

**BOROUGH OF WOODCLIFF LAKE  
PLANNING BOARD  
MARCH 16, 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. 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	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	Absent
Brian Eyerman, Attorney	Present
Anthony Kurus, Engineer	Present
Elizabeth Leheny, Planner	Present
Meg Smith, Secretary	Present

**Review and Discussion of Master Plan**

Chairman Friedberg state that it was important to note the areas of concern.

**Public Session**

Chairman Friedberg stated that the Master Plan was expected to be adopted tonight. He explained that the Planning Board adopts the Master Plan directly and the Mayor and Council adopts by changing ordinances to implement the changes needed. Chairman Friedberg stated that Phillips, Preiss was hired to draft the Master Plan and that they have worked for the Borough for several years. Elizabeth Leheny, assisted by Dijia Chen, were the Professional Planners from

Phillips, Preiss who were in charge of this project and they are recognized as experts in their field.

Chairman Friedberg stated that a Master Plan Development Committee was established by the Mayor and this committee consisted of 10 members as follows: 3 members from the Council, 3 members from the Zoning Board, 2 members from the Planning Board and 2 members representing WCL residents. Chairman Friedberg stated that this committee met 12 times and that the draft Master Plan was presented to the Zoning Board two times and the Planning Board four times for a total of 18 meetings. Chairman Friedberg stated that he believes that the recommended changes are good for the whole town and that this Master Plan will be a step forward for Woodcliff Lake.

Chairman Friedberg opened the meeting for comments from any Planning Board members.

Vice Chairman Belgiovine stated that the introduction was great.

Councilwoman Higgin stated that she was concerned about discussing the Egg Farm which is the Finn property. She stated that she knows the owner and did not believe that it was proper for the Board to get involved in a discussion about this property and asked Mr. Eyerman if this could be considered spot zoning.

Mr. Eyerman stated that this would not be considered spot zoning.

Chairman Friedberg stated that the Master Plan tried to consider larger properties which could become available and could be developed. The committee and the Master Plan wanted to provide for older residents who might want to downsize or provide starter homes for new families.

Councilwoman Higgins asked if any other properties were considered.

Chairman Friedberg stated that no other properties were considered but that developers could combine multiple properties, like Pulte combining 7 properties to develop The Gables.

**The meeting was opened to the public** on a motion from Councilwoman Higgins, seconded by Mr. LaRose, 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.

Mr. Padover stated that the Master Plan has some good points and was well thought. He questioned Action #2 to update the Broadway design guidelines and stated that this objective was not given enough magnification. He stated that there has been no comprehensive plan for beautification and that this was only lip service to the biggest issue. Mr. Padover stated that the Master Plan Development Committee missed an opportunity to create a vision for the Broadway Corridor by looking at Broadway as individual lots instead of as a comprehensive area.

Chairman Friedberg stated that the Master Plan did not create design standards.

Mr. Belgiovine stated that design standards were already in place.

Ms. Leheny agreed that design standards were already in place and this recommendation was to expand these guidelines on Broadway.

Mr. Padover stated that the committee decided not to do standards.

Ms. Leheny stated that standards should not be done in a Master Plan but would be done by ordinance.

Mr. Padover asked for an explanation regarding a non-condemnation area.

Mr. Eyerman stated that the recommendation in the Master Plan would identify an area in re-development but that this property would not be condemned and will not be purchased by the Borough.

Ms. Leheny stated that the Mayor and Council could authorize a study to be done to qualify a property as an area in need of redevelopment. If it qualified then the Borough could work with the property owner to redevelop with different criteria than regular zoning.

Mr. Padover questioned if neighboring property owners could be part of the process.

Ms. Leheny stated that they would need to qualify first and this process would be done thru the public meeting process.

Ms. Borrelli stated that 62 Broadway was used as a benchmark and they have a 150 foot setback. Ms. Borrelli stated that other properties on Broadway do not have this have this setback and will be closer to the street. Ms. Borrelli stated that Broadway will look like a canyon and instead requested a quaint street with residential type structures. Ms. Borrelli asked if the NJ Design standards would hold true on Broadway.

Ms. Leheny confirmed that the NJ Design standards would apply but that other properties do not have the 150 foot setback.

Ms. Borrelli stated that the recommendations were vague regarding the ground floor.

Chairman Friedberg stated that the ground floor can be residential. Chairman Friedberg stated that retail has changed and we do not want retail spaces to be empty.

Ms. Borrelli stated that north of Highview there are properties with 5 acres.

Ms. Leheny stated that this is a single family residential zone.

Ms. Levine questioned the Master Plan – Section 3.4.2 regarding the Broadway corridor and the

build out analysis noted. Ms. Levine questioned why with the given limitations this would be noted as an area of concentrated development.

Ms. Chen, Planner for Phillips, Preiss, stated that this is a required element of the Master Plan for Hazard Vulnerability Analysis which is a hypothetical to build out to the max and see if any flood zones or major hazards would be noted.

Ms. Levine stated that she walks every morning on Broadway and that the sidewalks are a tripping hazard and need repair.

Ms. Leheny stated that this would be part of the re-development and re-investment which is recommended in the Master Plan. Ms. Leheny noted that Broadway is a County road.

Ms. Levine noted the importance of pedestrian connectivity and requested sidewalks for Kinderkamack to Wooddale County Park, along Woodcliff Avenue and along Werimus Road.

Mr. Belgiovine stated that concerns regarding sidewalks are not part of the Master Plan and that it should be addressed by the Mayor and Council. Sidewalks along Woodcliff Ave have been considered previously but would involve taking away property from residents and moving telephone poles which are both very expensive.

Ms. Levine requested setbacks, the bigger the better on Broadway.

Mr. Couto questioned if the email that he sent had been distributed to the Board and the Board Planner.

Chairman Friedberg stated that his email had been distributed.

Mr. Couto stated that he would like to add Prospect and Kinderkamack Avenues to the request for sidewalks.

Ms. Leheny advised that the Master Plan provides overall policy recommendations. The Mayor and Council will implement the actual details by ordinance.

Mr. Couto asked if the Planner or any of the Board members had questions regarding his measurements for 62 Broadway.

Ms. Leheny stated that she could not verify his calculations but agreed that 62 Broadway has significant setbacks.

Mr. Couto stated that 40 foot setbacks are proposed but that 62 Broadway, which was used as a benchmark, had 150 foot setback. Mr. Couto stated that most properties on Broadway have a 70 foot setback.

Ms. Leheny stated that bulk standards, including setbacks, are part of zoning which is done by the Mayor and Council. Ms. Leheny stated that everyone wants Broadway to be attractive and

not look like a canyon.

Mr. Couto stated a concern that recommending 10 units per acre for density would only increase if variances were granted.

Mr. Eyerman stated that the Board could not address “what if” scenarios on possible applications. Mr. Couto questioned what density the Master Plan recommended for Broadway.

Ms. Leheny stated that a density of 10 per acre is the recommended density for Broadway in the Master Plan.

Mr. Friedberg stated that the Master Plan was guided by the Planners with all their expertise and experience. Mr. Friedberg stated that 212 resident surveys were received and the Broadway area was a major concern of many residents.

Mr. Couto stated that the top two concerns of the survey were Beautification of Broadway and Overdevelopment on Broadway.

Mr. Belgiovine stated that the Master Plan has addresses these concerns. The Master Plan will encourage some development and revitalization.

Ms. Appelle stated that residents want revitalization of Broadway but do not want urbanization of Broadway. Ms. Appelle stated that residents want Broadway to look good and not be overcrowded. Ms. Appelle asked if there were any questions about her letter to the Board.

Chairman Friedberg confirmed that he read Ms. Appelle’s letter.

Mr. Belgiovine stated that most of Ms. Appelle’s concerns in her letter have been addressed.

Ms. Appelle stated that herself and some residents have spent 2 ½ years attending Zoning Board, Planning Board and Mayor and Council meetings as well as knocking on doors to make sure residents were aware of what could happen on Broadway. Ms. Appelle asked how she could get her letter read into the record.

Mr. Eyerman stated that Ms. Appelle’s letter has been acknowledged by the Board and has been detailed as correspondence. Mr. Eyerman stated that these are public documents which will be kept in the file.

Chairman Friedberg stated that the Master Plan Development Committee and the Board Planners have spent an enormous amount of time considering recommendations and presenting the Master Plan. Chairman Friedberg stated that he believes that the Master Plan presented is a great document and is representative of what Woodcliff Lake residents want moving forward.

Ms. Leheny and Ms. Chen were sworn in by Mr. Eyerman.

With no other members of the public wishing to speak, **the meeting was closed to the public on**

a motion from Mr. Belgiovine, and seconded by Mr. LaRose, and carried by all.

Councilman Falanga thanked the residents and the public for their participation and stated that their participation drove the process.

Councilwoman Higgins stated that it was her honor to serve as Chairwoman of the Master Plan Development Committee and believes that this has been a coordinated effort. Councilwoman Higgins stated that she believes that this Master Plan portrays a respectful and shared vision for the Borough. Councilwoman Higgins stated a concern with sidewalks from the school to the pool and noted that she believed that this presented a danger.

Mr. Belgiovine stated that this concern must be addressed by the Mayor and Council.

A motion to approve the 2022 Master Plan was made by Mr. Belgiovine, seconded by Mr. Panso. On a roll call vote, all board members present were in favor of the motion except for Councilwoman Higgins who abstained from the vote.

### **Minutes**

**The minutes of February 17, 2022** were approved on a motion from Mr. Panso, seconded by Ms. DeScherer, and carried by all members that were present at the meeting.

**The meeting was adjourned** on a motion from Vice Chairman Belgiovine, and seconded by Ms. Pollack, and carried by all.

Respectfully Submitted,

Meg Smith  
Board Secretary