

**BOROUGH OF WOODCLIFF LAKE  
PLANNING BOARD  
July 14, 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**

**Swearing in of New Appointment**

Class II Member: Peter Briskin (term ending December 31, 2022)

**Roll Call:**

Corrado Belgiovine	Joined at 5:10pm
Peter Briskin	Present
Jane Ann Whitchurch-Carluccio	Present
Michael Casale	Absent
Nilufer DeScherer	Absent
Stephen Falanga, Councilman	Absent
Robert Friedberg	Present
Josephine Higgins	Present
Jennifer Howard	Present
Brian LaRose	Absent
Thomas Panso	Absent
Carlos Rendo, Mayor	Absent
Brian Eyerman, Attorney	Present
Anthony Kurus, Engineer	Not Requested
Elizabeth Leheny, Planner	Not Requested
Meg Smith, Secretary	Present

**APPLICATIONS(New)**

**Mixology**

**Block: 202 Lot: 4**

**Signage at Whole Foods Plaza**

**B-3**

Request for 56.6 square foot front wall sign where a total of 40 square feet is permitted. A variance of 16.6 square feet is required.

Ms. Knarich, attorney for the applicants for signage at Mixology stated that the applicants will be a tenant at the shopping plaza anchored by Whole Foods. Ms. Knarich stated that a 56.6 wall

sign is requested where a 40 foot sign is permitted. A variance of 16.7 sq. ft. would be needed.

Ms. Knarich confirmed with the Board Secretary that Proof of Notice and Publication were received and verified.

Mr. Kauker, Planner for the applicant, stated that this signage met positive criteria requirements because it had a visual and aesthetic benefit and was consistent with the surrounding signs in the area. Mr. Kauker also stated that the sign provided proper identification for safety purposes and was setback approximately 300 feet and was obscured in the front by landscaping.

Mr. Kauker stated that there was no substantial detriment and no negative impact for the proposed sign.

Mr. Eyerman confirmed that this application was consistent with other sign applications for tenants at the Whole Foods plaza.

**The meeting was opened to the public** with questions regarding this signage application on a motion from Vice Chairman Belgiovine, 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.

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

A motion to approve the signage applications for Mixology was made by Councilwoman Higgins, seconded by Vice Chairman Belgiovine. On a roll call vote, Mr. Briskin, Vice Chairman Belgiovine, Ms. Whitchurch-Carluccio, Councilwoman Higgins, Ms. Howard and Chairman Friedberg voted in favor of the motion.

### **Public Session**

**The meeting was opened to the public** on a motion from Vice Chairman Belgiovine, 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 questioned the status of the study for Area in Need of Redevelopment for 188 Broadway.

Mr. Eyerman advised that the study had not been completed yet.

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 Councilwoman Higgins, and carried by all.

**Minutes**

**The minutes for June 13, 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 Ms. DeScherer and Mr. LaRose who abstained due to absence.

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

Respectfully Submitted,

Meg Smith  
Board Secretary