

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD MEETING
NOVEMBER 9, 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	Joined at 5:15pm
Jane Ann Whitchurch-Carluccio	Absent
Michael Casale	Absent
Nilufer DeScherer	Present
Stephen Falanga, Councilman	Absent
Robert Friedberg	Present
Josephine Higgins, Councilwoman	Present
Jennifer Howard	Absent
Brian LaRose	Absent
Thomas Panso	Present
Heidi Pollack	Present
Carlos Rendo, Mayor	Absent
Brian Eyerman, Attorney	Present
Evan Jacobs, Engineer	Not requested
Elizabeth Leheny, Planner	Present
Meg Smith, Secretary	Present

RESOLUTION OF DENIAL

Donna Abene
124 Woodcliff Avenue
Request for Minor Subdivision

Block: 2001 Lot: 12
R-22.5 Zone

A motion was made by Mr. Panso and seconded by Ms. Pollack to deny the requested subdivision at 124 Woodcliff Avenue as amended. On a roll call vote the motion was approved by Chairman Friedberg, Ms. Pollack, Ms. DeScherer, and Mr. Panso. Councilwoman Higgins was recused from this application and did not vote.

BOARD DISCUSSION

Mr. Friedberg stated that the Land Use Section of the Master Plan was reviewed at the Planning Board meeting held on 10/14/21. Mr. Friedberg stated that any questions on the Land Use Element would be addressed. Three other sections of the Master Plan including the Conservation and Open Space Element, Community Facilities Element and the Historic Preservation Element will be presented and discussed at this meeting. Mr. Friedberg stated that the Master Plan Development Committee will be meeting to address any concerns raised at the Planning Board and Zoning Board presentations.

Ms. Leheny, Board Planner, presented an overview of the recommendations which include Goals with Objectives and Action Items. Ms. Leheny summarized recommendations to include eliminating barriers to home improvement, review and update zoning for wireless telecommunications and houses of worship and developing a vision for the Broadway Corridor.

Ms. Pollack questioned the chance of developing a vision of the Broadway Corridor.

Ms. Leheny suggested that the focus could be on a specific area or block and that this is the strategy that she has used in other towns and she believes this is more achievable.

Ms. Leheny and Ms. Chen reviewed recommendations for the Conservation and Open Space Element which included discussion of Galaxy Garden and Shade Tree Committee.

Ms. Higgins noted that Neglia will be providing information for the Circulation and Utilities element of the Master Plan.

Ms. Leheny reviewed the Community Facilities Element which included a discussion regarding a library and the barriers which prevented the town from having its own library. Ms. Leheny recommended that some services provided by a library can be provided in other ways.

Mr. Panso noted the major expense of a library and Mr. Belgiovine stated that many services previously provided by the library are now handled by the school.

Ms. Leheny and Ms. Chen discussed the Historic Preservation Element recommending preservation with blue placards for education and recognition purposes. Ms. Leheny stated that she was not recommending adding historic properties to the national list as this can be very restrictive.

PUBLIC SESSION

The meeting was opened to the public on a motion from Mr. Panso, seconded by Councilwoman Higgins, 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. Appelle, resident, stated that she was concerned with the recommendation for an Area in Need of Redevelopment and was afraid that it would give the developers an advantage.

Ms. Leheny stated that this approach of an Area in Need of Redevelopment could work and stated that the town still has control of what would be approved. Ms. Leheny noted that the public feels that something needs to change on Broadway based on comments received at the public meeting and on the surveys.

Ms. Appelle noted that the gas station on Broadway continues to be a problem.

Mr. Couto, resident, stated a concern that an Area in Need of Redevelopment will be very expensive to the borough. Mr. Couto stated a concern that developers will exploit and the community will fight the development. Mr. Couto stated that when the developer is denied, this can result in litigation. Mr. Couto would like recommendations that are more specific to allowable density instead of having an Area in Need of Redevelopment.

Ms. Borelli, resident, concerned about development on Broadway and the effect on home values. Ms. Borelli stated that if done right it could provide a quaint area and suggested the possibility of townhouses. Ms. Borelli stated a concern with the Area in Need of Redevelopment being exploited by developers and asked for clarification on next steps for the Master Plan process.

Ms. Leheny stated that this review and current document was a draft. The Master Plan will be brought back to the Planning Board to either adopt or not adopt.

With no other members of the public wishing to address the Board, the meeting was closed to the public on a motion from Councilwoman Higgins, and seconded by Ms. Pollack, and carried by all.

Chairman Friedberg stated that concerns from the Planning Board and Zoning Board meetings will be reviewed by the Master Plan Development Committee at their next meeting the following night.

APPROVAL OF MINUTES

A motion to approve the minutes of the October 14th meeting was made by Councilwoman Higgins and seconded by Ms. DeScherer. All Board members voted in favor of the motion.

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

Respectfully Submitted,

Meg Smith
Board Secretary