

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
JANUARY 10, 2022
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.

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2022 REORGANIZATION

The following members were sworn in by Attorney Eyerman:

Class I: Mayor Rendo (term ending December 31, 2022)

Class II Member: Heidi Pollack (term expiring December 31, 2022)

Class III Member: Councilwoman Josephine Higgins (term ending December 31, 2022)

Class IV: Corrado Belgiovine (term ending December 31, 2025)

Mayor Designee: Councilman Stephen Falanga (term ending December 31, 2022)

Roll Call:

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|-------------------------------|---------|
| Corrado Belgiovine | Present |
| Jane Ann Whitchurch-Carluccio | Absent |
| 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 | Present |
| Carlos Rendo, Mayor | Present |

Brian Eyerman, Attorney
Anthony Kurus, Engineer
Elizabeth Leheny, Planner
Meg Smith, Secretary

Present
Present
Present
Present

Chairman / Vice Chairman of the Planning Board:

A motion was made by Councilwoman Higgins to appoint Robert Friedberg as Chairman of the Planning Board for the year 2022. The motion was seconded by Mr. Belgiovine. On a roll call vote, all members were in favor. Mr. Friedberg was named Planning Board Chairman for 2022.

A motion was made by Mr. Panso to appoint Corrado Belgiovine as Vice Chairman of the Planning Board for the year 2022. The motion was seconded by Councilwoman Higgins. On a roll call vote, all members were in favor. Mr. Corrado Belgiovine was named Vice Chairman for the Planning Board for 2022.

Planning Board Professionals and Secretary:

A motion was made by Mr. Belgiovine to appoint Brian Eyerman, of Dario, Albert, Metz & Eyerman as the Planning Board Attorney, Anthony Kurus, of Neglia Engineering, as the Board Engineer, Elizabeth Leheny, of Phillips, Preiss, Grygiel LLC, as Board Planner, Brian Intindola, of Neglia Engineering, as Board traffic consultant and Meg Smith as Board Secretary for the year 2022. This motion was seconded by Ms. Pollack. All members were in favor of the motion, none opposed.

Resolution No. 21-01

Approval of 2022 Planning Board Meeting Dates

A motion to approve the 2022 schedule of the Planning Board meetings as amended was made by Vice-Chairman Belgiovine, seconded by Councilwoman Higgins. All board members were in favor on a roll call vote and 2022 meeting dates were approved.

Board Discussion

The Board reviewed the 2021 Planning Board Annual Report which summarized board activity. There were no questions or changes to the report.

Review and Discussion of Revised Draft Master Plan

Ms. Leheny, Board Planner, reviewed changes to the draft Master Plan which included addressing residential issues with pool houses and generators and re-zoning in areas with many non-conforming lots. Ms. Leheny also reviewed recommendations to address concerns regarding wireless telecommunications and houses of worship which are governed and regulated by the Federal Government to make sure our Ordinances match Federal requirements. Draft recommendations included coordinating efforts with neighboring municipalities and considering additional housing for seniors.

Mr. LaRose questioned if there are any regional boards to address neighboring community issues. Ms. Leheny stated that she is only aware of County and State boards which cannot mandate changes. Ms. Leheny noted that the County has some control since they are responsible for

decisions involving county roads.

Councilwoman Higgins noted that local Mayors meet the 2nd of every month.

Ms. Pollack questioned the timing for implementation of these recommendations.

Ms. Leheny noted that there is an implementation chapter at the end of the Master Plan and that some recommendations are short term, some are long term and some are on-going.

Mr. Panso noted that there is a cost factor involved.

Vice Chairman Belgiovine questioned the zoning for non-conforming properties to make them conforming.

Ms. Leheny stated that the borough could carve out certain areas and change zoning to match existing conditions.

Ms. Leheny discussed creating an overlay for the Egg Farm property to consider townhouses for seniors with a density of 4 per acre. It was noted that this property is on Overlook Drive and backs up to the Garden State Parkway.

Chairman Friedberg noted that these revised Master Plan recommendations would be presented at the next Zoning Board meeting.

Ms. DeScherer noted that it is important to locate senior housing near shopping.

Ms. Leheny reviewed the revised recommendations for the Broadway Corridor to include using Redevelopment Law only at 126 Broadway, combining the S-O and B-1 zones and amending number of stories, height and density for this zone. Ms. Leheny noted that new structures would be subject to the existing design guidelines which would be respectful of the residential character of this zone.

Chairman Friedberg noted that proposed mixed use buildings would not need to be 100% retail on the 1st floor. Chairman Friedberg also noted that something needs to be done to revitalize this area or that it will stay the same for the next decade. Chairman Friedberg stated that he believes these recommendations are clearly better than doing nothing and that they may make sense due to the rental market.

Mr. LaRose questioned the number of acres in the Broadway Corridor and stated that he did not want a development like the St. James in Park Ridge.

Chairman Friedberg noted that the property for St. James had one owner and the Broadway Corridor has multiple owners.

Vice Chairman Belgiovine stated that these recommendations proposed a possibility for change

and noted that an increase in height allows for better retail and luxurious apartments.

Ms. Leheny noted that the ground floor of the mixed use buildings could have retail/ commercial in front but allow parking on ground floor in the back which would help meet parking requirements. Ms. Leheny noted that recommendations include working with NJ transit and the County to expand / allow parking on Broadway.

Chairman Belgiovine noted that parking restrictions will dictate the number of units allowable.

Ms. DeScherer questioned the size and density proposed for 188 Broadway.

Ms. Leheny noted the potential for large lots becoming available for redevelopment and reviewed the recommended guidelines for the borough which include providing a variety of housing. Ms. Leheny noted that the recommendations also noted that these properties should not be completely residential to allow for ratables.

Mr. Kurus, Board Engineer, stated that the Circulation and Utilities Elements of the Master Plan would be available for presentation at the next meeting.

Ms. Leheny stated that a complete Master Plan including these elements will be presented at the next Planning Board meeting.

Public Session

The meeting was opened to the public on a motion from Councilwoman Higgins, seconded by Vice Chairman. Belgiovine, 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 stated that she appreciated the design standards and the beautification of Broadway. Ms. Appelle asked if several recommendations including area in need of redevelopment for the old gas station, combining the S-O and B-1 zones and changing height and the number of stories can all be done at the same time.

Ms. Leheny stated that an Area in Need of Redevelopment can be lot specific and that both the Area in Need of Redevelopment and the change in Zoning can both be recommended.

Ms. Appelle stated that she is concerned that zoning will be ruled by variance.

Ms. Leheny noted that an applicant would need to present and prove their case in order to get variance approval.

Ms. Borrelli questioned the different densities recommended at the Egg Farm vs. Broadway.

Mr. Friedberg stated that the Broadway corridor is more commercial and was originally proposed as a walkable downtown area.

Ms. Borrelli stated the 62 Broadway was not allowed by Zoning but was approved by variance. Ms. Borrelli also questioned why recommendations don't include townhomes instead of the three story buildings being recommended.

Ms. Leheny noted that north of Highview on Broadway has some large residential lots which could be a possible location for townhomes. Ms. Leheny stated that information collected from the public at meetings and from the survey indicates that residents want a change on Broadway. This recommendation would maintain a tax base and provide residential.

Ms. Borrelli stated that if all properties south of Highview were three story buildings that it would not be attractive. She noted that she did not agree with the density proposed and that cumulatively allowing this density would cause significant traffic issues. Ms. Borrelli stated that others in town did not realize what the East side is dealing with.

Ms. Jeffas noted that the home at 30 Kenwood had been demolished and is now vacant and this property is about 1 acre. Ms. Jeffas noted that there was a landlocked property adjoining 30 Kenwood which is approximately 3 1/2 acres. Ms. Jeffas noted that a third property with a Pascack Road address adjoins these properties and is about 3 acres. Combining these properties would have a total acreage of 8 or 9 acres. Ms. Jeffas is concerned that this is an opportunity for someone to develop this land in a way that would not be wanted.

Mr. Marson stated that he does not agree with a density of 10 units per acre on Broadway and that this density would not provide an incentive for commercial. Mr. Marson stated that rentals run themselves but that an economic incentive is needed to make sure that the commercial portion is stressed. Mr. Marson stated that the difference in recommended densities shows the disparity on the sides of town. Mr. Marson also stated his concern that the owner of the gas station is waiting to overdevelop.

Mr. Couto stated concerns regarding the density proposed and noted that 62 Broadway was allowed by variance. Mr. Couto stated a concern that allowing a density of 10 could become a request of 20 by variance. Mr. Couto stated that if a density of 10 is allowed on Broadway that it should be the same everywhere in town. Mr. Couto recommended that the density on Broadway be 5 to 6 units per acre.

Ms. Leheny noted that the recommendations of 10 are only for a certain zone.

Mr. Couto noted a concern that unintended consequences could come from relaxing the standards and this could lead to litigation. He recommended keeping the density low. Mr. Couto stated that 216 Broadway is proposing 6 units on a 15,000 sq ft lot.

With no other members of the public wishing to speak, **the meeting was closed to the public** on a motion from Mr. Panso, and seconded by Vice Chairman Belgiovine, and carried by all.

Minutes

The minutes of October 21, 2021 and November 9, 2021 were approved on a motion from Vice Chairman Belgiovine, seconded by Mr. Panso, and carried by all members that were present at the October 21st and November 9th, 2021 meetings.

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

Respectfully Submitted,

Meg Smith
Board Secretary