

CALL TO ORDER:

The meeting was called to order at 7:30 p.m. via Zoom webinar by Chairwoman Robin Malley with the reading of the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Robin Malley, Chairwoman	Present
Barbara Bushell	Present
Dianna Cereijo	Joined at 8:45
Sanjeev Dhawan, Vice Chairman	Present
Christina Hembree	Present
Michael Kaufman	Present
Philip Maniscalco	Absent
Lynda Picinic	Absent
S. Robert Princiotto, Esq.	Present
Evan Jacobs, Engineer	Not requested
Elizabeth Leheny, Planner	Present
Meg Smith, Secretary	Present

APPROVAL OF MINUTES:

The minutes of the September 28, 2021 meeting were approved as amended on a motion from Ms. Hembree seconded by Ms. Bushell. Vice Chairman Dhawan abstained from this vote due to absence at the September 28th meeting. All other Board members voted in favor of the approval.

RESOLUTIONS OF APPROVAL

**Gerald & Karen Barbara
15 Franklin Street**

**Block: 2506 Lot:3
R-22.5 Zone**

Requesting variances for a two-story addition and extension of the front porch.

Mr. Kaufman made a motion to approve the resolution and this motion was seconded by Ms. Bushell. Vice Chairman Dhawan was absent for the original vote on September 28, 2021 and was not eligible to vote. Ms. Cereijo arrived late and did not vote. On a roll call vote, all other board members present were in favor of the motion.

**Yiwei Zhang
269 Chestnut Ridge Road**

**Block: 701 Lot: 1
R-30**

Requesting variances for a second story addition.

Ms. Bushell made a motion to approve the resolution and this motion was seconded by Ms. Hembree. Vice Chairman Dhawan was absent for the original vote on September 28, 2021 and was not eligible to vote. Ms. Cereijo arrived late and did not vote. On a roll call vote, all other board members present were in favor of the motion.

APPLICATION (New)

**Paulina & Hernan Lovato
14 Evergreen Street**

**Block: 2706 Lot: 1
R-15**

Requesting a variance for a second story addition which requests a front yard setback of 29.34 feet where 35 feet is required. Received: 8/12/21

Mr. Princiotto confirmed that proof of Notice and Publication for this application was provided.

Ms. Lovato, owner and applicant, was sworn in and explained that she would like to add a second story dormer to match the other side of her house. This would make the bedrooms larger for her children and allow enough space to add a bathroom.

Ms. Hembree noted that this is a pre-existing condition.

Chairwoman Malley confirmed that the footprint of the home is not changing and the applicant is just adding a dormer on the second floor.

Mr. Princiotto stated that this home and this application is compliant except for front yard setback. Mr. Princiotto noted that this would bring symmetry to the house with both sides of the second story having the same size dormer.

Mr. Princiotto asked the applicant about finishing the outside of the dormer.

Mr. Lovato was sworn in and stated that the whole house would have new siding.

Mr. Princiotto asked if the siding would be aluminum or vinyl.

Mr. Lovato stated that it would be vinyl siding.

Ms. Bushell clarified that the top half of the home would have new siding. She noted that the first floor of the home had stucco.

Mr. Lovato confirmed that Ms. Bushell was correct.

The meeting was opened to the public with a motion from Mr. Kaufman, seconded by Ms. Hembree.

The phone number was provided to the public to call in with any questions or concerns regarding this application. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

With no members of the public wishing to address the applicant or the board, the meeting was closed to the public with a motion by Ms. Kaufman, seconded by Vice Chairman Dhawan.

A motion was made by Vice Chairman Dhawan to approve this application and the motion was seconded by Ms. Hembree. On a roll call vote, all board members present were in favor of the motion.

BOARD DISCUSSION

Ms. Leheny, Board Planner, presented an overview of the recommendations for the Master Plan which include Goals with Objectives and Action Items. Ms. Leheny reviewed the background for the collection of information which included a Public Meeting in May with a good turnout and a Survey from April thru June with over 200 responses. Interviews were conducted with the Police and Fire Departments, DPW and the Zoning Official and other groups and committees. Ms. Leheny stated that Neglia Engineering,

our Board Engineer, will be providing the Utilities and Circulation Elements for the Master Plan. Ms. Leheny stated that the Master Plan should be a roadmap for the Borough and the foundation for future decisions. Mayor and Council will implement the Master Plan by changing Borough Ordinances and establishing capital budget.

Ms. Leheny and Ms. Chen presented and reviewed the Draft Recommendations being made for the Land Use Element of the Master Plan. Areas discussed included Broadway, Chestnut Ridge Road and Tice Boulevard.

Ms. Hembree discussed the possibility of having an architectural review board to develop design standards for the Broadway Corridor.

Mr. Princiotto noted that Broadway has 3 different zones (R-15, S-O and B-1). Mr. Princiotto stated that there must be a vision for Broadway with an architectural style. He stated that the draft recommendations give the Borough flexibility.

Ms. Leheny noted that development cannot be done if developers are not interested in building it.

Ms. Hembree stated that many concerns are regional and county and that Woodcliff Lake needs to work with the surrounding towns to coordinate for development.

Ms. Leheny agreed that it is very important to work with other municipalities to coordinate and to be all encompassing.

Chairwoman Malley stated that an example of this is that traffic is getting worse and must be addressed as a regional issue.

Mr. Princiotto asked if there was any regional planning authority in Northern Valley.

Ms. Leheny stated that the County is the only entity that she is aware of.

Vice Chairwoman Malley asked who would need to reach out to the county.

Ms. Leheny stated that the Mayor and Council would need to work with the County and that a recommendation can be added to the Master Plan to include collective participation in regional planning.

Chairwoman Malley stated that there is a monthly Mayor's Meeting but she is not sure what is discussed at these meetings.

Ms. Bushell stated that it was positive and constructive to recommend walkways to schools and other areas in town. She stated that this would promote community spirit.

Chairwoman Malley noted the decision of Party City to move headquarters to Woodcliff Lake.

Ms. Leheny stated that the Borough would want to replicate this with a desirable tenant moving into an abandoned building.

The meeting was opened to the public with a motion from Ms. Hembree, seconded by Mr. Kaufman.

The phone number was provided to the public to call in with any questions or concerns regarding this application. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

Ms. Appelle stated that she understood that re-doing the Master Plan is a tough job. She asked if a copy of the draft recommendations could be provided.

Ms. Leheny stated that the draft recommendations are still a work in progress and may change.

Ms. Ann Marie Borelli asked for the Master Plan approval to be explained.

Ms. Leheny stated that the draft recommendations document is being presented to the Planning Board and Zoning Board at their public meetings. Comments and recommendations from the Boards and the public will be reviewed and addressed.

Ms. Borelli stated a concern with the recommendation for areas in need of redevelopment. She agreed with Ms. Hembree's recommendation that there be a more cohesive approach to proposed development on Broadway. Ms. Borelli questioned why Broadway can't have more open space instead of proposed development.

Ms. Leheny noted that proposed trails around the reservoir would provide additional open space and acknowledges the concern for a design standard for Broadway.

Mr. Cuoto questioned the recommendation for areas in need of redevelopment and asked if density could be specified for these proposed developments. Mr. Cuoto stated that design standards for Broadway need to be expanded beyond Ordinance 19-07.

Ms. Levine asked who concerns and questions could be addressed to.

Ms. Drennan asked if current recommendation include retail space and stated that there is currently a lot of empty retail space.

Ms. Leheny stated that retail space is a permitted use on Broadway and that it provides streetscape and activity to the area. Ms. Leheny stated that retail is struggling.

Ms. Drennan stated that Broadway used to be all residential and asked if townhouses were considered which would be a more residential approach.

Mr. Casale stated that the review of the Master Plan is very important and wanted to know if there is any coordinated effort between towns and if not then suggested that there should be.

Mr. Padover stated that a recommendation for an individualized approach vs. a vision for Broadway are differing and that the Master Plan needs an overall plan. Mr. Padover stated that neighboring towns have gone in a different direction. Mr. Padover recommended a combination of Ms. Leheny and Ms. Hembree's recommendations to try to create a vision for the entire area.

The meeting was closed to the public with a motion by Ms. Bushell, seconded by Ms. Hembree.

A motion to go into Closed Session was made by Ms. Hembree, seconded by Ms. Cereiyo.

A motion to return to Open Session was made by Ms. Bushell and seconded by Ms. Cereiyo.

A motion to approve the Closed Session minutes from April 27, 2021 was made by Ms. Hembree and seconded by Vice Chairman Dhawan. All Board members were in favor of the motion, with the exception of Ms. Bushell who abstained as she was not a member of the Board at this time.

Mr. Princiotto stated that no action was taken at the Closed Session of this meeting.

The meeting was adjourned on a motion from Ms. Hembree and seconded by Ms. Bushell, and carried by all.

Respectfully submitted,

Meg Smith