

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
JUNE 14, 2021
MINUTES**

CALL TO ORDER:

This virtual meeting was called to order at 5:00 p.m. at Borough Hall 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. Subsequent notice was published in The Record and the Ridgewood News to meet guidelines established for a virtual meeting. 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	Absent
Jane Ann Whitchurch-Carluccio	Present
Michael Casale	Absent
Nilufer DeScherer	Present
Stephen Falanga, Councilman	Present
Robert Friedberg	Present
Josephine Higgins	Present
Jennifer Howard	Present
Brian LaRose	Present
Thomas Panso	Present
Heidi Pollack	Absent
Carlos Rendo, Mayor	Absent
Brian Eyerman, Attorney	Present
Evan Jacobs, Engineer	Not requested
Elizabeth Leheny, Planner	Present
Meg Smith, Secretary	Present

BOARD DISCUSSION

The Mayor and Council has passed the first reading of Ordinance 21-07 regarding the prohibition of Marijuana establishments and uses. Councilman Falanga explained that if the borough does not prohibit by August, then marijuana establishments would be allowed to open anywhere in the borough.

Chairman Friedberg stated that this Ordinance prohibits all marijuana establishments in all areas

of the Borough. Chairman Friedberg stated that some uses could be approved separately in certain areas by a follow up Ordinance.

Mr. Eyerman stated that each municipality must opt in or opt out by August.

Mr. LaRose stated that he was open to consider certain marijuana uses and establishments, like medical research, and was opposed to a total denial of any marijuana uses and establishments.

Councilman Falanga stated that the Mayor and Council has voted on a standard or model ordinance for Marijuana establishments and uses.

Mr. Eyerman stated that the State has not provided the guidelines and rules. Mr. Eyerman stated that most municipalities are following the same procedure until more details are provided.

A motion to approve Ordinance 21-07 was made by Vice Chairwoman Whitchurch - Carluccio and seconded by Councilwoman Higgins. All Board members voted in favor of the motion.

Ms. Leheny, Board Planner, updated the Board on the Master Plan Development Committee. There was a public meeting on May 12, 2021 to gather information from residents. Approximately 80 participants attended and were divided into smaller groups to discuss 5 survey questions. Surveys have been distributed in the Borough newsletter and were available on the Borough website. Approximately 200 survey responses were received which provided residents' feedback and concerns. Stakeholder Interviews are being held with borough employees and/ or residents who are experts in certain areas. The Master Plan is currently in a gathering phase but draft recommendations from the information gathered will be presented to the Master Plan Development Committee and Planning Board by the end of the summer or early fall. Board Planner and the Master Plan Development Committee are planning on having the Master Plan completed by the end of the year.

Mr. Panso questioned who the Stakeholders were and how they were chosen.

Ms. Leheny explained that these were informational interviews with the Senior Association, the Sports Leagues, the Police Department, the Fire Department, and the School, as examples. A list will be emailed detailing the Informational Interviews being done.

Councilwoman Higgins stated that the surveys can be submitted until the end of June.

PUBLIC SESSION

The meeting was opened to the public on a motion from Councilwoman Higgins, seconded by Ms. DeScherer, and carried by all.

The phone number was provided to the public to call in with any questions or concerns. 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. Borrelli questioned the stakeholder interviews and stated that residents had differing perspective based on the part of town that they lived – the East side vs. the West side.

Ms. Appelle agreed with Ms. Borrelli and invited residents from the West side of town to visit the East side of town. She stated that the abandoned gas station on Broadway has been a concern for many years.

The meeting was closed to the public on a motion from Councilwoman Higgins, and seconded by Ms. DeScherer, and carried by all.

APPROVAL OF MINUTES

A motion to approve the minutes of the April 12th meeting was made by Mr. Panso and seconded by Councilwoman Higgins. All Board members voted in favor of the motion.

The meeting was adjourned on a motion from Councilwoman Higgins, and seconded by Mr. Panso, and carried by all.

Respectfully Submitted,

Meg Smith
Board Secretary