input checked="" type="checkbox"/>	<input type="checkbox"/>	To be provided	Escrow Fund: \$ _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 copies covenants, deeds, easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 copies drainage calculations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 copies soil erosion & sediment control data
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Impact Statement
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Names/Address of Stockholders/Partners (10% interest or more)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Variances Application Form (if required)
<input type="checkbox"/>	<input type="checkbox"/>	To be provided	Copy of Plan to County Planning Board
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Taxes Paid to Date: / /
<input type="checkbox"/>	<input type="checkbox"/>	To be provided	Affidavit of Publication from Official Newspaper
<input type="checkbox"/>	<input type="checkbox"/>	To be provided	Affidavit of Proof of Service with Notice Form & P. O. Receipts

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

A	T	Existing Natural Features:	
A	T	A	T
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soil Types
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rock Outcroppings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Slopes Over 20%
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wooded Areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Other Features:</b>	
<input type="checkbox"/>	<input type="checkbox"/>	<b>Existing</b>	<b>Proposed:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Streets*
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buildings*
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oldg. setback lines
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Railroad right-of-way*
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Public easements
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fences and walls
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Watercourses*
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bridges* n/a
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Culverts* n/a
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land to be dedicated n/a
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Signage x
*These require spot elevations			
<b>Off-tract Improvements:</b>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streets n/a
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm drains and/or sanitary sewers n/a
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other n/a
<b>Proposed Sewer &amp; Utility Layouts:</b>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water n/a
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer n/a
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telephone & Cable T. V. n/a
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Perc tests and soil logs n/a
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm Drains n/a
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas n/a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electricity x
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other n/a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All systems underground x
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dry sanitary sewer line n/a

**Title Block:**

<input checked="" type="checkbox"/>	Name of Development/Applicant
<input checked="" type="checkbox"/>	Block and Lot Numbers & Zoning District
<input checked="" type="checkbox"/>	Preparation & Revision Dates
<input checked="" type="checkbox"/>	Person(s) preparing plan with seal, lic.#, signature

**Zoning Table:**

<input checked="" type="checkbox"/>	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
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(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

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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.

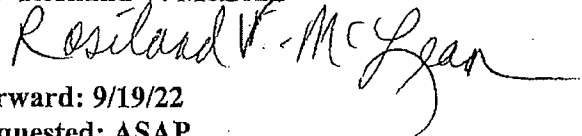
Mark Bocchino – Department Head  
Environmental Commission –  
Yosef Fillers, Chairman  
Fire Department – Lt. Rolaf  
Health Department – Courtney Sartain  
Historic Preservation Commission –  
Kevin Force  
Police Department -Traffic Division-  
Lt. Alcott  
TEDC  
Township Engineer – Farah Gilani  
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 Lt. Doyle M 208