

**BOROUGH OF WOODCLIFF LAKE**  
**PLANNING BOARD MEETING**  
**June 13<sup>th</sup>, 2023**  
**MINUTES**

**Call to Order:**

This virtual meeting was called to order at 7:00 p.m. at the Tice Senior Center 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	Absent
Peter Briskin	Present
Jane Ann Whitchurch-Carluccio	Present
Michael Casale, Alt.2	Absent
Nilufer DeScherer	Absent
Josh Stern, MD	Absent
Robert Friedberg	Present
Nicole Marsh, Councilwoman	Present
Jennifer Howard, Alt. 1	Present
Brian LaRose	Absent
Thomas Panso	Absent
Carlos Rendo, Mayor	Present
Matthew Rogers, Esq.	Present
Anthony Kurus, Engineer	Present
Elizabeth Leheny, Planner	Present
Clairese Neumann, Secretary	Present

**The following members were sworn in by Attorney Rogers:**

Mayor: Carlos Rendo (term ending December 31, 2023)

**Minutes**

**The minutes were approved** on a motion from Ms. Whitchurch- Carluccio, seconded by Mayor Rendo. All were in favor.

### **188 Broadway- Site Plan Application**

Paul Kaufman, applicant's attorney stated to the board the application is in full compliance with the Master Plan apart from the driveway widths. He stated there are 46 units total, 37 in the existing building to be rehabilitated along with a garage and 9 townhomes to be constructed behind the existing building. The townhomes will consist of 4 in one building and five in the other.

Attorney Rogers verified the notice satisfies the MLUL for the meeting.

Mr. Kaufman asked his first witness, Matthew Clark from MCB Engineering, to testify. He was sworn in by Mr. Rogers.

Mr. Clark reviewed the site plan for the project. He stated the development is not proposed for any part of the residential zones. He stated there was one minor waiver on the driveway width. Their proposed driveway was 19ft, but 20ft was being recommended. Mr. Clark stated if 20 ft for the driveways were to be constructed, they would begin to encroach into residential property. He stated they are providing a bigger buffer and a bigger setback. They intend to keep as much green space as possible. He explained the garage would have 46 stalls, and each townhouse would have a 2-car garage and a driveway to fit 2 cars. He stated they were working with the Borough Planner with the streetscape. They were waiting for the Borough to tell them what they would like.

Mr. Kaufman and Mr. Clark addressed the Police Department's report. The police department recommended 9 ½ x 18 for the parking, but they proposed 9 x 18 based off the requirements of the RSIS.

Mr. Kaufman stated the applicant would comply with all of the Fire Department's comments. He also stated his applicant submitted a letter in response to Neglia's initial report for site plan review. He stated the applicant will comply with 90% of Neglia's letter.

Mr. Rogers swore in Mr. Kaufman's next professional to testify, Mr. Raymond Virgona. Mr. Virgona, the architect on the project, stated they will fully comply with the Borough Planner, Ms. Leheny.

Mayor Rendo questioned the size of the decks proposed for the townhomes.

Mr. Virgona stated the decks would be 10 ft x 4ft.

Mr. Kurus, Borough Engineer, stated the applicant is providing sufficient space for parking.

Mr. Clark, the applicant's engineer, stated they are providing sufficient space for parking. 81 spaces are required, and they are proposing 96 spaces.

Ms. Leheny, Borough Planner stated the applicant has agreed to comply with the maximus elevation.

### **Public Session**

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

**Resident Veronica Appelle of 23 Cressfield Court** questioned Neglia's report regarding the clarification of the steep slope disturbance. Mr. Kurus stated Ms. Leheny's letter addressed all the concerns of the steep slope.

**Resident Walter Appelle of 23 Cressfield Court** stated he had problems with previous garbage removal.

**Resident Alex Couto of 18 Cressfield Court** stated he could not hear testimony and would like to review the plans, but he welcomed the applicant to the town.

**Resident Ann Marie Borrelli of 18 Cressfield Court** questioned how much of the lake will be blocked by the reconstruction. The architect stated the new townhomes will not be higher than the existing building. She questioned when construction would begin and the duration of the project. Mr. Kaufman stated they would like to start by Labor Day and the project would take 18 months.

**Resident Josephine Higgins of 10 Pond Road** questioned the location of the fire hydrants. Mr. Kaufman state the applicant will put them where the Fire Department requests them to be.

**Resident Lorraine Sauer of 43 Prospect Avenue** questioned the applicant's plan for all the trees on the property. Mr. Kaufman stated they plan to preserve as many as they can

**The meeting was closed to the public on** a motion from Ms. Whitchurch- Carluccio seconded by Mayor Rendo. All were in favor.

A motion to approve the preliminary and final site plan for 188 was made by Mayor Rendo and seconded by Mr. Briskin. All were all in favor.

Board Attorney, Joseph Marinello was appointed on a motion made by Ms. Whitchurch- Carluccio seconded by Mr. Briskin.

**The meeting was adjourned** on a motion from Councilwoman Marsh, seconded by Mr. Briskin. All were in favor.

Respectfully Submitted,

Clairese Neumann  
Planning Board Secretary