

**BOROUGH OF WOODCLIFF LAKE**  
**PLANNING BOARD MEETING**  
**March 13th, 2023**  
**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	Absent
Jane Ann Whitchurch-Carluccio	Present
Michael Casale, Alt.2	Absent
Nilufer DeScherer	Present
Josh Stern, MD	Absent
Robert Friedberg	Present
Nicole Marsh, Councilwoman	Present
Jennifer Howard, Alt. 1	Absent
Brian LaRose	Absent
Thomas Panso	Present
Carlos Rendo, Mayor	Absent
John Schettino, Esq.	Present
Anthony Kurus, Engineer	Not Requested
Elizabeth Leheny, Planner	Present
Clairese Neumann, Secretary	Present

**Minutes**

**The minutes were approved** on a motion from Vice Chairman Belgiovine, seconded by Ms. Whitechurch- Carluccio. All were in favor.

**Master Plan Consistency Review- 188 Broadway**

Chairman Friedberg introduced the proposed ordinance amending the zoning on the north Broadway Site and the proposed ordinance adopting the Redevelopment Plan on the 188 Broadway Site. He turned it over to the planner, Ms. Leheny. Ms. Leheny explained the ordinances are settling a court agreement/ settlement agreement the Borough has with Fair Share

Housing center. Woodcliff Lake reached an agreement in 2017 with Fair Share Housing Center that included the re-zoning of North Broadway. The three parcels of land were purchased with the purpose of being used for affordable housing. The factors for which affordable housing not being starting right away were the negotiations with the original developer, the unexpected pandemic, and the increase in construction material due to Covid. Secondly the Borough was in separate litigation with the owners of 188 Broadway after the Zoning Board had denied a few applications for the conversion of the office building into housing. In 2022 the Borough entered a settlement agreement to 37 units where the office building resides and 9 townhome units in the rear of the property. The Borough elected to have the North Broadway site have the 16 affordable housing units from the 2017 agreement and the 8 affordable housing units. A contract made between the Borough and Bergen County United Way was to have 20 units be multi-family units and four of them be special needs housing on North Broadway. When this settlement was finally approved by the court in January, they gave the Borough 60 days to adopt zoning to permit these developments. The Mayor & Council introduced the ordinances at their meeting on March 6<sup>th</sup>, 2023. It is up to the Planning Board to make sure the ordinances are consistent with the Master Plan. Ms. Leheny stated the ordinances are consistent with the master Plan that was adopted back in 2022.

Mr. Schettino stated this is a statutory procedural requirement necessary to comply with the approved settlement agreement by the court. He stated anyone that wanted to oppose or not recommend this go forward to the Mayor & Council would be in violation of the settlement agreement.

Ms. Leheny stated the ordinance for 188 Broadway was intended to codify the items listed in the settlement agreement.

Chairman Friedberg stated page 16 of Ms. Leheny's report goes into detail of what is being built, the setbacks, etc. He stated he did not believe this is inconsistent with the Master Plan.

Mr. Panso needed clarification on the location of the townhomes.

Ms. Leheny stated the North Broadway zoning was never adopted for that sight. This would permit the number of units/the types of units listed in the settlement agreement in accordance with the site plan.

### **Public Session**

**The meeting was opened to the public on** a motion from Vice Chairman Belgiovine, seconded by Ms. Whitchurch- Carluccio. All were in favor.

**Resident Alex Couto of 18 Cressfield Court** stated on page 19 of Ms. Leheny's report the existing building is 35ft with an elevation of 155ft. The proposed is 38ft. His question is if the elevation is from sea level. Ms. Leheny stated it is from sea level.

**Resident Ann Marie Borrelli of 18 Cressfield Court** question is Broadway is lower or higher than sea level. Ms. Leheny stated Broadway is higher than sea- level but she did not have that

information at the moment. Ms. Borrelli asked if 188 Broadway proposal fits the esthetics of the master plan. Ms. Leheny stated 188 Broadway will look how it is pictured in her report.

**Resident Gwenn Levine of 65 Campbell Avenue** stated if page 18 is consistent with the Master Plan with regards to the intention of 188 Broadway. Ms. Leheny stated the intention of 188 Broadway is for the front to be rentals and the back part is intended to be ownership. Ms. Leheny stated the larger lot, the townhomes to be subdivided into their own tax lots. Ms. Leheny stated it has not been said this will be happening, but it allows for it in the future.

**Resident Veronica Appelle of 23 Cressfield Court** questioned the distance between the retaining wall and the permitted decks on the townhomes. Ms. Leheny stated it is 150 ft. from the lot line.

**The meeting was closed to the public on** a motion from Vice Chairman Belgiovine, seconded by Ms. Whitchurch- Carluccio. All were in favor.

A motion to recommend the adoption of the proposed ordinance amending the zoning on the North Broadway site to the Mayor and Council was made by Vice Chairman Belgiovine and seconded by Mr. Panso. On a roll call, Councilwoman Marsh, Vice Chairman Belgiovine, Ms. Whitchurch- Carluccio, Ms. DeScherer, Mr. Panso, and Chairman Friedberg were all in favor.

A motion to recommend the adoption of the proposed ordinance for the Redevelopment Plan on the 188 Broadway site to the Mayor and Council was made by Mr. Panso and seconded by Vice Chairman Belgiovine. On a roll call, Councilwoman Marsh, Vice Chairman Belgiovine, Ms. Whitchurch- Carluccio, Ms. DeScherer, Mr. Panso, and Chairman Friedberg were all in favor.

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

Respectfully Submitted,

Clairese Neumann