

**TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT
February 23, 2012
Meeting Time: 7:30PM, Court Room
CVS Special Meeting**

Call to Order

Open Public Meetings Act Statement – In compliance with the Open Public Meetings Act of the State of New Jersey, notification of this meeting has been published in the Ridgewood News, our official newspaper in the Township of Washington, notice has been advertised on the official Township of Washington website, and posted on the bulletin board at Town Hall.

First Order of Business Salutation to the Flag

Roll Call Taken

Messrs. Asfar, Gerhard, Ms. Merkle (absent), Messrs. Miras (absent), O’Connell, Sonntag, Ullman, Werfel, Johnson

Professional Resolutions

**Christopher Statile, Special Engineer
Stanley Schletka, Planning Consultant
Lee Klein, Traffic Consultant
Joseph Bruno, Architect**

Resolutions read aloud by Board Secretary. Board members in attendance approved all Professional Resolutions.

Chairman Johnson: asked Mr. Alampi to continue with his expert’s testimony

Mr. Alampi: stated that he first would like to address certain issues. Mr. Alampi spoke regarding the pre-existing condition of the proposed property, the canvassing of other CVSs in North Jersey where they were free standing buildings and a parking survey that was performed and given to the Board and Mr. Minks. In addition, Mr. Alampi stated that he had received a letter that Mr. Statile had received from the DEP and that he and Mr. Lapatka meet with Mr. Statile to review the drainage maps.

Mr. Minks: stated that he was not included in the Statile meeting and it was stated at the last meeting that Mr. Statile coordinate with both parties.

Ms. Baboulis: stated that she was not in attendance either.

Mr. Minks: stated that he had made a specific request to be at such meetings

Mr. Statile: stated that the purpose of the meeting was to meet with the applicant’s engineer, Mr. Lapatka, to let him see what he was going to be sending to the DEP and that the information that Mr. Minks received was the same information that was shown to Mr. Lapatka. Mr. Statile further stated that, in the future, he will alert/include Mr. Minks in any meetings.

Mr. Alampi: stated that Exhibit A-9 is the drainage memorandum and Exhibit A-10 is the parking analysis. Mr. Alampi further stated that he sent a package to the Board via Ms. Baboulis which included a survey of the property, a tree survey, the permit for the removal of the shed that was on the property, a permit for the removal of the pool, the marking of certain trees and the construction of the wall by a contractor well-known in the area.

Please note: Mr. Miras has arrived at this point in the meeting.

Mr. Minks: stated that the Board still has to consider the fact that there are no existing conditions that they could actually consider accurately at this point because they have been modified to a great extent with or without permission. Mr. Minks further asked that the documents be produced.

Chairman Johnson: after a discussion with Mr. Alampi, it was decided to mark the package/documents as a Board exhibit, ZBA-1.

Mr. Gerhard: thanked Mr. Alampi for putting the information together at his request

Mr. Alampi: introduced Mr. Caruso

Chairman Johnson: stated that Mr. Caruso was still under oath.

Mr. Caruso: spoke regarding the stormwater management, the condition prior to the work being done on the property, the grading plan before road improvements and drainage inlets.

Mr. Alampi: questioned Mr. Caruso regarding certain criteria that would require an applicant to contact the DEP.

Mr. Caruso and Mr. Alampi: further discussed the drainage system, stormwater run-off, reduced criteria for the run-off, the water run-off analysis, the ridge line in the area, water collection, holding tanks, elevation of the tanks and a rainwater harvesting tank.

Exhibit A-11 marked: **Pre-Existing Back/Historical Condition Map based on drawings provided A1 Lapatka** (Please note: Mr. Lapatka is the property owner's engineer)

Ms. Baboulis: stated that she would like to have the original surveys prepared by Mr. Lapatka presented to the Board

Mr. Alampi: stated that he would have these surveys provided to the Board.

Mr. Caruso and Mr. Alampi: discussed Lots 6, 7, 8, 9 and 10 and where the bulk of the work would be taking place on this site.

Exhibit A-12 marked: **Topographic ACSP Survey of Lots 6, 7, 8, 9, 10, 11 marked up by Mr. Caruso**

Mr. Caruso and Mr. Alampi: discussed the comparison of the historical to the existing condition, the new heights, the new ground elevations along the rear property line of the subject property.

Mr. Ullman: posed a question regarding the height of the wall in certain areas

Mr. Caruso and Mr. Alampi: discussed surface drainage, hydrographs and the hundred year storm in relation to the infrastructure improvements.

Mr. Ullman: posed a question regarding the passive filtering and treatment system

Mr. Caruso: stated there is no mechanical filtering and that the stormwater runs through a chamber which has filters in it.

Mr. Ullman: questioned what would happen to these systems if they are overwhelmed by rainwater and where would the overflow be discharged to

Mr. Caruso: stated that there is still some follow-up in the system that could accommodate some amount of the 100 year storm.

Mr. Ullman: asked where the infiltration will be on the site and how deep do you have to disturb the existing soil.

Mr. Caruso: stated that the existing grade and the proposed grade fall in the same manner.

Mr. Ullman: asked how close to the corner of the gas station would he be digging down.

Mr. Caruso: responded approximately 110 feet to the corner.

Mr. Miras: asked how big and how deep are the holding tanks and if they can hold the weight of a truck

Mr. Caruso: stated they are below existing grade and they can absolutely hold the weight of a truck

Mr. Miras: asked how Mr. Caruso came up with the 2.82 cubic feet per second number.

Mr. Caruso: responded there is a NJDEP or EPA method that is followed.

Mr. Miras: asked if the numbers were calculations or measured numbers.

Mr. Caruso: responded the numbers are modeled given industry standard calculations and analysis.

Mr. O'Connell: asked how large the holding tank is.

Mr. Caruso: responded the holding tank is 1,800 gallons.

Mr. Ullman: asked if the soil that is removed for these tanks is tested.

Mr. Caruso: stated that he cannot testify to any kind of migration of any contaminants that were from the gas station to the west.

Please Note: a five minute recess was taken at this point in the meeting.

Mr. Minks: stated that he was not prepared to do all his cross on drainage.

Mr. Gerhard: asked for a clarification of the 100 year storm event.

Mr. Caruso: stated the he believed it was in the report at 8.4 inches per hour.

Mr. Werfel: asked if it was up to the CVS manager or CVS corporate to make sure the filters were operational.

Mr. Caruso: stated that he believed it was a storm manager and that the CVS manager is basically given the stormwater operations manual and it's up to that person to make sure the requirement is followed.

Mr. Statile: spoke regarding the 100 year storm, drainage and recommended that an intercept be at the top of both driveways. Mr. Statile further stated that he is not a fan of trench drains, discussed the area of the doorways and handicapped parking and that, the way the plans are now, everything in the driveway is going into the back door. Mr. Statile further asked if the storm filters were approved for TSS removal rates in series.

Mr. Caruso: responded "yes, in series".

Mr. Statile: discussed the underground storage pipes, additional basins, reconsidering the entranceway and the County road system.

Ms. Baboulis: asked if Mr. Statile was suggesting the applicant go to the County for review

Mr. Statile: stated that the applicant is going to the County with the plan and that he knows it is on a County road system.

Chairman Johnson: asked if Mr. Minks would like to reserve on cross

Mr. Minks: responded "yes"

Public Portion

Ms. Rosa D'Ambra, Resident: asked why a stormwater was needed when one is not needed now and was it due to the fact there will be more hard surfaces because of the CVS and the parking lot. Ms. D'Ambra sought an answer regarding the retaining wall that was built and why it was built.

Ms. Linda Murphy, Resident: spoke regarding rainwater, the existing wall, the Geo-Technical report, structural fill, de-watering, wells on site, undercutting, depth of foundation and alluvium.

Ms. Grace Hogan, Resident: spoke regarding de-watering, impervious coverage, blacktop, pavers and exceeding what is required of this project.

Mr. Lee Klein, Traffic Consultant: asked questions regarding percentage of impervious coverage and the roof.

Mr. Caruso: stated he would have the information Mr. Klein was seeking at the next meeting.

Mr. Statile: spoke regarding Vortex fine filters, supplemental irrigation and storage, underground detention systems.

Mr. Caruso and Mr. Alampi: spoke regarding the parking analysis report; information on other CVS stores in North Jersey.

Mr. Minks: objected to the fact that Mr. Caruso is not a traffic engineer.

Chairman Johnson: stated that Mr. Caruso is not a traffic engineer, but was asked by the Board to find out this information he is about to give.

Mr. Caruso, Mr. Alampi and Mr. Statile: discussed parking, amount of parking available and drive thrus. The other CVS North Jersey locations discussed are located in Wayne, FairLawn, Clifton, Cresskill and Rochelle Park.

Mr. Klein: asked when the above mentioned locations were built.

Mr. Caruso: responded that he knew the Cresskill location was built in 2008 and Wayne was older.

Mr. Stan Slachetka: asked if the zone district of each CVS referred to could be provided.

Mr. Ullman: asked what the relevance of the date of build is.

Mr. Klein: responded that he thought CVS might have realized they didn't need as many parking spaces with future stores as with older ones.

Mr. Alampi: stated he would send the information to his traffic expert, Professor Dean.

Mr. Caruso and Mr. Alampi: discussed landscaping, species that will be planted, shade trees, shrubbery and trash enclosure buffered by shrubs and three deciduous trees.

Mr. Statile: spoke regarding the trees that are scheduled to be removed and how many trees will be planted on the proposed site.

Chairman Johnson: stated that the treatment at the corner of Pascack and Washington is absolutely critical and one of the Board's recommendations is to have an enhanced landscaping and design feature at this corner. Chairman Johnson further spoke regarding setting up a special meeting date and giving proposed dates to the applicant after the Board next meets the following Tuesday.

Motion to Adjourn: Werfel, O'Connell
All Board members present approve the motion to adjourn.

Respectfully Submitted by:
JoAnn Carroll
Zoning Board of Adj. Secretary
April 12, 2013