

**BOROUGH OF WOODCLIFF LAKE  
PLANNING BOARD  
APRIL 14, 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	Present
Nilufer DeScherer	Present
Stephen Falanga, Councilman	Present
Robert Friedberg	Present
Josephine Higgins	Absent
Jennifer Howard	Present
Brian LaRose	Absent
Thomas Panso	Present
Heidi Pollack	Present
Carlos Rendo, Mayor	Absent
Brian Eyerman, Attorney	Present
Brian Intindola for Anthony Kurus, Engineer	Present
Elizabeth Leheny, Planner	Present
Meg Smith, Secretary	Present

Mr. Casale was sworn in by Attorney Eyerman as Alternate 2 (term ending December 31, 2023).

**RESOLUTION OF APPROVAL**

2022 Woodcliff Lake Master Plan

A motion to approve the Resolution for the 2022 Master Plan was made by Vice Chairman Belgiovine, seconded by Councilman Falanga. On a roll call vote, all board members present were in favor of the motion except for Michael Casale who abstained due to absence at the March 16, 2022 meeting with the original vote.

**APPLICATION (New)**

**Woodstack Homes at Rosengren Court  
Rosengren Court**

**Block: 2205 Lot: 2.01, 3, 4, 5 & 6**

Request for a development with 15 townhouse units and associated amenities distributed in 4 buildings, including 3 four unit buildings and 1 three unit building. Each townhouse will be a three bedroom unit with two car garages and individual driveways.

Mr. Chewcaskie, attorney for the applicant, stated that this property is several lots in an Affordable Housing zone. He stated that the settlement agreement was dated 8/12/2019 and the consent of Mayor and Council to allow sale of the property was adopted 8/16/2021. This application is proposing 15 townhomes with a contribution for affordable housing instead of providing affordable housing units. Mr. Chewcaskie stated that this application is requesting preliminary and final Site Plan approval and conforms with the existing zoning ordinance.

Mr. LaMothe from Lapatka Associates provided his background and qualifications and was sworn in and accepted as an expert. Mr. LaMothe stated that the Site Plan, dated 11/22/21, was developed in accordance with the AH 3 Zone and was marked A-2.

Mr. LaMothe stated that the rest of the tree plan information was received last week and would be submitted to the Planning Board. Mr. LaMothe shared his screen and reviewed the Tree Plan which designated the species of trees and the limit of disturbance. This plan was marked as A-10. Mr. LaMothe stated that there were 683 trees located and that 399 trees were proposed to be removed. The 399 trees proposed for removal included 15 dead trees, 73 failing trees which need to be removed, 21 trees which had 50/50 health and 290 trees in good health.

Mr. La Mothe presented a colorized version of the Site Layout plan and it was marked as A-11.

Mr. LaMothe confirmed that Rosengren Court was existing and that it was west of the intersection of Pascack and Old Pascack Roads. He stated that it was 30 feet wide and ended in a cul de sac. Mr. La Mothe stated that there was a significant grade change on the property from front to back. Mr. LaMothe stated that the 15 proposed townhomes were comprised of four buildings. Proposed includes three buildings with four townhomes and one building with three townhomes. Each townhome has a two car garage and a driveway. Mr. LaMothe noted that two new driveways were proposed to provide turnaround areas. Mr. LaMothe stated that utilities, sanitary lines, water and electric were already existing but would need to be extended to the buildings when built.

Mr. LaMothe stated that no variances were needed for this application.

Mr. Chewcaskie noted the Neglia Engineering report dated 1/21/22 and asked Mr. LaMothe if comments will be addressed.

Mr. LaMothe stated that all Engineering comments can be addressed.

Mr. Chewcaskie noted the Board Planner's review letter, specifically page 3 Compliance Review

and asked Mr. LaMothe if these concerns can be addressed.

Mr. LaMothe stated that this application will comply with the Board Planner's review.

Mr. Chewcaskie asked Mr. LaMothe to review the planting of Evergreen trees and the change requested.

Mr. LaMothe stated that the spacing of trees is requested to be 4 to 5 trees on center and that the application proposes 10 feet on center. Mr. LaMothe stated that 4 to 5 feet spacing does not allow the trees to grow and appropriately buffer. The application proposes larger trees than required and is asking for relief from the spacing required.

Mr. Chewcaskie stated that the standard requested can be complied with but that applicant's professionals think that their recommendation provides an enhanced buffer with larger trees.

Mr. La Mothe stated that he has reviewed the Shade Tree report and that all concerns can be addressed. He stated that he will need clarification on some information.

Mr. Chewcaskie stated that an exception is requested from the RSIS for the length of the roadway and that a waiver is being requested for the tree spacing.

Mr. LaMothe stated that the sign will comply with the borough requirements. He stated that two retaining walls are proposed to minimize the level of disturbance and to level out areas around the townhomes. Mr. LaMothe stated that a small infiltration system, bio retention area is proposed and meets the new requirements. Existing drainage will be upgraded and twenty four 14 ½ foot decorative street lights are proposed throughout the development. Larger lights are proposed to illuminate the proposed recreation area. Mr. LaMothe testified that there will be no lighting spill over.

Chairman Friedberg questioned the Tree Plan that was shared and asked Mr. LaMothe to clarify the number of trees to be removed and questioned if any new trees would be planted.

Mr. LaMothe stated that 683 trees were located and that approximately 400 trees were proposed to be removed. Of these trees for removal, 190 trees were in poor health. Mr. LaMothe stated that 150 new trees would be replanted.

Mr. Eyerman asked if the applicant was familiar with the tree ordinance and the required tree canopy and if they would comply.

Mr. LaMothe stated that he was familiar with the tree ordinance and would comply.

Mr. Eyerman asked for information regarding the proposed retaining walls.

Mr. LaMothe stated that the retaining walls would be keystone style with landscaping below to minimize the impact. Mr. LaMothe stated that instead of arborvitae they were doing Norway

Spruce, which grow bigger. higher and tighter and are sturdier.

Ms. Pollack asked who would be responsible for maintaining the retaining wall.

Mr. LaMothe stated that the home association would be established for the whole site and that it would be their responsibility to maintain the retaining walls.

Mr. Eyerman questioned garbage collection.

Mr. LaMothe stated that garbage would have curb pick up.

Vice Chairman Belgiovine questioned if snow removal would be by the home association or the borough.

Mr. Chewcaskie stated that snow removal would be handled by the home association.

Vice Chairman Belgiovine questioned maintenance of sewer and roads.

Mr. Chewcaskie stated that everything within the site will be maintained by the home association.

Ms. Leheny, Board Planner, stated that the proposed monument sign does not comply with the Borough ordinance but heard the previous testimony from Mr. LaMothe that it will comply.

Ms. Leheny confirmed that the total buffer will be 35 feet.

Mr. LaMothe agreed.

Ms. Leheny questioned the tree buffer and asked if it would be 2 rows.

Mr. La Mothe stated that it would be 1 row staggered.

Ms. Leheny asked if something else will fill in between the spacing of 4 or 10 feet.

Mr. LaMothe stated that he would look at that and that it might be difficult by the retaining walls.

Mr. Eyerman confirmed that this application was reviewed by the Shade Tree.

Ms. Leheny stated that it had been reviewed by the Shade Tree Committee.

Mr. Chewcaskie stated that the Tree and Landscape Plan can be reviewed with the Shade Tree committee to get their approval.

Ms. Leheny stated that the retaining walls should have a "rusticated" look.

Mr. LaMothe stated that a keystone retaining wall would have a natural look.

Ms. Leheny questioned the color of the fence.

Mr. LaMothe stated that the color of the fence has not been chosen.

Vice Chairman Belgiovine questioned the location of the fences.

Mr. LaMothe stated that the fences would be at the top of the retaining walls for fall protection and would also be behind D-1, D-4, A-1 and A-3 and would be three feet high.

Ms. Leheny stated that vinyl fencing would be good but should have a residential look and be as unobtrusive as possible.

Mr. LaMothe stated that fencing could be natural colors and muted.

Mr. Panso suggested that green chain link fencing would blend with the trees.

Vice Chairman Belgiovine stated that black fencing would disappear into the background.

Mr. Eyerman stated that the fencing should be black and not solid and should be approved by the Board Planner.

Ms. Pollack noted that chain link fences are prohibited.

Ms. Leheny confirmed that chain link fences are prohibited and stated that the fencing must comply with the Ordinance.

Mr. Chewcaskie stated that a waiver from the RSIS would be needed for the 600 foot roadway.

Mr. LaMothe stated that this roadway begins at the end of the cul de sac and extends as shown on the Site Plan. Mr. LaMothe noted that there is a hammer head turn around in between.

Mr. Eyerman proposed black Euro panel fencing which can be removed in 6 foot sections, if needed for maintenance or repairs.

Chairman Friedberg wanted to confirm that all trees in the non-disturbance zone would be staying except for those which are not healthy.

Mr. LaMothe confirmed that this was correct and stated that unhealthy trees would pose a danger.

Ms. DeScherer asked if caliber of trees can be reviewed.

Mr. LaMothe shared his screen and reviewed the updated Tree Plan.

**The meeting was opened to the public for questions regarding testimony of Mr. LaMothe on a motion from Mr. Panso, seconded by Ms. Pollack, 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. Stern questioned tree removal in the non-disturbance area and within 20 feet of the perimeter line.

Mr. LaMothe stated that only unhealthy or dead trees would be removed in the non-disturbance area and within 20 feet of the perimeter line.

Mr. Stern stated that the updated Tree Plan was not distributed to the Board or the public.

Mr. Chewcaskie stated that the preliminary drawing was submitted but that updated information was available for tonight's meeting.

Mr. Stern asked Mr. Chewcaskie to confirm that he believed that the application was incomplete.

Mr. Chewcaskie stated that this question was not appropriate.

Mr. LaMothe stated that a Tree Plan with tree removal info was submitted.

Mr. Stern stated that this plan did not have a tree inventory list.

Mr. LaMothe stated that the inventory detail could not be provided until getting the tree location plan completed.

Mr. Stern asked if the applicant was aware that the Borough code requires that mature trees be kept and stated that all mature trees were not being kept.

Mr. LaMothe stated that this was not true. The plan is to preserve as many healthy trees as possible and to limit the amount of disturbance.

Mr. Stern asked if Mr. LaMothe developed a different Site Plan to preserve trees.

Mr. LaMothe stated that this plan was designed to accommodate necessary utilities and roadway while limiting disturbance.

Mr. Stern asked if there was an inventory list for trees.

Mr. LaMothe stated that they had preliminary information.

Mr. Stern questioned if it was 400 trees to be cut on the whole property.

Mr. LaMothe confirmed that it was approximately 400 trees to be removed on the whole property.

Mr. Couto questioned who would be responsible for tree maintenance.

Mr. Chewcaskie stated that the home association would be responsible for tree maintenance.

Mr. Couto asked if the applicant had the approval of the Shade Tree Committee.

Mr. LaMothe stated that the final landscaping plan was approved by the Shade Tree Committee.

Mr. Couto asked that the Tree Plan be shared on screen and questioned the lines in the middle.

Mr. LaMothe stated that they would try to preserve all healthy trees.

Ms. Steinbaum questioned the extension of Rosengren Court to the back area and stated that the roadway seemed narrow and not as wide as Rosengren Court.

Mr. Chewcaskie stated that Mr. Luglio would address this question.

Ms. Levine wanted to ask a question regarding the Master Plan.

Mr. Eyerman stated that this question should be addressed at Public Session at the end of this application.

Mr. Greenwald stated that there was a flooding problem on Pascack Road during the previous construction.

Mr. LaMothe stated that this application is proposing a new drainage system to control water. Mr. LaMothe stated that some of the previously approved drainage hadn't been installed yet.

Mr. Greenwald stated that there are many tall trees around the perimeter of this property but there were no tall trees on the perimeter by his house.

Mr. LaMothe stated that there is a fairly steep grade difference with many mature trees in the area by his home. Mr. LaMothe stated that buffering would not be effective in this area.

Mr. Greenwald stated a concern that the property by his home might be bare once the dead and unhealthy trees were removed.

Mr. LaMothe stated that when working with the Shade Tree Committee that trees being removed would be identified and trees can be planted back in these areas in buffer zone.

Mr. Stern questioned if the planting of new trees would be in the non-disturbance area.

Mr. LaMothe said that the applicant would be willing to plant trees in the non-disturbance area if the Shade Tree Committee agrees to remove and infill.

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

Mr. Luglio, provided his background and credentials and was sworn in and accepted as an expert.

Mr. Chewcaskie confirmed that Mr. Luglio had prepared a traffic impact study and that this was in the area of his expertise.

Mr. Luglio stated that the study detailed the number of new vehicles and the parking requirement for the proposed development.

Mr. Chewcaskie stated that the Traffic Assessment report dated 11/22/21 was marked as A-4.

Mr. Luglio shared his screen and reviewed the traffic report. Mr. Luglio stated that this proposed development would be considered a multi-family low rise townhouse style by the ITE which provides the standard for land uses. Mr. Luglio stated that 8 new vehicles would be added to the am peak hour, 11 new vehicles in the pm peak hour and 11 new vehicles in the Saturday peak hours. Mr. Luglio stated that this development would have a low generation of traffic and was a low intensity use. Site triangle information for the driveway at the rec area, for Rosengren Court and for access to Old Pascack Road was provided. Truck turning movement information was provided and reviewed.

Mr. Luglio reviewed parking calculations and stated that 36 spaces were required by RSIS. Proposed application provides 52 spaces with additional spaces at the rec area.

Mr. Luglio stated that the existing roadway was 30 feet wide and the cul de sac was 40 feet wide. The eastern and western roadways were 24 feet wide.

Mr. Chewcaskie asked if this was standard and if vehicles can turn.

Mr. Luglio stated that 24 feet was standard and vehicles can turn.

Mr. Luglio stated that additional on-street parking could be allowed on Rosengren Court since it is 30 feet wide and from the cul de sac to the rec area or Old Pascack Road.

Mr. Chewcaskie clarified that there is sufficient parking on site without the on-street parking.

Mr. Luglio agreed.

Mr. Luglio addressed the Fire Department report and stated that no street parking should be allowed on the 24 foot wide areas. Mr. Luglio has provided fire truck turn around information but needs to confirm the size of the largest apparatus from the WCL Fire Department.



Mr. Panso questioned visitor parking.

Mr. Luglio stated that resident driveways and garages would be used for visitor parking as well as on Rosengren Court if allowed.

Chairman Friedberg questioned signs.

Mr. Luglio stated that there will be some "No Parking" signs and some "Allowed Parking" if approved on street.

Mr. Intindola, Borough Engineer, asked if the area after the end unit could be expanded to allow turn around.

Mr. Luglio agreed that this can be done.

**The meeting was opened to the public for questions regarding testimony of Mr. Luglio** on a motion from Vice Chairman Belgiovine, seconded by Ms. Pollack, 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. Couto asked Mr. Luglio to share his screen and questioned the Fire truck turn around in the event of a fire in the townhomes in the top of the development (B-3 or C-3).

Mr. Luglio stated that the greyed area represents the path for fire truck turn around. He stated that he will confirm the size of the largest truck with the Fire Department.

Mr. Couto questioned additional on street parking and stated that visitors would not park on the lower area and walk up the hill to the townhomes. Mr. Couto questioned the distance from the upper to lower areas of the development.

Mr. Luglio estimated 800 to 1,000 feet from upper to lower areas of the development.

Mr. Porco stated that there is a very sharp turn, almost a 180 degree turn, from Pascack Road to Old Pascack Road and questioned Fire Department access.

Mr. Luglio stated that the Fire Department equipment would be able to access as emergency vehicles use the entire roadway.

Mr. Porco stated that the northeast section of Old Pascack Road has only about 20 homes. He stated that the additional traffic of 8-11 vehicles is significant for this area.

Mr. Luglio stated that from an operation standpoint and the capacity of the roadway that this additional vehicle traffic is not a burden.

Chairman Friedberg asked Mr. Porco what his suggestion would be.

Mr. Porco stated that the intersection should be fixed or could limit left turn.

Mr. Luglio stated that there is not a significant increase and changes are not needed.

Ms. Dhawan questioned if the "No Parking" sign which is currently on Old Pascack Road would remain.

Mr. Luglio stated that there were no changes proposed outside the site and that the sign would remain.

Ms. Dhawan stated that 8 additional cars would double the density.

Mr. Luglio stated that density is not proportional to the number of vehicles.

Mr. Chewcaskie stated that this is an approved use and that there is another forum for off-site improvements.

Chairman Friedberg stated that this zone was approved several years ago and that was the time to address these concerns.

Mr. Luglio stated that no other assessment is required due to the low intensity on this site.

Ms. Dhawan asked by whose standard is it deemed low intensity.

Mr. Luglio stated that it is designated low intensity by the County and the RSIS standards.

Mr. Stern stated that a variance was needed to extend the cul de sac and Mr. Luglio confirmed.

Mr. Stern questioned if a Fire truck would be able to pass if cars were parked on the western roadway.

Mr. Luglio stated that no parking is allowed on the western roadway.

Mr. Porco asked if this was confirmed with the Fire Department.

Mr. Luglio stated that the Fire Department has reviewed and approved these plans but that he needs to confirm the size of the largest truck.

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

Mr. Braithwaite, architect for the applicant, provided his background and credentials and was accepted as an expert. Mr. Braithwaite shared his screen and reviewed the details of the

proposed development with four buildings, three with four townhomes and one with three townhomes. Each unit will have 3,000 to 3,500 sq ft, 3 or 4 bedrooms, 2 car garages and a driveway. Townhomes will be colonial style with two different layouts with different garage access due to grade changes. Mr. Braithwaite reviewed elevations and design of the buildings. Mr. Braithwaite detailed buildings to have double hung windows with grilles on the bottom floor and hardy plank siding. There will be brick accents on the front doors, stairs and chimneys. Townhomes will have a timber line asphalt roof with metal roofing accents over some areas. Mr. Braithwaite stated that these are sturdy materials that will age well and that these units will be cohesive with other surrounding units. Condensers will be located in the side or rear yards.

Mr. Braithwaite stated signage will be in compliance. It will be the same style and color palette but will be smaller and not as tall.

Mr. Braithwaite stated that the units have been made smaller and will have double wide garage doors. Single doors can be used but some would need to be 8 feet instead of 9 feet.

Mr. Braithwaite noted that some townhomes have chimneys and some do not because some townhomes have a gas fireplace and no chimney is needed.

Mr. Braithwaite stated the use of the rec area will be determined by the home owner's association and that only the space is provided. Mr. Braithwaite suggested possible uses might be pickle ball or basketball.

Mr. Eyerman needed to leave for another meeting and his associate Ms. Albert will be covering the rest of the meeting.

Ms. Leheny stated that applicant professionals have addressed most of her comments and concerns. She encouraged two single garage doors instead of one combined door.

Vice Chairman Belgiovine stated that not many will see the garage doors.

Ms. DeScherer stated that she believes that it would be better to have one door.

Mr. Intindola stated that there are garage doors that can look like a split door but are just one door.

**The meeting was opened to the public for questions regarding testimony of Mr. Braithwaite on a motion from Mr. Panso, seconded by Ms. DeScherer, and carried by all.**

Mr. Stern state that pickle ball courts can be very loud.

Mr. Braithwaite stated that only a paved area and that HOA will determine use of space.

Mr. Couto asked is these townhomes can have solar panels.

Mr. Braithwaite stated that there has been no discussion regarding solar panels.

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 Vice Chairman Belgiovine, and carried by all.

Mr. Spatz, planner for the applicant, provided his background and credentials and was sworn in and accepted as an expert.

Mr. Spatz stated that a variance is needed for spacing of trees and a waiver from the RSIS standard for length of the roadway. Mr. Spatz stated that spacing of trees will provide room for growth and bigger trees. Mr. Spatz stated that there would be no impact to the Zoning Ordinance for this change and the spirit of effective buffering will be provided.

Mr. Chewcaskie reminded the Board that staggered buffering could be provided and no variance would be needed but applicant believes that changing the spacing of trees will be better for buffering and will improve over time. Mr. Chewcaskie stated that this application presents a compliant project except for the RSIS waiver and possible variance for trees.

**The meeting was opened to the public for questions regarding testimony of Mr. Spatz** on a motion from Vice Chairman Belgiovine, seconded by Mr. Panso, and carried by all.

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

Mr. Chewcaskie stated that there were no other witnesses for the application.

**The meeting was opened to the public for questions and comments for this application** on a motion from Vice Chairman Belgiovine, seconded by Mr. Panso, and carried by all.

Mr. Stern stated that the applicant did not have the tree info when this development was designed and that it is not an appropriate development for this area and violated the spirit of zoning. Mr. Stern stated that the waiver needed for the 600 foot roadway was not de minimus and that the Board should deny this application.

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 Vice Chairman Belgiovine, and carried by all.

Chairman Friedberg stated that the zoning was appropriate to provide different style and affordable homes and that this application is 99% compliant.

Mr. Chewcaskie stated that this is a conforming Site Plan for the AH 3 Zone and is part of a settlement agreement. He stated that this plan has been revised several times and now has smaller units. Mr. Chewcaskie stated that only one variance might be needed for spacing of trees. Mr. Chewcaskie stated that it would not be possible to build a 15 townhouse development without taking down trees. Mr. Chewcaskie stated the only other deviation was from the RSIS

standard which is based on state guidelines for the number of units and this waiver can be granted.

Chairman Friedberg stated that the applicant has agreed to replace trees removed in the non-disturbance area and agreed to work with the Fire Department regarding truck size and turn around.

Vice Chairman Belgiovine stated that the Mayor & Council had worked with Mr. Preiss, previous borough planner, and that this application is almost identical to what was approved.

Chairman Friedberg stated that the Shade Tree Commission should make the decision regarding tree spacing.

Vice Chairman Belgiovine stated that the applicant has agreed to go either way with the tree spacing and he thinks that the 10 foot spacing with larger trees might be a better alternative. Vice Chairman Belgiovine stated that the applicant will confirm turn around with the Fire Department. Vice Chairman Belgiovine stated that overall, this is the exact project that Mayor & Council proposed to Fair Share Housing.

Ms. DeScherer agreed with Vice Chairman Belgiovine's comments and stated that this was a compliant and good plan. Ms. DeScherer questioned if charging stations were required.

Vice Chairman Belgiovine stated that charging stations would not be required at this development, only required at public parking areas.

Vice Chairman Belgiovine stated that the lots must be merged into a single lot.

A motion to approve the application for Woodstack Homes at Rosengren Court was made by Vice Chairman Belgiovine, seconded by Mr. Panso. On a roll call vote, Vice Chairman Belgiovine, Ms. DeScherer, Mr. Panso, Ms. Howard, Mr. Casale and Chairman Friedberg voted in favor of the motion. Ms. Pollack voted to deny the motion. Councilman Falanga had to leave the meeting early and did not vote.

**The meeting was opened to the public for Public Session** on a motion from Vice Chairman Belgiovine, seconded by Ms. Howard, and carried by all.

Ms. Levine questioned the status of the Master Plan now that it was approved by the Planning Board.

Chairman Friedberg stated that the Mayor & Council will now enact ordinances to make any necessary changes proposed in the Master Plan.

Ms. Levine had a concern regarding the max of 10 units and does not want additional traffic and parking on the streets. She would like the sidewalks repaired on Broadway.

Vice Chairman Belgiovine stated that these concerns must be addressed by the Mayor & Council and not the Planning Board.

Ms. Appelle stated that the Master Plan noted several national historical sites on pages 61 and 62. Ms. Appelle asked if 216 Broadway could be listed as a locally significant site.

Vice Chairman Belgiovine stated that he believes that the language in the Master Plan would allow the municipality to add this site.

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

### **Minutes**

**The minutes for March 16, 2022** were approved on a motion from Vice Chairman Belgiovine, 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