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October 6, 2022  
October 24, 2022 – Revised  
**January 23, 2023 – Revised**

Joseph Bodner, Chairperson  
Township of Teaneck Planning Board  
Municipal Building  
818 Teaneck Road  
Teaneck, New Jersey 07666

**RE: Preliminary and Final Major Site Plan  
Application of Holy Name Medical Center, Inc.  
Block 3002, Lots 2, 3, 4, 5, 6, 7 & 8; Block 3003, Lots 2, 3, 4, 8, 9, 10, 11,  
12, 13 & 14; and a portion of the Chadwick Road right-of-way.**

Dear Chairperson Bodner and Members of the Board:

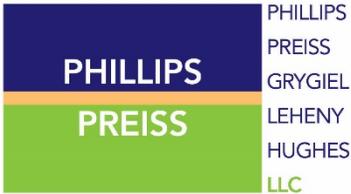
**This letter has been amended based on revised plans. Added changes are shown in bolded text, and deletions are shown with a ~~strikethrough~~.**

The applicant is proposing to remove four existing residential structures and a garage building, build a two-story, 16,000 square foot childcare center, expand and restripe existing parking areas for a net increase of 101 spaces, and undertake related site improvements. Ordinance #23-2022 vacated a portion of Chadwick Road on June 28, 2022, beginning from the southerly sideline of Cedar Lane and extending southwesterly approximately 860.5 feet, contingent upon the creation of a cul-de-sac at the new terminus of the vacated street. The applicant is seeking to build a cul-de-sac at the new terminus of the newly vacated street. The application requires waivers related to the radius of the Chadwick Road cul-de-sac.

There is a separate, simultaneous application for Block 3002, Lots 2, 3, 4, 5 and 6 for a temporary gravel parking lot with 155 spaces within Subdistrict H-3 near Cedar Lane. These lots would be consolidated into proposed Tax Lot 2. The applicant intends to consolidate all land within the H zone into a new Tax Lot 4.01 encompassing 26.014 acres.

We have reviewed the following submitted documents as part of the revised development application:

- Boundary & Topographic Survey, prepare by Lapatka Associates, Inc., dated June 7, 2006 and last updated October 17, 2022.
- Holy Name Medical Center, Initial Phase Site Plan, prepared by Lapatka Associates, Inc. and dated August 19, 2022 with revisions through October 17, 2022 **and December 27, 2022**



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- **Initial Phase Tree Removal Plan, prepared by Lapatka Associates, Inc., and dated November 4, 2022 with revisions through December 27, 2022.**
- **Proposed Site Coverage Exhibit, prepared by Lapatka Associates, Inc., and dated October 5, 2022 with revisions through December 27, 2022.**
- Architectural plans, including floor plans, elevations, signage, and landscaping, prepared by DMR Architects, dated September 7, 2022 with revisions through October 14, 2022.
- **Landscape Planting Plan and Landscape Planting Details, prepared by DMR Architects, dated September 7, 2022 and last revised January 3, 2023.**
- Proposed Site Coverage Exhibit, prepared by Lapatka Associates, Inc., dated October 5, 2022 with revisions through December 27, 2022.

#### **Existing Conditions**

The existing Block 3003, Lot 4, is irregularly shaped and consists of a large hospital building centrally located on the property with several ancillary buildings located adjacent to it, a large parking deck along Teaneck Road, and several surface parking lots located around the perimeter of the property.

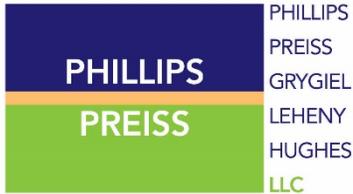
Block 3003, Lot 4 fronts on five streets: Cedar Lane, Teaneck Road, Chadwick Road, Vandelinda Avenue, and Grange Road. Primary vehicular access to the present Hospital campus is provided from Chadwick Road, Teaneck Road, and Grange Road, with secondary access via Vandelinda Avenue.

Existing residences are located on Block 3003, Lots 2, 3, 8, 9, 10, 11, 12, 13 and 14 and Block 3002, Lots 7, 8 and 9. The HNMC has already constructed a partially paved, partially gravel parking lot on Block 3002, Lots 2, 3, 4, 5 and 6. These properties formerly contained a church building and two dwellings, which have since been demolished.

#### **Proposed Development**

Several actions are being proposed to effectuate the development of a childcare center and expanded parking lot, as well as facilitate development in other phases of the hospital expansion project. *The applicant should confirm in which order these actions will occur, or if any will occur simultaneously.*

1. Dedication of portions of Lots 2 and 3 to form Chadwick Road cul-de-sac bulb. (Public right-of-way): A 900-square foot portion of Lot 2 and a 278-square foot portion of Lot 3 is proposed to be dedicated to the Township of Teaneck to form a cul-de-sac bulb at the new terminus of Chadwick Road. A new sidewalk is proposed along the south side of the cul-de-sac in front of the proposed childcare center.



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2. Demolition of four existing dwellings.

(H-2 Subdistrict): Four dwellings and site improvements are proposed to be demolished within proposed Lot 4.01. The existing dwellings are located on Block 3003, Lot 2 (106 Chadwick Road), Lot 3 (100 Chadwick Road), Lot 14 (88 Chadwick Road) and Lot 12 (717 Norma Court).

3. Closure of existing access driveway from Grange Road.

(H-1 Subdistrict): The applicant is proposing to remove the existing curb and access driveway pavement that currently provides access to the hospital from Grange Road. See action #78 for a description of the landscaped buffer in this area.

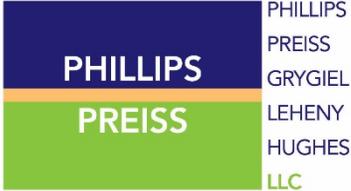
4. Build a childcare center.

(H-2 Subdistrict): The applicant is proposing to build a two-story, 16,000-square foot childcare center to the south of the proposed Chadwick Road cul-de-sac. The overall footprint of the building is 8,000 square feet. **Two concrete HVAC equipment pads are now proposed along the east side of the building near the proposed generator pad, which is proposed to be moved slightly from the previously proposed location. Rows of boxwood and coneflower plantings are proposed to surround this mechanical equipment.**

Landscaping around the school is proposed to consist of collections of flowering groundcover plants, shrubs, and grasses; and maple, ginkgo, and holly trees. **Although landscaping plans have been revised, the proposed number and type of plantings on the site has not changed.**

5. Construct new internal roadways.

(H-2 Subdistrict): New internal driveways are proposed. The vacated portion of Chadwick Road is proposed to be used as an internal roadway. At the western end of the former Chadwick Road, the internal roadway is proposed to turn south and connect directly to the southern parking lot and the proposed western parking lot. An additional roadway is proposed to branch off of the new internal roadway and curve south to a set of newly-striped, ADA-accessible parking spaces near the southern parking lot. A gate-restricted fire access drive is proposed to extend from the new cul-de-sac of Chadwick Road and connect to the proposed internal roadways. **The sidewalk along the cul-de-sac is proposed to be made continuous across the fire access using 'heavy duty' concrete. The gate is now proposed to be located further east to allow unobstructed pedestrian passage along the Chadwick Road sidewalk. The previously-proposed sidewalk connection from the cul-de-sac bulb to the hospital's internal walkways has been removed.** Lastly, an existing internal roadway that feeds onto Chadwick Road will be converted to an ingress-only ambulance driveway. Linden trees, arborvitae plants, and ornamental grasses are proposed along the reconstructed internal roadways. **The applicant has revised the site lighting diagram to include a greater variety of exterior light fixtures being proposed along circulation and parking areas. Some existing fixtures are being replaced in the same location. One light fixture is proposed in a new location near**



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the northeast corner of the childcare center. The plans also show more detailed illumination levels.

6. Expansion of the west parking lot and restriping of the south parking lot.

(H-2 Subdistrict): The applicant is proposing to pave and stripe 115 parking spaces in the parking lot south of the proposed childcare center, and an additional 33 spaces that are either restriped or newly installed along the proposed internal roadway and southern parking lot. The applicant indicates a net increase of 101 parking spaces in these areas. **A single electric vehicle (EV) charger is proposed in front of the childcare center in the west parking lot. The remaining three EV charging spaces, including one ADA space, are proposed on the middle level of the existing parking garage along Teaneck Road.** A small valet shelter is proposed at the northern end of the southern parking lot.

Flowering shrubs and grasses are proposed adjacent to the expanded parking lot along the side of the Subdistrict H-1 and H-2 boundary fence. Extensive landscaping is proposed in the expanded parking lot. Landscaped islands are proposed at least every 11 standard spaces, consisting of a mix of deciduous shade and ornamental trees, and rows of shrubs and ornamental grasses.

7. Buffering from Grange Road.

(H-1 Subdistrict): A landscaped buffer and fencing are proposed along the boundary line between Subdistricts H-1 and H-2, and additional landscaping is proposed within Subdistrict 1.

Three new maple trees are proposed along Grange Road in the general location of the existing curb cut to the hospital driveway. The area of the existing driveway is proposed to be reseeded and additional maple and oak trees are proposed to fill gaps closer to the Subdistrict boundary line.

A six-foot-high, board-on-board fence is proposed along the boundary line between Subdistricts H-1 and H-2, from the southern end of Block 3003, Lot 1 (118 Chadwick Road) to the northern end of Lot 7 (695 Grange Road). Landscaped buffering is proposed along the fence line facing Grange Road, including Green Giant Arborvitae and Norway Spruce plants for year-round coverage.

**Aerial Context** (Source: Google)



**Zoning Compliance**

This application contemplates improvements within Subdistricts H-1 and H-2 of the H Hospital Zone as the first phase of development for the broader Holy Name Hospital expansion project.

**Uses:**

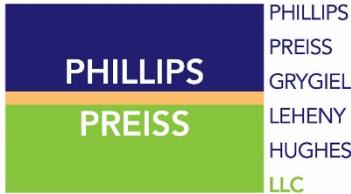
Within Subdistrict H-1, the only principal permitted use is single-family detached dwellings. Several single-family dwellings are proposed to remain, and no other uses are permitted in this subdistrict.

Within Subdistrict H-2, principal permitted uses include childcare centers, adult daycare centers, detached single-family dwellings, surface parking lots, and an expanded lobby/entrance area connected to the main hospital building. This application proposes a childcare center and a surface parking lot in Subdistrict H-2, which are permitted.

Permitted accessory uses include maintenance and storage facilities, boiler and power plants, utility and mechanical facilities, an outdoor recreation area associated with a childcare center, and customary accessory structures. This application proposes a storage shed, an outdoor play area, and mechanical units associated with the childcare center, which are permitted.

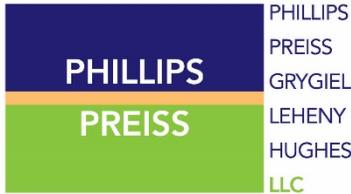
**Development Standards:**

No new development of buildings is proposed in Subdistricts H-1 or H-4. A separate application contemplates improvements within Subdistrict H-3. Therefore, the following table lists the compliance of the improvements proposed in this application and the development standards for Subdistrict H-2.



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<b>Development Regulations</b>	<b>Required</b>	<b>Proposed</b>
<b>H Hospital Zone Tract</b>		
Minimum Tract Area	25 acres	26.014 acres <sup>1</sup>
Minimum Building Setbacks		
To primary circulation roads	15 ft.	20 ft.
To secondary service roads	10 ft.	>10 ft.
Maximum Gross Floor Area, New	1,000,000 sf	16,000 sf
Maximum Building Coverage	45%	18.2%
Maximum Lot Coverage	75%	68% <sup>2</sup>
<b>H-2 Subdistrict</b>		
Maximum Building Footprint	8,000 sf	8,000 sf
Maximum Gross Floor Area, New	16,000 sf	16,000 sf
Maximum Building Height	2 stories/ 42 ft.	2 stories/ 32.8 ft.
Minimum Setbacks		
From Block 3003, Lot 1	35 ft.	40 ft.
From Chadwick Road right-of-way	20 ft.	20 ft.
<b>Accessory Buildings</b>		
Maximum Height	30 ft.	10.67 ft. (Valet Shelter)
Minimum Setback, from Perimeter of Tract	10 ft.	10 ft. (Storage Shed)
<b>Signs – Façade Signs</b>		
Maximum Façade Signs Per Building		
Childcare Center	2	1
Valet Shelter		2
Mount Height		
Childcare Center	Within the lowest two levels	Complies
Valet Shelter		Complies
Maximum Sign Dimensions		
Childcare Center	3 ft. Height x 30 ft. Length	2.33 ft. x 15 ft.
Valet Shelter		1 ft. x 3.58 ft.
<b>Design Requirements and Guidelines</b>		
Maximum Average Shade Tree Spacing, Perimeter of Parking Areas	50 ft.	Complies
Maximum Average Shade Tree Spacing, Both Sides of Internal Circulation Routes	50 ft.	Complies
Maximum Interior Tree Spacing for Double Parking Bays	1/16 spaces	1/11 spaces (west lot)
<b>Cul-de-Sac Standards (Ordinance)</b>		
<b>Minimum Right-of-Way Radius</b>	<b>50 ft.</b>	<b>35.5 ft. (w)</b>
<b>Minimum Roadway Radius</b>	<b>40 ft.</b>	<b>27.5 ft. (w)</b>
Maximum Lots Served	14	5
Maximum Length of Street	500 ft.	353 ft.



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<b>Cul-de-Sac Standards (RSIS)</b>	<b>Required</b>	<b>Proposed</b>
<b>Minimum Right-of-Way Radius</b>	<b>48 ft.</b>	<b>35.5 ft. (w)</b>
<b>Minimum Roadway Radius</b>	<b>40 ft.</b>	<b>27.5 ft. (w)</b>
<b>Off-Street Parking</b>	<b>Required</b>	<b>Proposed</b>
<i>Minimum Unreserved Twp. Spaces</i>	<i>100 spaces</i>	<i>Testimony required</i>
Minimum Off-Street Parking	1,355	<b>1,487<sup>3</sup></b>
Employees/Physicians (0.8 spaces x 1,183)	946.4	
Licensed Beds (0.25 spaces x 361)	90.25	
Outpatient Medical Office (1.4 spaces/1,000 sf x 227,354 sf)	318.3	
Childcare Center (0 required, NJSA 40:55D-66.6)	0	
EV Parking Space Credit	4	
Electric Vehicle/Make-Ready Parking Spaces	4 spaces	4 spaces
Dedicated Loading Space per New Building	1	1
Indoor Bicycle Parking Racks per New Building, or Within Nearby Garage	Provided	Provided
Outdoor Bicycle Parking Racks, within 50 ft. of New Buildings' Primary Entrance, per 20,000 sf	1	Provided

(v) variance required; (w) waiver required; (de) de minimis exception from the RSIS required.

Notes:

<sup>1</sup> Following the vacation of Chadwick Road.

<sup>2</sup> The definition of “lot coverage” includes areas covered by gravel. Therefore, the proposed gravel parking lot areas contribute toward the lot coverage calculation on the site.

<sup>3</sup> The applicant should provide testimony regarding what number of parking spaces in the gravel parking lot (as part of a separate, simultaneous application) is proposed to be made available for hospital parking use during construction.

**Compliance with Other Requirements**

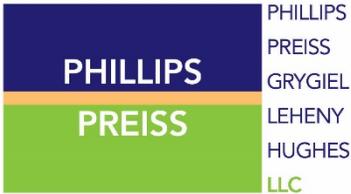
The western internal loop roadway is required to be completed simultaneous with the construction of the childcare center. The proposed timing appears to be compliant.

One replacement tree is required for each tree that is removed. Based on our review of the existing conditions and proposed landscaping plans, the applicant complies.

Street trees are required along all internal circulation roadways, on both sides of the road, with a maximum average spacing of 50 feet apart on center. The applicant complies within Subdistrict H-2.

Benches are required within Subdistricts H-2, H-3, and H-4. A bench is proposed in Subdistrict H-2 in front of the proposed childcare center.

Outdoor trash, recycling, and mechanical equipment are required to be screened on all visible sides by either solid fencing or evergreen landscaping. The dumpster



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pad is proposed to be surrounded by six-foot-high solid fencing and the transformer, **generator, and HVAC equipment pads** are is proposed to be surrounded by an evergreen shrub. The proposal complies.

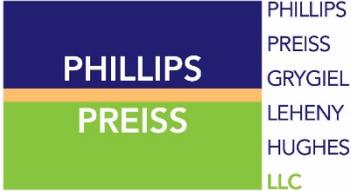
An indoor bicycle storage room and outdoor bicycle racks are proposed in compliance with Ord. §33-24(g)(4)(g).

New site lighting is required to have a Fixture Seal of Approval from the International Dark Sky Association (IDSA). ~~The proposed Mirada Medium Series LED light fixtures are listed on the IDSA's website as having a Fixture Seal of Approval.~~

Signs are permitted to be internally-illuminated, rear halo-lit, or externally illuminated with upward-directed ground lights or wall-mounted gooseneck lights. The proposed signage complies, as gooseneck lights are proposed to illuminate the childcare center sign and the valet signs are proposed to be rear-lit.

### Planning Comments

1. Per the Municipal Land Use Law, in order for the Board to grant the “c” variances, the applicant should provide testimony to either indicate that a hardship exists, that is, the strict application of the zoning regulation would create a practical difficulty to the applicant or that the benefits of granting the variance would outweigh the detriments and would advance the purposes of the Municipal Land Use Law. The applicant should also provide testimony to address the negative criteria, that is, an indication that the grant of the variance would not harm the public good, nor the purpose or intent of the zoning ordinance. **No variances are identified.**
2. The applicant should discuss compliance with the ordinance requirement to provide 100 unreserved parking spaces in the H zone under the control of the Township Manager. **Comment remains.**
3. The applicant shall provide testimony on the number of mature trees that are proposed to be removed and whether the landscaping plan complies with the tree replacement requirements at Ord. §33-24(g)(5)(g)(1)(i). For reference, Ord. §33-17C(2)(t) indicates that trees with diameter greater than five (5) inches shall be identified and replaced. **Based on a review of existing conditions and the proposed plans, the proposal complies.**
4. The applicant shall indicate the location of indoor and outdoor bicycle racks, as are required for all new buildings in Ord. §33-24(g)(4)(g). Failure to provide the bicycle parking racks as required may result in the need for “c” variance relief. **This comment is addressed and no longer applicable.**



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5. The applicant shall indicate compliance with the NJ State electric vehicle requirements, including the number of charging stations and Make-Ready spaces. At least four (4) EV spaces are required for the 115 expanded and restriped parking spaces in the west and south parking lots (net gain of 101 spaces). ***The applicant has indicated that the proposal will comply by providing four compliant EV spaces on the tract. One EV charger is provided in front of the childcare center.***
6. The applicant should confirm that the installation of the fencing and landscaped buffer separating Subdistricts H-1 and H-2 will occur prior to, or at the same time as, any construction within Subdistrict 2, as required. ***Comments remains.***
7. **The applicant should confirm whether the new proposed light fixtures have a Fixture Seal of Approval from the International Dark Sky Association. New placement of fixtures that do not have a Fixture Seal of Approval will require a waiver.**
8. **We defer to Stonefield Engineering on all revisions related to stormwater management and circulation.**

We trust that the above information is responsive to your needs.

Respectfully submitted,



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Keenan Hughes, AICP, PP



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Spach Trahan, AICP, PP

- cc: Rosiland McLean  
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