

Ridgewood Planning Board
Regular Public Meeting
March 15, 2022
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The following minutes are a summary of the Planning Board meeting of March 15, 2022. Interested parties may request an audio recording of the meeting from the Board Secretary for a fee.

Call to Order & Statement of Compliance with the Open Public Meetings Act: Mr. Joel called the meeting to order at 7:50 p.m.

Roll Call – The following members were present: Mayor Knudsen, John Young, Councilwoman Reynolds, Richard Joel, Dianne O'Brien, Debbie Patire and Igor Lyubarskiy. Also present were Stephen Wellinghorst, Esq., Board Attorney; Maryann Bucci-Carter, Village Planner; Christopher Rutishauser, Village Engineer and Jane Wondergem, Board Secretary. Fran Barto, Melanie Hooban, Darlene Johnson and Sergio Alegre were absent.

Public Comments on Topics not Pending Before the Board – There were no comments at this time.

Committee/Commission/Professional Updates for Non Agenda Topics – Mayor Knudsen gave an update on the Master Plan Committee and said that the next Master Plan presentation would be on April 5.

Historic Preservation Commission – Discussion re: Bagelicious, 41 N. Broad Street, façade paint – Mayor Knudsen explained that although the Historic Preservation Commission has restarted meeting, the review for Bagelicious had been done when the Planning Board was doing HPC reviews and a question had come up about what was approved and what was done regarding the paint at that location. Alonso Rosales was present to discuss the matter with the Board. Following a discussion regarding what was there previously and what the options were, it was decided that the facade could remain as it is today.

Fitometry, LLC – Application for minor site plan approval with variances to construct staircases on existing building to access rooftop to be utilized as an open air fitness area at 129 S. Broad Street, Block 3708, Lot 29.

Louis Felicetta, Esq., entered his appearance and made opening remarks.

John Gilchrist was sworn and his credentials as a licensed architect accepted. Mr. Gilchrist testified regarding the rooftop fitness area, the stairways and the loss in parking. Mr. Gilchrist said there would be no negative impact to the community and that an outdoor fitness area would be beneficial. Mr. Gilchrist addressed the concerns in Ms. Bucci-Carter's report, specifically in regards to the parking variance and the handicap parking space. Mr. Gilchrist said an elevator is not proposed to be installed as it is not required in a building that is less than 3 stories, and stated that the building is ADA compliant. Mr. Gilchrist said the lighting will be fully contained on the rooftop.

Board members asked about ADA access to the rooftop and Mr. Gilchrist said that the rooftop is an accessory activity area. Board members asked about the exit on the roof in regards to safety. Mr. Gilchrist said the building is sprinklered and the new stairway will have sprinklers. Board members asked about the lighting, Mr. Gilchrist said there would be pole lights on the roof only and would be off at night.

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Mr. Rutishauser clarified that the ADA parking space would be compliant and asked if the stair towers would exit to the parking lot. Mr. Gilchrist said there is an emergency exit to the parking lot, otherwise it would exit into the building. Mr. Rutishauser requested that keys be put into emergency lock boxes by the emergency exit. Mr. Rutishauser said he would send the applicant the EV Ordinance so they could determine if EV spaces would be needed.

Ms. Bucci-Carter asked if the rooftop railing would go along roof in front and if the same railing would be used all around. Mr. Gilchrist said it would and it would be black to match the window frames. Ms. Bucci-Carter asked if the shed would be visible, Mr. Gilchrist said it will not. Ms. Bucci-Carter asked about landscaping, Mr. Gilchrist stated decorative landscaping will be added.

Nigel Gilbert, owner of Fitometry, LLC, was sworn. Mr. Gilbert clarified the purpose of the rooftop fitness area as an accessory use to the facility which came about when exploring options for the proposed facility during the pandemic. The rooftop facility would be a flex option, it is an extension of what is offered inside as a way to maximize the facility. Yoga classes, personal trainer, jump ropes, etc., would be offered on the rooftop.

Ms. Bucci-Carter asked about the rooftop floor material, which Mr. Gilbert said would be green turf and a green color Thunder Pave material. Ms. Bucci-Carter asked about the signage, which was approved by HPC, and the lighting, which is existing. Ms. Bucci-Carter asked about the hours for the rooftop area. Mr. Gilbert said the hours would be same as the rest of the facility, 5:30 a.m. to 10:00 p.m. Ms. Bucci-Carter expressed concern regarding activity, sound and music. Mr. Gilbert said that the busy times are right before work and right after work, it would not be that active after 9 p.m.

Board members also asked about the activity early in the morning and late at night. Mr. Gilbert said the rooftop area would be accessible until 10 p.m., but there would be no classes at that time. Board members asked about the lounge area. Mr. Gilbert said it would just be seating and the chairs and any equipment would go in the shed at night. Board members asked about music and microphones. Mr. Gilbert said there would be no music, but possibly a microphone for classes. Board members were concerned about the noise for neighbor residents as The Dayton is across the street.

Public questions:

Adrianna Blauvelt, 28 LeRoy Place, asked about noise, especially on Sunday. Mr. Gilbert said that Sunday hours would be 7 a.m. to 5 p.m., but there would be no classes at 7 a.m., but the rooftop would be accessible.

Ms. Bucci-Carter went over her report, latest revision of March 8, 2022.

Board members asked about the height of the walls and if the residents on the LeRoy Place side would be able to see activity on the roof. Mr. Gilchrist said the proposed stairs will block the view. Mr. Gilbert said the screening for the HVAC equipment can also screen the view for neighbors.

There were no comments from the public.

Mr. Felicetta made closing remarks and the hearing was closed.

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During Board deliberation the Board expressed their concerns about early morning and late evening classes and noise and discussed limiting the hours and prohibiting use of the roof on Sundays. The Board said that no microphone should be used on the roof.

Mr. Felicetta said that Mr. Gilbert suggested that Sunday hours for rooftop classes could be 10:00 a.m. to 5:00 p.m. and Monday through Sunday the rooftop hours for classes would be 7:00 a.m. to 9:00 p.m.

Following Board deliberation Mayor Knudsen made a motion to approve with the conditions discussed, Ms. Patire seconded and all members voted yes.

Review of proposed Ordinance #3902 to amend Chapter 190 of the Code at Section 190-99, "Zoning Map" – Ms. Bucci-Carter said that the revised Zoning Map includes all of the Affordable Housing Zone districts and other changes since the last approved map from 2012. The Board will send a letter recommending approval to the Council.

Adoption of Minutes: The minutes from March 1, 2022 were adopted as drafted.

The meeting was adjourned at 10:17 p.m.

Respectfully submitted,
Jane Wondergem
Board Secretary

Date Approved: April 5, 2022