

BOROUGH OF WOODCLIFF LAKE
LANDUSE BOARD MEETING
August 27th, 2024
MINUTES

Call to Order:

This meeting was called to order at 7:02p.m. at the Borough Hall by Chairman Belgiovine.

Adequate Notice Statement:

Chairman Belgiovine 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 10:00 p.m.

Pledge of Allegiance

Roll Call:

Corrado Belgiovine: *Present*

Nilufer DeScherer: *Absent*

Nikki Marsh: *Absent*

Gerald Barbara: *Present for 1st app. only*

Carlos Rendo: *Absent*

Thomas Panso: *Present*

Lynda Picinic: *Present*

Jane Ann Whitchurch-Carluccio: *Present*

Robert Friedberg: *Absent*

Christina Hembree: *Absent*

Sanjeev Dhawan: *Present*

Brian LaRose: *Absent*

Brian DiStefano: *Present*

Michael Kaufman: *Absent*

Sal Princiotta, Esq.

Present

Anthony Kurus, Engineer

Present

Francis Reiner, Planner

Present

Clairese Neumann, Secretary

Present

Minutes

The minutes were approved on a motion from Ms. Picinic seconded by Mr. DiStefano. All were in favor.

Resolution of Approval- 12 Folding Farms Road

The resolution was approved on a motion from Mr. Panso, seconded by Vice Chairman Dhawan. All were in favor.

Resolution of Approval- 5 Ellis Court

The resolution was approved on a motion from Ms. Picinic, seconded by Mr. DiStefano. All were in favor.

NEW APPLICATION- The Gables- Signage

Mr. Mark Madaio opened his client's application to the board, explaining they are before the board seeking two free standing signs, without lighting. He stated he had two witnesses, the

owner of the sign company and the engineer for the job. He stated they will not be placing either of the signs in the site triangle. He stated they would need approval from Bergen County.

Mr. Robert Hamburg, the owner of Majestic Signs is sworn in By Mr. Princiotto.

Mr. Hamburg stated the first sign on Harriet will be 48 x 84 with the base being 12 inches high, making the sign a total of 28 sq. ft. The sign is designed to look like stone, with a stucco finish. He stated they could place external lighting for the signs later. Mr, Hamburg stated the second sign, located on County Rd., would be 20 sq. ft. It would be a single-faced sign, facing south on the corner of Marilyn and County Road. He stated they were 4ft from the sidewalk, but they would push it back another foot to be a total of 5ft from the sidewalk. Mr. Hamburg stated the sign would be ivory with black trim and black lettering on it. The stand for the second sign would be made to look like stone like the first sign.

There were no questions from the board for Mr. Hamburg. Mr. Reiner did make a suggestion to have landscaping around the signs.

Public Session – 1st Witness

A motion was made by Ms. Picinic, seconded by Mr. Barbara. All were in favor.

With no comments, a motion to close to the public was made by Ms. Picinic, seconded by Mr. DiStefano.

Mr. Madaio's second witness, Mr. Harry Tuvel of Huffsman Engineering, was sworn in by Mr. Princiotto.

Mr. Tuvel stated the county's main concern is the signs are not in the site triangle. Mr. Tuvel referred to the site plan, A4 stating the signs are out of the site triangle, and do not cause problems that would hinder anyone's site or view. He stated they have placed them in safe locations.

Chairman Belgiovine questioned Mr. Tuvel if the site triangle is on the site plan and in the correct location on the plan.

Mr. Tuvel testified that was correct.

Mr. Hamburg stated they intend to add lighting to the signs.

Mr. Reiner questioned the negative criteria for the two signs.

Mr. Tuvel testified he did not believe there was any detriment.

Public Session – 2nd Witness

A motion was made by Ms. Picinic seconded by Mr. Barbara. All were in favor.

With no comments, a motion to close to the public was made by Ms. Whitchurch- Carluccio, seconded by Ms. Picinic.

Public Session- Public Comment

A motion was made by Ms. Picinic seconded by Ms. Whitchurch- Carluccio. All were in favor.

With no comments, a motion to close to the public was made by Ms. Picinic, seconded by Ms. Whitchurch- Carluccio.

A motion to approve the application with landscaping added was made by Ms. Picinic, seconded by Mr. Barbara.

NEW APPLICATION- 240 Broadway

Mr. Jeffrey Leher, the attorney for J. Rocker Development, opened the application to the board. He stated they are seeking four new lots and are there for preliminary and final site plan, not preliminary and final major subdivision. Mr. Leher stated they are proposing a major subdivision of four lots. Lots 1501 and 1502 would be for the two single-family homes proposed. The two lots proposed for the single-family homes would be 16,900 sq. ft. each. The third lot, 1503 would be the middle lot, here the luxury townhomes. These townhomes would consist of two buildings, 5 townhomes in one and 6 townhomes in the other. The fourth lot, 1504 would be the stacked townhomes. The last two buildings would be 132,000 sq. ft. The applicant proposed 28 total stacked townhomes, 14 of them being rentals and 6 of them affordable housing. Mr. Leher stated they are proposing 88 parking spaces and 22 visitor parking spaces. He stated he had read up on the Broadway Corridor study from 2022, it stated it was intended to promote commercial buildings, but no ordinances were adopted.

Mr. Leher stated the townhomes would be a wonderful addition to the town. He stated the stacked townhome lot is 67 sq. ft. He stated they will submit updated plans to portray what was noticed for which was 63 sq.ft.

Mr. Princiotto stated proof of service and publication was in order.

Mr. Leher introduced his first witness, Mr. Michael Dipple, the engineer for the project of L2A Land Design LLC. Mr. Dipple is sworn in by Mr. Princiotto. He started his testimony by stating the site, 240 Broadway runs along Broadway facing the reservoir. The property is 4.9 acres. He referred to sheet CO2 of the site plan stating the property is vacant. It consists of some small driveways, one garage, and densely wooded area toward Clinton Place. He stated the ROW extends to the east of the property and south by Edward Place.

Mr. Dipple referred to CO2.A of the site plan to show the steep slope of the property. He stated the plan lists the different slopes of the property, green is 15-19%, yellow is 20-24%, and red was 25-50%.

Mr. Dipple began to explain the removal from the site. He referenced sheet CO3, stating the bottom west side of the property had a driveway to be removed, along with some fences and walls. He stated there were trees to be removed and protected. He stated the tree removal stopped toward the back of the property.

Mr. Dipple explained there would be five townhomes in building one of the luxury townhomes and 6 in the second building. Building three and building four would have 14 stacked townhomes in each. He stated the proposed driveway would come in off of Broadway. Following the driveway, a resident or visitor would go right into the circulation/ parking area. There would be garages and driveways in front of all buildings for renters/owners. He stated there would be a 300ft. buffer from the reservoir, he noted that area is a regulated area and not a conservation area.

Mr. Dipple stated the dark lines on CO-4 indicate the proposed retaining walls, they will be tiered walls. He also stated for building three and four, the entry level would be at garage level.

Mr. Dipple stated the two lots created for the two single family homes would be 1501 and 1502. There would be two driveways that come off of Clinton Place.

Mr. Princiotto asked if 240 Broadway would back right up to Clinton Place.

Mr. Dipple stated the townhomes would be 40ft from Clinton Place. He stated the ROW continues and could be a paper street.

Mr. Leher stated the NJDEP approval would be for riparian zone district.

Mr. Dipple stated there had been no application submitted to the NJDEP yet. He said they applied to Bergen County Planning Board. They stated they had received some comments back for an 8ft dedication for the driveway on Broadway.

Mr. Dipple explained the zoning table on CO-4. The criteria for the R-15 zone is 15,000 square feet minimum, the two lots for the two single family homes comply with the lot sq. ft. they are compliant with the front, side, combined side yard, rear and the bulk setbacks as well. He stated they are seeking a variance for lot 1503, where building one and two will be going. He stated they are seeking height variances due to the grade. Buildings one and two are 38.3ft high, and buildings three and four are 63.7ft. high. They are also seeking lot coverage variance, requesting 47.1% where 15% is the max and a total surface coverage of 58.19% and 47.52%.

Mr. Dipple referred to CO5 for the grading and drainage. All elevations and grades are shown for buildings 1 through 4. He stated the driveway conforms to county standards and continues up at 12.8% per the RSIS but does not meet the Borough ordinance of a 6% slope. Mr. Dipple stated they are proposing a 300ft. buffer at 95% where only 80% is required. He stated they are proposing the 95%, complying with all current rainfall and looking out for future conditions. He stated there would be pervious pavement in the middle of all the buildings, mainly the parking area. He stated the detention system will be between building four and the row and go out to the system on Broadway. The NJDEP writes the manual for all stormwater and runoff water, this would require BCSCD as well.

Mr. Dipple stated they propose to buff up existing vegetation near the two SFHs and throughout the property. He stated they are not proposing signage. The retaining wall height will be 6-7ft and tiered. They will make them decorative and blend with the architecture. He stated their plan is to keep the walls as low as possible. He stated the walls around buildings one and two would be 4 ½ to 5ft to buffer the two SFHs. He stated 40% up the driveway to elevation level 172, the neighbor's property is just as steep.

He stated they will provide a private waste hauler, and they plan to fully comply with the stormwater requirements. He referred to NEAs letter. 4.6 about snow stop, he stated they have lots of room for snow storage.

He stated he spoke with Fire Chief Rob Kuehlke about the hydrants they proposed. The chief asked for three hydrants and Mr. Dipple said they would comply. He stated they comply with the fire truck aerial radius as well.

Mr. Dipple stated they have a sanitary runoff through the easement that goes out to Edward place. There will also be EV chargers in the middle of the parking area. Each garage, in each townhome will have an outlet to charge an EV car (level 2), to give the option to the owner/tenant.

He stated they will comply with the tree removal ordinance per NEAs letter.

Mr. Leher stated the application precedes the new tree ordinance as it was deemed complete before the amendment of the ordinance.

Mr. Dipple stated they are requesting a lighting waiver; they want to keep the property as safe as possible. The light would become dimmer toward the end of the property.

Mr. Princiotto questioned about the streetscape mentioned in NEAs letter (7.3).

Mr. Dipple stated he did not have an answer at the time, but they are working with the NJDEO and County Planning Board, they want mature vegetation.

Mr. Princiotto question how they propose to comply with comment 9.5 of NEAs report and DMR's report with regards to drainage, and water runoff.

Mr. Dipple stated they are proposing a pipe north to extend the storm sewer that goes into the reservoir. He stated he will follow the project until it is finally complete.

Vice Chairman Dhawan question if there would be another level under the pervious pavement.

Mr. Dipple stated he believed it was stone, but he needed to check their report.

Mr. Dipple stated all water will infiltrate the bio-basin and leave the basin at a controlled rate.

Mr. Reiner questioned if the SFHs would be required to abide by the new tree ordinance.

Mr. Leher stated he believed they would.

Mr. Reiner stated the board should know what trees are being removed and what will be replanted. He asked Mr. Dipple if they had considered lowering building 1-4 to reduce the grading.

Mr. Dipple stated it is not feasible, they would be removing more soil if they changed the retaining wall design.

Mr. Reiner asked they provide the overall lot coverage and surface coverage.

Mr. Dipple stated the trash would be removed by a private company, while the two SFHs would use the municipality's waste removal.

There was a five-minute break taken at 9:26pm. The meeting resumed at 9:34pm.

Mr. Leher's second witness, Ms. Elizabeth Wilson, the current owner of the property at 240 Broadway. She was sworn in by Mr. Princiotto.

Ms. Wilson stated this property has been in her family since 1877, when it was purchased by her great-grandfather. She inherited the property 14 years ago. She stated she is very confident the property will be developed beautifully.

Public Session- Mr. Dipple and Ms. Wilson's Testimony

A motion was made by Ms. Picinic seconded by Ms. Whitchurch-Carluccio. All were in favor.

Mr. Craig Marson, 7 Cricket Lane verified the developer, Mr. John Rucker, is not the current owner. He questioned the percentage of the property coverage.

Mr. Dipple stated they are proposing 58.19% for lot 1503 and 47.52% for lot 1504.

Mr. Marson asked how many trees would be clear cut for the two SFHs? He also questioned the waste removal for lots 1503 and 1504.

Mr. Leher stated the architect would answer that question.

Mr. Marson questioned the maximum height of the retaining walls and the maximum heights of the building.

Mr. Dipple stated the maximum height for the walls is 22ft. and the maximum height for the buildings is 38.3 and 63.7.

Mr. Leher stated the architect could give more information to this once he testifies.

Mr. Marson asked Ms. Wilson why she did not consider single family housing for the property.

Ms. Wilson declined to answer.

Mr. Jeff Josephson, 25 Clinton Place questioned if they were raising the grade 20ft.

Mr. Dipple stated they are not raising the grade to 20ft.

Mr. Josephson questioned the total movement of soil.

Mr. Dipple referred to C18- SMO1, the total soil movement is 3,611 cubic yards.

Mr. Josephson asked where the soil would be coming from.

Mr. Dipple stated they will be following the NJ requirements for soil brought in.

Mr. Don DeLuca, 16 Edward Place questioned the decks proposed for the luxury townhomes.

Mr. Dipple stated they are proposing a step out to a patio.

Mr. DeLuca questioned if the steps on the side of the building are allowed to be there.

Mr. Reiner will verify if steps/landing is allowable.

Ms. Victoria Guez, 25 Clinton Place questioned if the letters from the professionals are online.

Mr. Dipple stated they are online.

Ms. Guez asked about improvements for SFHs.

Mr. Dipple stated they have not been asked to design the two SFHs.

Mr. Leher stated the two SFHs are proposed for lots 1501 and 1502 but the developer is not building them.

Ms. Guez questioned Ms. Wilson why she did not consider single family homes to be built on the property.

Ms. Wilson declined to answer.

Mr. Gregory Egli, 258 & 264 Broadway questioned if the buildings are 75 ft? He asked the height between the base of building four and the rooftop.

Mr. Dipple stated the architect will need to testify on this question. He stated the existing grade at 147, and top of building 4 is 222, the peak of structure is difference from grade.

Mr. Egli questioned if there are any other buildings at 63.7 ft?

Mr. Dipple stated he had not studied for other buildings at that height in Woodcliff Lake but he will let the planner answer that.

Mr. Egli asked the location of the pipe that goes under the railroad to the reservoir.

Mr. Dipple stated it is in the North ROW.

Mr. Egli questioned the distance of paved road to his property and the setbacks for private road to property line.

Mr. Dipple stated the paved road is 10ft from the edge of the property line. He stated the from the southside the plan shows 7 ½ ft and 10 ft from the northside for the private road to the property line.

Ms. Kelly Chladil, 18 Edward Place questioned what will happen with the storm drain?

Mr. Dipple stated all pipes traced, goes down to Highview and to the reservoir. He stated 240 Broadway will not contribute flow to that part of the inlets on Edward/ Clinton; only the sanitary sewer.

Mr. Michael Chladil, 18 Edward Place questioned what safety measures were being taken for the retaining walls.

Mr. Dipple stated there will be 4ft fencing.

Mr. Chladil questioned the sanitary sewer that goes onto Edward.

Mr. Dipple stated only the two SFHs will be connected to that sanitary sewer.

A motion to close to the public was made by Ms. Picinic, seconded by MS. Whitchurch-Carluccio.

A motion to continue the application was made by Ms. Picinic, seconded by Ms. Whitchurch-Carluccio.

A motion to adjourn was made by Ms. Whitchurch- Carluccio, seconded by Mr. Panso.

Respectfully,

Clairese Neumann

Board Secretary