

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD SPECIAL MEETING
December 19th, 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.

Pledge of Allegiance

Roll Call:

Corrado Belgiovine	Present
Peter Briskin	Present
Jane Ann Whitchurch-Carluccio	Absent
Michael Casale	Absent
Nilufer DeScherer	Present
Stephen Falanga, Councilman	Absent
Robert Friedberg	Present
Josephine Higgins, Councilwoman	Present
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	Present
Clairese Neumann, Secretary	Present

Study of AINR
188 Broadway

Chairman Friedberg introduces the study of AINR that council had asked the Planning board to conduct for 188 Broadway. Chairman Friedberg asked Borough Planner, Elizabeth Leheny to explain a few key points in her report for the AINR.

Brian Eyerman swore in Ms. Leheny.

Ms. Leheny began sharing her screen with the board and viewers of the public.

Ms. Leheny explained the study for the AINR is pursuant to the New Jersey Local Housing Redevelopment Law N.J.S.A. 40A:12A5 and 40A:12A-6 and it allowed her to conduct the study for the AINR at 188 Broadway. Ms. Leheny stated “we are not at the stage of a redevelopment plan; this is just a redevelopment study.” She stated the Mayor and Council authorized the Planning Board to conduct the study on May 25th 2022 to determine if the property of 188 Broadway falls into the criteria defined by the N.J.S.A Law as a Non-Condensation Redevelopment Area. 188 Broadway is located at block 2701 lot 3, east of Broadway, east of the railroad tracks.

She stated she looked at the exterior and the interior of the building, the Master Plan, the zoning map, the tax map, an appraisal report from February 2018 to determine if 188 Broadway falls into the criteria of AINR. Ms. Leheny stated the building currently occupying this land is outdated with today’s standards and most office buildings are no longer in need since COVID. She stated there would have to be a significant capital investment to improve this building, but with today’s market there is no guarantee. Ms. Leheny stated “188 Broadway meets criteria B, the discontinuance of the use of a building, significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great of disrepair as to be untenable as well as criteria D, areas with buildings or improvements which by reason of dilapidation obsolescence, faulty arrangement or design, or obsolete layout or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.” For an area to be considered as an AINR, it would need to fall into one of the criteria’s stated above.

Chairman Friedberg opened to the Board members for any comments.

Vice Chairman Belgiovine stated the market for office buildings in Northern New Jersey were not desirable as they used to be, and finding a tenant for this location seems difficult to happen over the next few years.

Board Attorney Brian Eyerman, confirmed with Ms. Leheny, the building would need to have a significant retrofit and significant investment to meet today’s standards for office buildings.

Board member Ms. Descherer agreed with Ms. Leheny’s findings and Vice Chairman Belgiovine’s comments.

The meeting was opened to the public for discussion of the AINR report on a motion from Vice Chairman Belgiovine, seconded by Vice Chairman Corrado Belgiovine.

With no members from the public to speak, **the meeting was closed to the public** on a motion from Councilwoman Josephine Higgins, and seconded by Mr. Thomas Panso, carried by all.

Craig Padover, questioned what happens if the board votes “yes” for 188 Broadway to be an AINR.

Ms. Leheny stated if the planning board votes “yes” to agree with her report, then the recommendation goes back to the Mayor & Council to designate if 188 Broadway and the

council will prepare the Redevelopment plan. The redevelopment plan would come back to the Planning board for review of consistency with the Master Plan. The public will be able to speak at the public meeting when the council is deciding.

Mr. Alex Cuoto asked if the board recommends to the Mayor & Council, where can the public's ideas go?

Ms. Leheny stated all ideas should be directed to the council.

Ms. AnnMarie Borrelli asked if 188 Broadway would qualify for AINR is because it is in disrepair.

Vice Chairman Belgiovine and Ms. Leheny stated there are more reasons, but disrepair is one of the criteria it meets.

Ms. Borrelli asked if another office building were to become abandoned, would that become an AINR as well?

Ms. Leheny and Bryan Eyerman stated the study was allowed by the Mayor and Council for this property only.

Ms. Leheny and Chairman Friedberg stated the Planning Board can only recommend to the Mayor & Council for the AINR and it would be recommended based off of how well that particular property fit into the criteria.

Ms. Borrelli questioned who determines what can and cannot be allowed for the AINR.

Vice Chairman Belgiovine stated the Mayor & Council make that determination.

Ms. Laura Jeffas questioned Ms. Leheny's earlier statement "a major investment would be required to bring the building back to a marketed value."

Ms. Leheny agreed to this.

Ms. Jeffas asked why should we consider changing this building over to residential?

Chairman Frieberg and Brian Eyerman stated we are not considering changing this location of 188 Broadway into a residential zone. They stated we are just recommending or not recommending to the board that 188 Broadway should be an AINR.

Ms. Jeffas asked if the board would recommend to the Mayor & Council of the use that 188 Broadway should be going forward.

Ms. Leheny and Brian Eyerman stated that is not in our purview to do so. The board was not asked to make recommendations of what the property should be in the future, only that if it should be an AINR or not.

Ms. Veronica Appelle asked what other recommendations can the board make to the Council.

Brian Eyerman stated we are only making a recommendation on the report provided by Msl Leheny.

Ms. Gwenn Levine had other comments not pertaining to the report.

The meeting was closed to the public on a motion from Vice Chairman Belgiovine, seconded by Ms. Panso. All members were in favor.

The meeting was opened to the public for general questions on a motion from Councilwoman Higgins, seconded by Mr. Panso with all in favor.

Ms. Gwenn Levine asked if the discussion for planning for Broadway can be put on the agenda in January to be discussed.

Brian Eyerman stated we as the Planning Board are not a generally discussing body, the Mayor and Council will need to be asked about this discussion. The board is only allowed to discuss applications that come before them.

Mr. Richard Deutsch was having technical difficulties asking questions.

Ms. Ann Marie Borrelli asked if the Planning Board plans out the vision for the town, when it comes to the type of buildings and the characteristics for the town.

Brian Eyerman stated we discuss the Master Plan and recommend it to the Mayor and Council and they adopt it.

The meeting was closed to the public on a motion from Vice Chairman Belgiovine, seconded by Ms. Panso. All members were in favor.

A motion to recommend the AINR study conducted by Ms. Elizabeth Leheny to the Mayor and Council was made by Vice Chairman Belgiovine, seconded by Mr. Panso, with all in favor.

On a roll call, Mr. Briskin, Vice Chairman Belgiovine, Ms. Descherer, Mr. Panso, Ms. Howard, and Chairman Friedberg voted in favor of the recommendation. Councilwoman Higgins voted not in favor of the recommendation to the Mayor and Council.

The meeting was adjourned on a motion from Vice Chairman Corrado Belgiovine, seconded by Mr. Panso. All were in favor.

Respectfully Submitted,

Clairese Neumann