

**BOROUGH OF WOODCLIFF LAKE  
PLANNING BOARD  
JUNE 10, 2019  
MINUTES**

**Call to Order:**

The meeting was called to order at 7:00 p.m. at Borough Hall by Vice Chairwoman Jane Ann Whitchurch-Carluccio.

**Adequate Notice Statement:**

The Board Secretary 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.

**Flag Salute**

**The following member will be sworn in at the next Planning Board meeting:**

Class 1: Mayor Carlos Rendo

**Roll Call:**

Corrado Belgiovine, Councilman	Present
Jane Ann Whitchurch-Carluccio	Present
David Ciaudelli	Present
Nilufer DeScherer	Present
Cheryl Dispoto	Present
Robert Friedberg	Present
Angela Hayes, Councilwoman	Present
Joseph Langschultz	Absent
Brian LaRose	Absent
Peter Michelis	Absent
Thomas Panso	Absent
Carlos Rendo, Mayor	Absent
Brian Eyerman, Attorney	Present
Meg Smith, Secretary	Present
Evan Jacobs, Engineer	Not Requested
Richard Preiss, Planner	Present

**Board Discussion:**

**Ordinance 19-05** Consistency Review for Affordable Housing Ordinance which addresses the requirements of the Fair Housing Act and Uniform Housing Affordability Controls (UHAC) regarding compliance with the Borough's Affordable Housing Obligations.

Mr. Preiss, Board Planner, stated that this Ordinance repeals and replaces the current ordinance for Affordable Housing which pre-dates the declaratory judgement and settlement agreement. This ordinance takes the latest regulation relating to Affordable Housing matters for income requirements including bedroom distribution and affirmative marketing programs. It does not relate to any particular property but provides general requirements when dealing with Affordable Housing.

Mr. Preiss detailed two (2) outstanding issues with compliance for Affordable Housing agreement:

- 1) North Broadway affordable housing site is in the process of screening prospective re-developers. Following this meeting tonight the developers will be presenting their proposals.
- 2) Rosengren project is to sign a settlement agreement.

With these items in place, the Borough could go back to Court with full compliance.

Mr. Preiss explained that the Borough of Woodcliff Lake is different than other municipalities because they have an Affordable Housing Board which advises the Mayor & Council and the Planning Board. This board has been fundamental in the extension of controls for Centennial project and the Board has been retained.

Ms. Dispoto questioned if the phrase “in accordance with the latest requirements of Affordable Housing” assumes that the components of the settlement agreement are included in this ordinance as far as percentages and the low, variable and moderate income levels for the distribution of units.

Mr. Preiss stated that the components for bedrooms, distribution of units and income levels match the Uniform Housing Affordability Control (UHAC) regulations.

Mr. Eyerman stated that every municipality is currently going through this compliance process for Affordable Housing.

Mr. Preiss agreed and stated that the only thing unusual with Woodcliff Lake is the Affordable Housing Board which has been retained and regulations relating to this have been brought forward.

**Open to the Public:**

The meeting was open to the public with a motion from Councilman Belgiovine, seconded by Councilwoman Hayes. All Board members were in favor of the motion.

**Close to the Public:**

With no one from the public wishing to address the Board, the meeting was closed to the public with a motion from Vice Chairwoman Jane Ann Whitchurch-Carluccio, seconded by Mr. Ciaudelli. All Board members were in favor of the motion.

**Minutes:**

The minutes of the **January 14, 2018 Reorganization** meeting were approved on a motion from Councilman Belgiovine, seconded by Councilwoman Hayes, and carried by all members present.

**The meeting was adjourned** on a motion from Councilman Belgiovine, and seconded by Mr. Friedberg, and carried by all.

Respectfully Submitted,

Meg Smith  
Board Secretary