

## CLARIFICATION RELATED TO TOPICS OUTSIDE OF THE SCOPE OF THE MASTER PLAN

A number of public comments and questions were raised during the Master Plan Kickoff Workshop and in the community survey that are admittedly outside the scope of the Master Plan. However, the Master Plan Subcommittee believes that those comments and questions nevertheless should be acknowledged as valuable community feedback and require clarifications. While some of these comments/questions were addressed to a certain extent during the Q&A session at the end of the public meeting, which is available for public viewing on the Borough's youtube channel, full responses are elaborated below.

1. *Concerns regarding the Chabad litigation and accusations of antisemitism and racism against the Borough of Woodcliff Lake*

Litigations, particular contexts surrounding specific projects, and media relations are outside of the scope of the Master Plan. The Master Plan and the recommendations it contains will be developed in compliance with federal and state laws protecting against discrimination on the basis of factors like religion or race, including in zoning and development regulations.

2. *Distrust of Borough officials and professionals: believe there are back room deals, corruption, political rewards, and a general lack of transparency*

General governance issues and decisions regarding specific development applications are outside of the scope of the Master Plan. It is the intent of the Master Plan Subcommittee to ensure transparency in the Master Plan process, by encouraging resident participation through public forums like the Virtual Kickoff Workshop and the community-wide survey, providing periodic updates on the progress at Planning and Zoning Board meetings, and incorporating public feedback to guide in the development of a vision and recommendations.

3. *A new Master Plan is unnecessary: needlessly spending money, feels there is a secret agenda*

The need for a new Master Plan was a subject of debate, but the Mayor and Council ultimately authorized the creation of a new Master Plan. The decision was based on several considerations: 1) the previous comprehensive Master Plan was done in 2002, almost 20 years ago; 2) since that time, many internal and external factors have impacted the Borough and continue to exert influence, such as the affordable housing obligations and general trends in commercial real estate markets; 3) while the Borough has conducted periodic reexaminations of the old Master Plan, a reexamination does not afford an adequate opportunity to conduct a comprehensive analysis and develop a suitable roadmap to guide the Borough's future in light of the new opportunities and challenges that have emerged in recent years. As noted in the previous response, the new Master Plan will be developed with transparency and incorporate the community's feedback in its recommendations.

4. *Concerns with the regional high school funding formula and Woodcliff Lake's share of taxes.*

The school funding formula, school taxes, and fee sharing agreements are outside of the scope of the Master Plan. However, the Master Plan Subcommittee has taken note of the residents' concerns regarding school taxes for the regional high school.

5. *Getting more people involved with government*

While general participation in government and volunteerism are outside of the scope of the Master Plan, the Master Plan Subcommittee recognizes that public input is critical for a successful Master Plan and encourages public participation in the Master Plan development process.

6. *Sharing services with neighboring towns (e.g. police, school superintendent) and considering a town merger*

Service sharing agreements and the feasibility of shared police or school superintendent are outside of the scope of the Master Plan. However, the Master Plan Committee has taken note of the residents' concerns regarding costs for municipal services, balanced budgeting, and appropriate fiscal management.

7. *Concerns regarding school services and curricula: "woke" agenda, critical race and gender theories, eliminate bullying and marginalization of students not from the dominant culture*

Decisions regarding what is taught in schools and the support programs offered by schools are outside of the scope of the Master Plan. With that said, the Master Plan promotes a vision of a community, expressed by many residents in during the public workshop and in the survey, that is welcoming and inclusive to all residents.

8. *Desire for more frequent train service to NYC, quiet zone for overnight trains, restricting flights over Woodcliff Lake.*

NJ Transit service, flight routes out of the Newark and Teterboro airports, and enforcement of train horn rules are all outside of the jurisdiction of the Borough and outside of the scope of the Master Plan.

9. *Memorial for police & fire departments, paying more respect to veterans via illuminating the flag over the Causeway*

Specific public installations are outside of the scope of the Master Plan. However, the Master Plan Committee has noted these suggestions.

10. *Right turn at Exit 171 of Garden State Parkway, widening of county routes and providing sidewalks on those routes*

Because the Garden State Parkway is a state highway under the jurisdiction of the New Jersey Department of Transportation, the Borough does not have the ability to make this improvement. Similarly, improvements to County Routes are solely under the jurisdiction of Bergen County. However, the Master Plan Committee has noted these suggestions.

11. *Ongoing COVID pandemic, mask mandates, and vaccine access*

These topics are outside of the scope of the Master Plan. The Borough continues to follow the best and most recently available research and guidance from state and federal agencies to protect the public health of the community.

12. *Controlling the deer population*

This is outside of the scope of the Master Plan and the Borough's jurisdictional powers. However, the Master Plan Committee has taken note of residents' concerns.