BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD MEETING
September 11th, 2023
MINUTES

Call to Order:
This meeting was called to order at 5:00 p.m. at the Tice Senior Center by Chairman Friedberg.

Adequate Notice Statement:
Chairman Friedberg announced that the Meeting was in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231. Notice of this meeting was posted in two newspapers, The Record and The Ridgewood News. The public was advised of the Planning Board's rule that the meetings will be concluded by 11:00 p.m.

Pledge of Allegiance

Roll Call:

Corrado Belgiovine	Present
Peter Briskin	Absent
Jane Ann Whitchurch-Carluccio	Present
Michael Casale, Alt.2	Absent
Nilufer DeScherer	Present
Josh Stern, MD	Absent
Robert Friedberg	Present
Nicole Marsh, Councilwoman	Present
Jennifer Howard, Alt. 1	Absent
Brian LaRose	Arrived at 5:48pm
Thomas Panso	Present
Carlos Rendo, Mayor	Absent
Joseph Mariniello, Esq.	Present
Anthony Kurus, Engineer	Present
Elizabeth Leheny, Planner	Present
Clairesse Neumann, Secretary	Present

Minutes
The minutes were approved on a motion from Ms. Whitchurch- Carluccio, seconded by Councilwoman Marsh. All were in favor.

Amendment to Master Plan
Borough Planner, Elizabeth Leheny started off by stating the Master Plan was amended to reflect The Borough's Amended Settlement Agreement with Fair Share Housing Center signed in December 2022. It included details and conditions relating to a separate settlement with the developers of 188 Broadway as well as an increase in units at North Broadway and that North Broadway will now be a combination of special needs and family affordable housing.

The meeting was opened to the public on a motion from Vice Chairman Belgiovine, seconded by Ms. Whitchurch- Carluccio. All were in favor.

No members of the public had comments or questions.

The meeting was closed to the public on a motion from Vice Chairman Belgiovine, seconded by Mr. Panso. All were in favor.

Resolution of Approval- 188 Broadway
The resolution was approved on a motion from Councilwoman Marsh, seconded by Mr. Panso. All were in favor.

New Application- 200 Chestnut Ridge Road BMW
Notice of publication and service was marked by Board Attorney Mariniello as A-1 of the exhibits. The applicant is seeking to refresh the entrance of the main building (#200) and the back loading dock of the same building. Alan McCarthy and Won Leung, architects for the applicant, were sworn in by Mr. Mariniello. The exhibits were listed as follows:
A-1 Notice and Publication
A-2 Site Plan Illustrating 200 Chestnut Ridge Rd. Building- September 11
A-3 Exterior View of 200 Building
A-4 Exterior View- close up of 200 Building
A-5 Architectural Drawings of Front Entrance Addition
A-6 Architectural Drawings of loading dock expansion
A-7 Basement Block- Floor Plan of existing building
A-8 Ground Floor- Loading Dock
A-9 First Floor Block and Stack
A-10 Second Floor

Mr. McCarthy stated the entrance would be expanding west and the exterior is expanding west but not the interior of the second floor of the entrance.

Chairman Friedberg questioned if the entrance was primarily glass.

Mr. McCarthy stated the entrance would be glass and aluminum to match the existing building. He stated the entrance expansion is about 2,508 sq.ft. and that it has not been updated in 20 years. He stated the loading dock expansion was needed to allow everyday operations to continue. Mr. McCarthy stated this loading dock was strictly used for supplies for the office. He stated BMW has 1,300 full-time employees but their daily maximum occupation is about 930 occupants, including about 85 visitors.

Ms. Leheny questioned if they anticipate for the max occupancy of employees to change.

Mr. Leung, the applicant’s architect, stated they do not see the maximum occupancy for employees changing since covid happened. He stated most employees are still working on a hybrid schedule.

Chairman Friedberg asked for a description of the interior renovation.

Mr. Leung stated the interior renovation would consist of renovating the workstations, offices, walls, painting and bringing in new furniture.

Mr. Leung stated there would not be a problem with parking for their daily occupancy.

The meeting was opened to the public on a motion from Vice Chairman Belgiovine, seconded by Councilwoman Marsh. All were in favor.

No members of the public had comments or questions.

The meeting was closed to the public on a motion from Vice Chairman Belgiovine, seconded by Ms. Whitchurch- Carluccio. All were in favor.

BMW's Engineer, Ahmed Tamous was sworn in by Mr. Mariniello. He asked the aerial exhibit of the BMW campus be listed as A-11 for the exhibit list. He stated they are not proposing any modifications except for the loading dock, the entrance, and some parking. He stated the sidewalks, and the curbing will change but all will be done to ADA compliance. He stated a condition of county planning could be waived. He stated he had a meeting with the Borough engineer to discuss the stormwater runoff. He stated they will be connecting to the existing stormwater runoff with no issues.

The Site Plan by Bohler was listed as A-12 and the Site Layout was listed at A-13.

A-13 shows most of the parking changes. The man access to parking is to the right of the building. The engineer, Mr. Tamous stated they will be losing about 21 spaces to alter the delivery truck radius to allow for trucks such as Fedex, or UPS to be able to move more easily and turn around. He also stated they would be relocating an existing generator to be near the hvac equipment on a concrete pad, that will not be visible to the parkway. Mr. Tamous stated they are proposing trees and grasses be planted to improve their landscape.
Lighting will be installed for pedestrian safety but will be shielded from neighboring properties.
Mr. Tamous stated they will be complying with the letters from the Borough Engineer and the Borough Planner.

The meeting was opened to the public on a motion from Councilwoman Marsh, seconded by Vice Chairman Belgiovine. All were in favor.

Mr. David Kosoff, WCL questioned the proposed sidewalk and if there were going to be changes to the sign on Saddle River Road.

Mr. Tamous stated the sidewalk will go to the end of Saddle River Road, and there will be no changes to the sign.

The meeting was closed to the public on a motion from Vice Chairman Belgiovine, seconded by Councilwoman Marsh. All were in favor.

Borough Engineer, Anthony Kurus stated there would be no issue with the stormwater runoff as the applicant has shown they will be under 20% of the allowable runoff.

A motion to approve the preliminary and final site plan for 200 Chestnut Ridge Road (BMW) was made by Councilwoman Marsh and seconded by Ms. Whitchurch- Carluccio. All were all in favor.

The meeting was adjourned on a motion from Councilwoman Marsh, seconded by Vice Chairman Belgiovine. All were in favor.

Respectfully Submitted,

Clairesse Neumann
Planning Board Secretary