

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
May 25, 2022
MINUTES**

Call to Order:

This virtual meeting was called to order at 8:00 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	Present @ 8:15pm
Michael Casale	Present @ 8:20pm
Nilufer DeScherer	Absent
Stephen Falanga, Councilman	Present
Robert Friedberg	Present
Josephine Higgins	Absent
Jennifer Howard	Present
Brian LaRose	Absent
Thomas Panso	Present
Carlos Rendo, Mayor	Absent
Brian Eyerman, Attorney	Present
Anthony Kurus, Engineer	Not requested
Elizabeth Leheny, Planner	Not requested
Meg Smith, Secretary	Present

Ms. Whitchurch Carluccio was sworn in by Attorney Eyerman as Class IV member (term ending December 31, 2025).

RESOLUTION OF APPROVAL

Woodstack Homes at Rosengren Court

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

Rosengren Court

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.

A motion to approve the Resolution for Woodstack Homes at Rosengren Court was made by Vice Chairman Belgiovine, seconded by Mr. Panso. On a roll call vote, Councilman Falanga, Vice

Chairman Belgiovine, Mr. Panso, Ms. Howard and Chairman Friedberg voted in favor of the motion. Ms. Whitchurch Carluccio abstained due to absence at the April 14, 2022 meeting with the original vote.

BOARD DISCUSSION

Appointing Board Planner for a Study of Area in Need of Redevelopment for Block 2701, Lot 3

Chairman Friedberg stated that the Mayor & Council met on 5/16/22 and authorized the Planning Board to undertake a study to see if 188 Broadway can be designated as an area in need of redevelopment. Chairman Friedberg stated that there are seven criteria needed to qualify.

The meeting was opened to the public on a motion from Councilman Falanga, seconded by Mr. Panso, 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 questioned the Affordable Housing contribution for the Rosengren property.

Vice Chairman Belgiovine stated that the same Affordable Housing contribution will be made by the new property owners. This contribution will be paid 50% with the start of the project and 50% upon Certificate of Occupancy.

Ms. Jeffas questioned the status of the litigation with 188 Broadway.

Vice Chairman Belgiovine stated that this property is still in litigation and cannot be discussed.

Mr. Eyerman stated that authorizing this study just gives the Borough options.

Mr. Deutsch questioned who selects properties for Area in Need of Redevelopment and asked why the gas station has not been noted.

Mr. Eyerman stated that the Mayor and Council identifies properties and requests a study.

Vice Chairman Belgiovine stated that he does not believe that the Planning Board add properties and that ultimately the Mayor and Council need to choose properties for these studies.

Ms. Levine stated that the Area in Need of Redevelopment for 188 Broadway was discussed and explained at the last Mayor and Council meeting and that as a result of the litigation the Mayor and Council have agreed to evaluate the property to see if it qualifies as an Area in Need of Redevelopment.

Mr. Stern questioned the cost of the study for an Area in Need of Redevelopment.

Chairman Friedberg stated that he did not know the cost yet.

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 for April 14, 2022 were approved on a motion from Mr. Panso, seconded by Vice Chairman Belgiovine. All members present at the meeting voted in favor of the minutes with the exception of Councilman Falanga who abstained due to absence.

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

Respectfully Submitted,

Meg Smith
Board Secretary