



BOROUGH OF EAST RUTHERFORD ZONING BOARD OF ADJUSTMENT MEETING MINUTES FEBRUARY 01, 2024

A meeting of the East Rutherford Zoning Board of Adjustment was held on **February 1, 2024** at 7:30 pm at the Borough Hall, located at 1 Everett Place, East Rutherford. This meeting was held in compliance with the Open Public Meeting Act, N.J.S.A. 10:4.6., and notice was published in the approved newspapers and on the Borough's website. The meeting was called to order by Chairman Alberta, followed by the Pledge of Allegiance.

ROLL CALL

- | | |
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| <input checked="" type="checkbox"/> Philip Alberta, Chairman | <input type="checkbox"/> Meredith Martin, Alternate 1 |
| <input checked="" type="checkbox"/> Philip Sorbera, Vice Chairman | <input checked="" type="checkbox"/> Sergio Segalini, Alternate 2 |
| <input checked="" type="checkbox"/> John Martin | <input checked="" type="checkbox"/> Richard Cedzidlo, Attorney |
| <input checked="" type="checkbox"/> Derek Sands | <input checked="" type="checkbox"/> Glenn Beckmeyer, Engineer |
| <input checked="" type="checkbox"/> Carmen Polifronio | <input checked="" type="checkbox"/> Ray Tripodi, Planner |
| <input checked="" type="checkbox"/> Debra Zoller | <input checked="" type="checkbox"/> Bill Justis, Secretary |
| <input checked="" type="checkbox"/> Carlo Cavallo | |

APPROVAL OF MINUTES

APPROVAL OF MINUTES FOR JANUARY 4, 2024 MEETING						
Member	Moved by	Second	Aye	No	Abstain	Not Present
Alberta					X	
Sorbera					X	
Polifronio		X	X			
Sands	X		X			
Martin, J			X			
Zoller			X			
Cavallo					X	
Martin, M						X
Segalini			X			

Minutes approved.

APPLICATION:

Docket # 22-12 carry-over from 1-4-24.

144 Boiling Springs East Avenue

Montessori School

Block 65, Lot 21

The applicant is requesting a minor site plan and change of use approval to convert the existing rectory into an additional building which will add supplemental program space to the existing preschool on the property. The property will be occupied by three structures for the nursery school – one principal building and two accessory buildings. The lot is located in the R-2 Zone. The existing rectory is unused.

Let the record reflect there are signed sworn affidavit from Mr. Alberta Exhibit B-1 and Mr. Philp Sorbera Exhibit B-2, which states the member has listened to the entire audio recording of the hearing held on January 4, 2024 in the matter of 144 Boiling Springs Avenue -Montessori School. The original certification is part of the board's file, maintained by the Board's Secretary.

Ken Porro, Esq. Chasan Lamparello Mallon & Cappuzzo on behalf of the applicant Priya and Grace Sumitra, Montessori Schools, Inc. 144 Boiling Springs Avenue East Rutherford. From last month's meeting the applicant response to the concerns from the board and the residents. The plan provides 9 off street parking spaces and the applicant agrees to a 115-student limitation.

Ms. Martin is in attendance.

William Stimmel, P.E. & P.T.O.E.; was sworn in previously and affirmed by the Board. Mr. Stimmel displayed the Revised Site Plan dated January 17, 2024. The primary concern was parking during drop-off and pick-up for the students and the staff parking. The site currently has 3 stripe parking spaces in the front and to the north of Building A. We added 2 additional parking spaces between Building B and C along the eastern property line. There are another 2 additional parking spaces between the north of Building B and the 2 large trees, and 2 parallel parking spaces alongside the ramp for Building C. Totaling 9 off street parking spaces: 3 existing striped parking spaces and the 6 proposed striped parking spaces. He noted the request for waivers for parking space sizes which was stated in Beckmeyer's letter. The waiver for the parking space was because of operating with the existing paved area. In addition, we are adding both directional arrows and additional signage to the driveway. As stated, there is no new construction on this site except for the striping and signage.

Mr. Beckmeyer added that the street is a one-way, the site will need a no right-hand turn at the exit.

Mr. Porro stated the applicant agrees to that revision.

Mr. Tripodi stated in the last meeting it was asked to show the location of the trash area on the site plan.

Mr. Stimmel referring to the client, they refer to it as the shed, which is part of Building C, located inside the building.

Priya Sumitra was sworn in previously.

Ms. Sumitra gave a brief history of the property and talked about the STEM program for the school which will consist of science, music, dance, art, computers, and a library. She agreed to a 115-student limitation on a letter sent to the board on January 18, 2024.

Chairman Alberta asked if you could provide traffic control during arrival and dismissal.

Ms. Sumitra explained during the peak time of drop-off and pick-up there are staff to receive the children at the door at each building. We cannot take a child from the car because of their age, a parent needs to bring their child to the door and sign in.

Mr. Sands replied that the board is looking for someone from the school to do traffic control to make sure resident driveways are not block and keeping the street traffic flowing by not getting back up from parents waiting to pull into the driveway for the drop-off / pick-up during the peak hours.

Mr. Sorbera asked if the maximum 115 student-based number was per day, or the number enrolled in the program.

Ms. Sumitra answered the maximum 115 students- based is on the enrollment. The school would be at 115 students or below per day.

Chairman Alberta asked to obtain a motion to open to the public.

Mr. Sorbera made a motion to open the meeting to the public. Mr. Sands seconded the motion. All present voted aye. The meeting was opened to the public.

Marilyn Atalla, 150 Boiling Springs Avenue; her concerns with the increase in students will only cause more parking problems on Boiling Springs Avenue.

Nashat Atalla, 150 Boiling Springs Avenue; his concerns are if you increase the number of students, more people will block his driveway.

Let the record show there is no one else from the public present.

Mr. Sorbera made a motion to close the meeting to the public. Mr. Sands seconded the motion. All present voted aye. The meeting was closed to the public.

Mr. Porro stated the following will be a stipulation based on condition of approval:

- If the enrollment goes above 90 students, the applicant will partition the Mayor and Council for 6 assigned parking spaces in the Municipal Parking Lot.
- Assigned employee parking for the 6 parking spaces on the interior of the property.
- During the peak time period as discussed for drop-off / pick-up (8:30am - 9:15am and 2:30pm – 3:15pm) there will be a safety patrol person present.

Chairman Alberta asked to obtain a motion on this application.

Mr. Sorbera made a motion to approve application Docket #22-12. The applicant is requesting a minor site plan and change of use approval to convert the existing rectory which was identified as Building A which will add supplemental program space with the following conditions:

- Will be cap at 115 students maximum even if state grants more.
- If enrollment goes above 90 students, the applicant will have to partition Mayor and Council for 6 parking spaces in the Municipal Parking Lot.
- Safety Patrol Person during the peak hours.
- The 6 interior parking spaces are assigned to employees.
- All pre-existing nonconformance waivers and variances on the site plan.

Ms. Zoller seconded the motion.

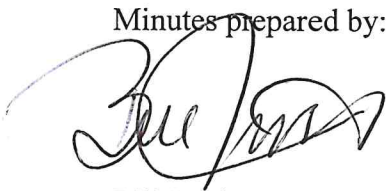
APPROVAL OF 144 BOILING SPRINGS AVENUE MONTESSORI SCHOOL APPLICATION						
Member	Moved by	Second	Aye	No	Abstain	Not Present
Alberta			X			
Sorbera	X		X			
Polifronio			X			
Sands				X		
Martin, J			X			
Zoller		X	X			
Martin, M				X		

Motion approved.

OTHER BUSINESS:

With no other business before the Board, Mr. Sorbera made a motion to close the meeting. Ms. Zoller seconded the motion. All present voted aye. The meeting was adjourned at 8:57 PM.

Minutes prepared by:



Bill Justis
Board Secretary