

PLANNING BOARD OF THE
BOROUGH OF WOODCLIFF LAKE

Planner

RESOLUTION 2012-02

WHEREAS, the Borough of Woodcliff Lake (the "Borough") adopted a master plan in 1985 (the "Master Plan"), which was last reexamined in accordance with the requirements of the Municipal Land Use Law in 2008; and

WHEREAS, the Borough's planning consultant, Burgis Associates, Inc. (the "Planning Consultant") has prepared a document entitled "Broadway Corridor Phase 2 Study" dated August 6, 2012, which is intended to reexamine and amend the Master Plan so as to guide the future development of certain parcels in Blocks 2703, 2704, 2601 and 2602 and known as the Broadway Corridor Area (the "Amendment"); and

WHEREAS, the Planning Board of the Borough of Woodcliff Lake (the "Board") considered the Master Plan and the proposed Amendment at a public hearing on August 20, 2012 (the "Hearing"); and

WHEREAS, notice of the Hearing was published in the Bergen Record and served upon all of the adjoining municipalities as well as the Bergen County Department of Planning and Economic Development in accordance with N.J.S.A. 40:55D-13; and

WHEREAS, the Board has determined that the Amendment will allow for increased design flexibility and encourage the redevelopment of the Broadway Corridor Area with vibrant and

appropriate uses in furtherance of the goals and objectives of the Borough Master Plan.

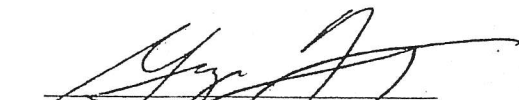
NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Woodcliff Lake that the above report prepared by the Planning Consultant and dated August 6, 2012, be and it is hereby adopted as a reexamination of, and an amendment to, the Master Plan.

BE IT FURTHER RESOLVED that notice of this adoption shall be given to the Clerks of all adjoining municipalities and to the Bergen County Department of Planning and Economic Development, with a copy of the Amendment as adopted to be forwarded to the Bergen County Department of Planning and Economic Development.

IT IS HEREBY CERTIFIED that this is a true and correct copy of a Resolution adopted by the Planning Board of the Borough of Woodcliff Lake upon a roll call vote of all members eligible to vote at a meeting held on September 24, 2012.

A copy of this Resolution, together with a copy of the Amendment, shall be kept in the office of the Planning Board Secretary.


KATHY RIZZA, Secretary


GEORGE FRY, Chairman

Date of Adoption: September 24, 2012