

**BOROUGH OF WOODCLIFF LAKE  
PLANNING BOARD  
NOVEMBER 12, 2019  
MINUTES**

**Call to Order:**

The meeting was called to order at 8:00 p.m. at Borough Hall by Chairman Joseph Langschultz.

**Adequate Notice Statement:**

The Councilman 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**

**Roll Call:**

Corrado Belgiovine, Councilman	Absent
Jane Ann Whitchurch-Carluccio	Absent
David Ciaudelli	Absent
Nilufer DeScherer	Present
Cheryl Dispoto	Present
Robert Friedberg	Present
Angela Hayes, Councilwoman	Present
Joseph Langschultz	Present
Brian LaRose	Present
Peter Michelis	Absent
Thomas Panso	Present
Carlos Rendo, Mayor	Present
Jonathan Lasser for Brian Eyeran, Attorney	Present
Meg Smith, Secretary	Present
Evan Jacobs, Engineer	Present
Richard Preiss, Planner	Present

**NEW APPLICATION**

**Estate of Paul and Linda Sacchieri / Maryann DeGeorge Executrix  
107 Woodcliff Avenue**

**Block: 2005.01 Lot: 13  
R 22.5 Zone**

Request for residential subdivision consisting of four (4) single family homes and Major Soil Moving Permit approval.

Mr. DelVecchio, attorney for the applicant, explained that this property was previously called Rocky Acres Farm and has a large pond. It is approximately 6.1 acres and is in the R 22.5 Zone.

Mr. DelVecchio stated that this application would re-develop the property from a single home to provide four (4) single family homes. Mr. DelVecchio stated that this application requests Preliminary and Final Subdivision and Major Soil Movement permit. A tree removal permit would also need to be provided and approved.

Mr. DelVecchio detailed information provided as follows:

A-1 Affidavit of Notice

A-2 Preliminary & Final Subdivision Plans last revised 7/19/19

A-3 Stormwater Management Report last revised 7/19/19

A-4 Stormwater Maintenance Manual last revised 7/19/19

Mr. Olivo, applicants' engineer from Stonefield Engineering & Design, stated that he was familiar with the property and the land use regulations. Mr. Olivo is also a licensed Planner in the State of NJ. Mr. Olivo stated that he has met with DEP regarding the water feature on this property.

Mr. Olivo stated that this residential zone is primarily single family homes and that this application replicates this pattern by proposing single family homes. Mr. Olivo stated that there is a 40 to 50 foot grade change across the site. Delineation of wetlands is in the intermediate classification and would require a 50 foot buffer.

Mr. Olivo stated that Lot 1 is the largest lot due to the pond which would be located on this lot. All lots comply with zoning requirements including lot sizes and setbacks. A 4,000 square foot footprint is proposed with driveways for each lot.

Mr. Olivo stated that there is currently no stormwater management on this property. This subdivision would provide stormwater management including collecting water on each lot in dry wells. This application also proposed developing swales to direct water and inlets to collect the water. Mr. Olivo also stated that water would be collected from the roadway and would be processed by a water quality unit before discharging into the pond.

Mr. Olivo stated that the roadway proposed would be a low intensity residential roadway. Sidewalks were proposed on one side of the roadway. Decorative LED lighting was proposed on both sides of the roadway and would be 12 feet high. While the light level at the closest property line was 1 ½ to 2 foot candles, the light levels to neighboring properties would be zero.

Mr. Olivo explained that he met with the DEP and has submitted for an LOI which would determine the properties classification. Mr. Olivo stated that both General permits and Flood Hazard permits would be required by the DEP and he believes that they can meet all requirements for those permits.

Mr. Olivo described general landscaping stating that many trees would line Woodcliff Avenue and be placed along the new roadway.

Mr. Olivo stated that he had reviewed the letter from the Fire Department and that the applicant will comply with the upsizing of the water line from 6" to 8" and the location for the fire hydrant.

Mr. Olivo addressed the Borough Engineer's review letter. Accessibility of the cul de sac for fire department and garbage trucks was reviewed in Exhibit A-5. Applicant agreed to changing the intersection's minimum radius from 20 to 25 and will comply with all County requirements for signing on Woodcliff Avenue. Mr. Olivo also stated that the applicant will agree to making modifications to drainage noted in the letter.

Mr. Olivo reviewed Exhibit A-6 for Tree Removal dated 11/12/19.

Ms. Disposito questioned the number of trees which are being removed.

Mr. Olivo stated that approximately 84 deciduous trees and 10 evergreen trees would need to be removed and most would be on the westerly side of the property where the roadway will be located.

Mr. Olivo stated that 14,000 cubic yards of soil would need to be moved, including 6,100 yards which would need to be imported. This soil would be used to create a flat area around the homes.

Councilwoman Hayes noted that approximately 80 deciduous trees were proposed to be removed and only 46 new trees were proposed. Ms. Hayes stated that she wanted to close the gap between the removal and the new tree planting.

Ms. DeScherer proposed more trees on the western side by the roadway and the end of the cul de sac.

Mr. Olivo stated that they were focusing on buffering between the light posts.

Mr. Olivo stated that applicant is managing off site flow onto the property per DEP direction. Water comes on the property and travels to the east and to the pond and from the pond to an off- site tributary. This flow remains the same with the proposed development.

Ms. DeScherer questioned filling in part of the creek.

Mr. Olivo stated that they will be filling in a man-made swale on the southerly side of the property according to DEP regulations.

Ms. DeScherer asked if the applicant considered moving the roadway further east and away from the neighbors on the westerly side.

Mr. Olivo stated that in order to meet the required roadway width and because of the wetlands on the east side, the roadway must stay where it is proposed.

Mr. LaRose questioned the amount of water directed toward the pond.

Mr. Olivo stated that all water is directed to the pond but some of the water is diverted along a different path.

Mr. LaRose questioned the driveway for Lot 1 and stated that there are visibility issues when coming down the hill. He believes the driveway should be based off the new roadway and not Woodcliff Avenue.

Mr. Friedberg agreed that the driveway for Lot 1 should be from the new roadway and suggested that it be further down and circle back to the home.

Mr. Olivo stated that they were trying to minimize impervious coverage.

Mr. Friedberg noted the close proximity of the home on Lot 4 to the neighbor on the west side. He proposed that the home on this lot be positioned closer to the east side of the property to allow more space between the homes.

Mr. Friedberg also noted that the trees end at the cul de sac and there is no buffer along the rest of the property line.

Mr. Olivo stated that this is a steep slope area but he would investigate planting along this property line.

Mayor Rendo noted the sidewalk proposed along one side of the roadway and questioned the applicants' professionals regarding a sidewalk on Woodcliff Avenue.

Mr. Olivo stated that he will look into a sidewalk on Woodcliff Avenue.

Mayor Rendo questioned where the collected water would go.

Mr. Olivo stated that water from Lots 3 & 4 is directed by swales to the head wall. Water from Lots 1 & 2 and the roadway is collected in dry wells and slowly released toward the pond.

Mr. Panso questioned the grading of the property on the west side of the proposed roadway and noted that there is a 12 foot difference and no retaining wall is being proposed. Mr. Panso questioned the distance from the property line to the proposed roadway and this 12 foot slope.

Mr. Olivo stated that no retaining wall was proposed. There could be terraced wall or soil erosion fabric with re-grading done on this approximately 25 feet.

Mr. Panso noted a concern with water runoff during construction with tree removal and steep slopes present.

Mr. Olivo stated that this project would need to comply with Soil Erosion requirements during construction and after construction would have 46 trees or possibly more.

Ms. Dispoto questioned the possibility of additional wetlands.

Mr. Olivo stated that an LOI was obtained from the DEP detailing all wetland areas for this property.

Ms. Dispoto questioned moving the roadway.

Mr. Olivo stated that moving the roadway would bring it closer to the pond and the wetland area.

Mr. LaRose questioned Stormwater Maintenance and Mr. Olivo advised that the cost of the maintenance would be paid by the homeowner.

Mr. Langschultz confirmed that each home will have a separate dry well and that swales will re-direct water into these dry wells. He also confirmed that utilities will be underground and that lighting would be properly shielded.

Mr. Langschultz questioned the size of the new home replacing the existing home. Mr. Olivo stated that the new was larger but original would be totally removed and the new home would now conform with front yard setbacks.

Ms. DeScherer stated concerns regarding soil quality and potential water issues with basement. Mr. Olivo stated that there should be no water issues if the property around the building was graded correctly.

Mr. Jacobs requested confirmation that the fire department has reviewed and approved the circulation plan.

Mr. Jacobs wanted to confirm that the current Soil Movement application applies to the single lot that exists today but that individual soil movement permits will also need to be obtained as each lot is developed.

Mr. Olivo agreed.

Mr. Preiss confirmed that applicant will provide a map of existing steep slopes in various categories and detail for disturbance of the steep slopes.

Mr. Preiss confirmed that the applicant would work with the Shade Tree Committee for removal of the proposed trees. Mr. Preiss questioned the possibility of 1 to 1 tree replacement. He suggested having homeowners commit to necessary tree quantities if enough trees could not be planted around the perimeter of the property and along the roadway.

Mr. Preiss stated that the footprint would not exceed 4,000 square feet but could move within the building envelope. Mr. Preiss questioned if the location of the driveways could change. Mr. Olivo stated that this would not be likely. He confirmed that accessory structures could be requested by the homeowner at a later date.

Mr. Preiss discussed the angle of the property line between Lot 3 and Lot 4. Mr. Preiss stated that this angle is not radial to the cul de sac but this makes for a more regular shaped and equal sized lot.

Mr. Preiss questioned how the homeowners would be limited from disturbing the wetland.

Mr. DelVecchio stated that he would check the LOI to see if deed restrictions were required.

Mr. Preiss stated concern for homeowner disturbing the pond or the easements. Both Mr. Preiss and Mr. Jacobs believed that deed restrictions would be needed.

Ms. Hayes stated that there have been issues with the pond and asked who would be responsible to maintain.

Mr. DelVecchio stated that the proposal keeps the pond on one lot, Lot 1, and the owner of this property will be responsible for the upkeep of the pond.

**Open to the Public:**

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

Ms. Dalaker, Daniel Court, will be approximately 20 feet to Lot 4. She is concerned regarding drainage since there is no berm proposed. Ms. Dalaker stated concern for homeowners maintaining wetlands.

Mr. Wexler, 121 Woodcliff Avenue, stated a concern with the new roadway and its proximity to the rear yard of neighboring homes.

Mr. Olivo stated that there was 20 feet or more from the neighboring property lines to the proposed roadway.

Mr. DelVecchio stated that this roadway is a glorified driveway servicing three (3) homes and will never be a cut thru.

Mr. Wexler questioned why the applicant did not propose access from Heritage Court.

Mr. Olivo stated that they could not access from Heritage Court because of the water feature.

Mr. Wexler stated that children are not safe when walking or crossing on Woodcliff Avenue. He requested a sidewalk on this property on Woodcliff Avenue.

Mayor Rendo requested sidewalks on Woodcliff Avenue and applicant will reconsider.

Mr. Wexler stated that this pond is infested by mosquitos.

Mr. Scharf, 31 Daniel Court, questioned the large drop off on the westerly side and asked if retaining walls could be provided for safety and to prevent runoff. Mr. Scharf requested that trees be extended for the length of the property instead of ending at the cul de sac. Mr. Scharf also asked about provisions for wildlife on the property.

Mr. Olivo stated that DEP considers wildlife on the property. Mr. Olivo stated that the limit of disturbance, noted on C-9, leaves a large portion of the property undisturbed.

Mr. Olivo stated that they will walk the property and make trees with the Shade Tree Committee.

Mr. Scharf asked if they will be working with the neighbors.

Mr. Olivo stated that they will work with the neighbors when possible.

Mr. Langschultz suggested that neighbors work with Shade Tree committee to coordinate.

Mr. Scharf questioned the lighting proposed on the roadway and asked if all the lighting was necessary for three (3) houses.

Mr. DelVecchio stated that the proposed lighting complies with RSIS standards but that it could be reconsidered if given direction from the Board.

Ms. Neubauer, 104 Woodcliff Avenue, heard the possibility of moving the driveway for Lot 1 and questioned it could be required for the house to face Woodcliff Avenue. She is located directly across the street and would not want to look out at the back of a house on Lot 1.

**Close to the Public:**

The meeting was closed to the public with a motion from Councilwoman Hayes, seconded by Mr. Panso. All Board members were in favor of the motion.

Mr. La Rose would like to see the distance of the houses neighboring the westerly side of the property to the proposed roadway.

**Open to the Public:**

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

The applicant requested to finish administrative business for this application.

**Close to the Public:**

The meeting was closed to the public with a motion from Mr. Panso, seconded by Mr. LaRose. All Board members were in favor of the motion.

The applicant requested direction from the Board regarding sidewalk and lighting and requested to be carried without further notice to the December 9<sup>th</sup> meeting.

Ms. DeScherer and Mr. Friedberg recommended moving the roadway away from property lines on the westerly side.

Ms. Dispoto recommended a retaining wall, removal of the sidewalk along the roadway, less lighting and more trees.

Mr. Jacobs proposed 3-4 light poles on the easterly side only. One by the intersection with Woodcliff Avenue, one near the cul de sac and one in the middle of these two others.

Mr. Panso agreed with proposal for no roadway sidewalk and fewer light poles. He stated that Lot 1 cannot have driveway on Woodcliff Avenue and that the driveway must be moved to the proposed roadway.

**Open to the Public:**

The meeting was open to the public with a motion from Mr. Panso, seconded by Mayor Rendo. All Board members were in favor of the motion.

Mr. Wexler asked if this application was subject to a purchase agreement and if a buyer and builder have been selected.

Mr. DelVecchio stated that it was not.

**Close to the Public:**

The meeting was closed to the public with a motion from Mayor Rendo, seconded by Mr. Hayes. All Board members were in favor of the motion.

**Minutes:**

The minutes of the **September 16, 2019** meeting were approved with an edit as noted on a motion from Mr. Panso, seconded by Mr. Friedberg. All members present were in favor of the motion except for Ms. Dispoto, Councilwoman Hayes, Mayor Rendo and Ms. Dispoto who were not present for the meeting and abstained from the vote.

**The meeting was adjourned** on a motion from Ms. Dispoto, seconded by Mr. Panso, and carried by all.

Respectfully Submitted,

Meg Smith  
Board Secretary