

Approved 6/10/15

**REGULAR PUBLIC MEETING OF THE
TENAFLY PLANNING BOARD
MAY 27, 2015**

Chairwoman Mary Beth Wilmit called the meeting to order at 8:00 p.m.

The announcement was made regarding compliance with the Sunshine Law.

The secretary was asked to call the roll:

Voting members present:	Mayor Peter Rustin	Councilman Mark Zinna
	Mary Beth Wilmit	Gene Marcantonio
	Kevin Tremble	Marc Harrison
	Jon Warms	Ted Kagy
	Sheryl Gaines	Eugene Kwon

Voting members absent: Gus Allen

Others present: Jeffrey Zenn, Esq.
David Hals, P.E.

PUBLIC HEARING

PB#1-15-05, Site Plan w/variances

Block 1005, Lot 9

87 County Road

Applicant: Dr. Imad Baghal

Mrs. Wilmit and Mr. Marcantonio certified that each had listened to the recordings of the previous hearing. Mr. Zenn indicated that they would be able to participate in the hearing this evening.

Mr. Stephen Sinisi is the attorney for the applicant. He is prepared to continue with his witnesses for the above referenced application. Mr. Sinisi called upon Mr. Michael Hubschman, engineer for the applicant, to give further testimony this evening. As Mr. Hubschman was previously sworn in at the last meeting, he was qualified as an expert in the field of engineering. Mr. Zenn proceeded to swear in Mr. David Hals, Planning Board engineer, for his testimony, if needed, this evening.

The following exhibits prepared by Mr. Hubschman were entered into the record:

- Exhibit A-10, 5/27/15, Letter from Hubschman Engineering dated May 21, 2015, explaining revisions to plans
- Exhibit A-11, 5/27/15, Colorized version of Sheet 1 of 5, entitled "Site Plan" last revised 5/20/15

Mr. Hubschman reviewed the changes with the board members:

- Guide rails were added at the north side of the play area and at the south side of the play area adjacent to the parking lots

- A 6' PVC fence was added along the rear property line and along the common property line with the bank to the south;
- The sign details are now shown on the landscaping and lighting plan, Sheet 4 of 5;
- Sign notes have been updated to show each of the variances required;
- The time of operation was revised in the zoning notes and listed as a variance;
- The minimum lot area is shown as a variance in the zoning notes;
- The parking stall width for 18 spaces near County Road is widened to 9.5'. The number of parking stalls has remained the same.

There was much board discussion about ingress/egress to the site. It is possible that the area will become very congested as cars are trying to come in/exit the site. Mr. Hubschman explained the turnaround lane should help alleviate some of those issues. He also indicated that some of the parking spaces located nearer to County Road would be designated as staff parking. Mr. Hals addressed the turnaround lane. He testified that this site is a dead-end parking lot. If all the spaces are taken, cars will need to make much more than a "K-point" turn to get out of the parking lot. He noted that all revisions were made pursuant to his letter request.

The meeting was open to the public with questions for Mr. Hubschman. There being no one from the public with questions for him, this portion of the meeting was closed to the public.

Mr. Sinisi noted that he had received the memo from Police Chief Robert Chamberlain and would address concerns during testimony from the traffic engineer.

Mr. Sinisi called upon Mr. Andrew Vischio, Stonefield Engineering & Design, to provide testimony on behalf of the applicant. He gave his credentials to the board and was qualified as an expert in the field of traffic engineering. He indicated that he had reviewed the application package and was prepared to testify regarding traffic & parking at The Learning Experience.

The following exhibit prepared by Mr. Vischio was entered into the record:

- Exhibit A-12, 5/27/15, Aerial Map dated May 13, 2015

Mr. Vischio explained that per the suggestion of Police Chief Chamberlain the driveway had been moved north 150' and the driveway would be restricted to right in/right out only. He reviewed his letter dated March 27, 2015 Re: Traffic Impact Letter Report, Proposed Day Care, 87 County Road, with the board members. There are 34 parking spaces, some are 9' in width while others are 9.5' in width. He reviewed the proposed trip generation table at length.

He testified that the on-site circulation plan is safe. He does not envision that the turnaround would be needed as he doesn't believe that the lot will be full. The parking lot is adequately sized in comparison to other day care centers he has worked on in Ramsey, Parsippany and Cedar Grove.

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The following exhibit prepared by Mr. Vischio was entered into the record and copies distributed to board members for review:

- Exhibit A-13, 5/27/15, Parking Utilization Exhibit, prepared 5/13/2015

He reviewed the exhibit with the board citing times, percentages and numbers of students for student drop-off, staff arrival, student pick-up and staff departure. The parking lot should never be full at any given time. Parents and staff come throughout the day at different times. He doesn't anticipate any issues with access as proposed or with the ingress/egress to the site. He noted that an application has been made to Bergen County.

He indicated that he had reviewed Mr. Hals' letter of April 3, 2015. Mr. Vischio testified that the 34 spaces proposed by the applicant are sufficient for this project. Mr. Hals' letter notes that the parking area is a dead end parking lane. All vehicles will be required to make a k-turn to turn around to exit the parking area. Mr. Vischio advised that in his opinion, the site is safe.

Board members had concerns regarding garbage collection and deliveries. There was discussion as to how a garbage truck would access the site. There was much concern that the truck would need to back up onto County Road to exit the parking area. Mr. Vischio indicated that trash collection will be at off-peak times.

Mr. Vischio disagrees with Police Chief Chamberlain's comments in his May 22, 2015 memo, regarding the turnaround lane. The plans were revised to have a restriction on ingress and egress...right turn only in and a right turns only out of the parking lot.

There was board discussion regarding drop off lanes. Mr. Vischio indicated that these lanes are never included in plans for other Learning Experience facilities. He noted that the drop off time for children is five (5) minutes and the pick-up time is eight (8) minutes. Board members disagreed with him on this point. He testified that there are no detriments to the public and community.

Board members voiced many concerns regarding this project. The circulation plan for the project is problematic in that the size of the cars must be taken into account when getting in and out of the parking spaces and the board is concerned that there aren't enough spaces. Further explanation is needed regarding the purpose of the turnaround. If the traffic is restricted to right turn in only, traffic patterns in the surrounding area will be changed. People will need to utilize surrounding streets in order to make the turn into this parking lot. This will pose a problem, especially during Tenafly school drop-off and pick-up times. There was concern people make try to turn around in the Chase parking lot to come back to make a turn into the day care center.

Mr. Vischio was asked if he looked at other child care facilities in Tenafly. He indicated that he had not. He testified that the other three Learning Experience locations in New Jersey he visited have smaller sites than this one and that there are no issues with the parking at any of those

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facilities. Mr. Vischio commented that he looked at the local businesses in the surrounding area and took those vehicle numbers into account for his tabulations.

The discussion turned to the number of parking spaces to be utilized by staff. Mr. Vischio does not believe there is an issue and there will be no cars ever blocking the driveway. Safety was another issue board members were extremely concerned about. This will be a busy parking lot with parents walking one, two, sometimes three children across the lots and through parked cars. Mr. Vischio explained that with the staggered drop off/pick up times that there shouldn't be a problem with crossing the parking lot at any given time.

There were some questions about whether assemblies would be held at the facility and also how emergency closings and snow removal would be handled. Mr. Sinisi noted that the Operations Manager will be called for testimony on those matters.

Mr. Hals testified that he had knowledge of the Ramsey, Parsippany and Cedar Grove facilities and believed that all three had drive aisles around the building. He asked Mr. Vischio if he had considered putting a drive aisle around the proposed building. Mr. Vischio indicated that the applicant had not considered that option. Mr. Hals has concerns about the turnaround space and the parking lot circulation plan.

The board took a five minute recess and resumed the meeting at 10:27 p.m.

The meeting was open to the public for questions for Mr. Vischio. Those individuals voicing concerns and asking questions were:

- Debra Knapp
- Karen Neus
- Michael Barone
- Judy Silverman

Questions/concerns regarding queuing of cars into the parking lot, traffic study area encompassment, emergency vehicle access, percentage of cars from north vs. south, number of vehicles per day, type of software used to compile the traffic study, location of handicapped spaces, overflow for visitors were all addressed. There being no one further from the public with additional questions for Mr. Vischio, this portion of the meeting was closed to the public.

Mr. Sinisi noted the applicant has several more witnesses to present with testimony including the Operations Manager for The Learning Experience and his professional planner. As the hour was getting late, the testimony for this evening was concluded. It was requested that the Work Session of June 10, 2015, be converted to a Special Public Meeting for the purposes of continuing this application. The meeting will commence at 7:30 p.m. instead of 8:00 p.m. Mrs. Nicolosi will handle publication of notice.

The board members had no objection to converting the meeting as requested. Therefore, the application for PB#1-15-05, Dr. Imad Baghal, Block 1005, Lot 9, 87 County Road, will be continued without further notice to the Special Public Meeting scheduled for Wednesday, June 10, 2015.

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A motion was made by Councilman Zinna and seconded by Mr. Harrison to adjourn at 10:45 p.m. A voice vote carried the motion. All voted in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary