

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
SEPTEMBER 26, 2016
MINUTES**

Call to Order:

The meeting was called to order at 8:00 p.m. at Borough Hall by Vice Chairman Langschultz.

Adequate Notice Statement:

The Vice Chairman announced that the Meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, was announced at the Reorganization Meeting held on January 11, 2016 in the Municipal Building. Notice of this meeting was posted and two newspapers, The Record and The Ridgewood News were notified. Notice was also provided, in accordance with the Open Public Meetings Law, of the Planning Board's intention to conduct formal business at this meeting.

The public was advised of the Planning Board's rule that the meetings will be concluded by 11:00 p.m.

Flag Salute

Roll Call:

Edward Barboni, Alternate 2	Present
David Ciaudelli	Present (8:06 p.m. arrival)
Albert Dattoli	Present
Chad Feinstein, Alternate 1	Present
Robert Friedberg	Absent
Josephine Higgins	Present
Joseph Langschultz, Vice Chairman	Present
Robert Nathin	Present
Thomas Panso, Council	Present
Carlos Rendo, Mayor	Present
Willford Morrison	Present
George Fry, Chairman	Absent
Marc Leibman, Attorney	Present
Tonya Tardibuono, Secretary	Present
Joseph Vuich, Engineer	Not Requested
Richard Preiss, Planner	Not Requested
John Pavlovich, Traffic Engineer	Not Requested

Old Business:

Review Ordinance – Broadway Corridor South

The Borough's Planner, Francis Reiner of DMR Architects was present.

Mr. Reiner picked up where he left off in his discussion from the last Planning Board meeting. He began by speaking about the parking. He said according to RSIS minimum standards for parking 1 space shall be provided for a 1 bedroom, 2 spaces for a 2 bedroom and 2.1 spaces available for a 3 bedroom. Mr. Reiner pointed that there are provisions, he then proceeded to explain all of the provisions also adding that this is a transit community. Mr. Reiner explained that a parking space costs \$25,000 per space and a lot of times the number of spaces determines if a project is viable or not.

Mr. Dattoli said that he believes the cost for a parking spot is far less than \$25,000. He also spoke about there being no off-site parking available and in Woodcliff Lake you cannot park on a public street between 2:00 a.m. and 6:00 a.m. Mr. Dattoli said that a restaurant will suffer because of lack of parking. He believes we should respect the RSIS standards.

Mr. Morrison spoke about his son having a condominium built in Allendale and how he has never seen so many cars at the condos and visitor spots in his life. He went on to say he would rather see more parking than less.

Mr. Nathin said that Woodcliff Lake is not a transit hub. He went through the Broadway Corridor study and the original recommendation was 4 cars per 1000 square feet -for retail. Mr. Nathin agrees with Mr. Dattoli on respecting the RSIS standards.

Mr. Panso inquired what the Board of Adjustment did with the parking for 62 Broadway. Mr. Dattoli said it shouldn't matter, we need to be sure we have more parking.

Mr. Nathin said there is a parking issue on Centennial Way. Mr. Panso said that it seems many people do not use their garages on Centennial Way and they only built an additional three visitors spots.

Mr. Feinstein said more parking is better. Some developers may choose to have more parking.

Mr. Leibman spoke about studio apartments. Mr. Reiner said we could use language that only allows a specific percentage of studios. Mr. Reiner was asked what the typical size of a studio is. He answered 550 square feet is typical now. Mr. Dattoli said 550 square feet is roomy. Mr. Nathin said he is fine with that and he would also like to see a 2 bedroom and 2 bathroom. Mrs. Higgins agrees with Mr. Dattoli and she feels a studio should have 1 parking space. Mr. Barboni said this is not a transit community. The train doesn't even stop in Woodcliff Lake on the weekends. Mayor Rendo said that transit said they don't stop in Woodcliff Lake on the weekends because there is limited ridership. Mr. Ciaudelli agrees with Mr. Dattoli. Mr. Panso is fine with

everything that was discussed. Mayor Rendo agreed with 550 square feet for a studio with one parking spot.

Mr. Leibman confirmed that the Board was recommending the following:

- 1.8 parking spaces for each 1 bedroom
- 2 parking spaces for each 2 bedrooms
- 1 parking space for each studio

Mr. Nathin asked if studios would help with the Borough's COAH. Mr. Leibman replied he believes so.

The Board had a discussion pertaining to studios and how many could be allowed. 5% with some specific language was recommended.

Mr. Reiner spoke about restaurants and parking. He recommended 1 space for 2 seats. The Board agreed.

A Board discussion was had by all members present pertaining to shared parking. Mr. Reiner said the more restrictions you put, especially on parking, the more unlikely you will get a developer in here that wants to develop property because of how much it costs for the parking.

A Board poll was taken to allow shared parking as discussed by Mr. Reiner:

Mr. Barboni	Disagreed
Mr. Ciaudelli	Agreed
Mr. Dattoli	Disagreed
Mr. Feinstein	Agreed
Mrs. Higgins	Disagreed
Mr. Langschultz	Agreed
Mr. Nathin	Disagreed
Mr. Panso	Agreed
Mayor Rendo	Agreed

The majority vote was to allow shared parking.

A continued in-depth Board discussion was then had by all pertaining to screening, design standards and setbacks proposed for the Broadway Corridor South Ordinance.

The meeting was open to the public on a motion from Mrs. Higgins, and seconded by Mr. Panso, and carried by all.

Joseph LaPaglia, Woodcliff Lake – Mr. LaPaglia commented how he was most concerned with the number of stories and the height that is being proposed. He commented that 36 feet has always served us well. He also spoke about how the 60% building coverage and 80% total

coverage are quite high. Mr. LaPaglia questioned rear yard setbacks. Mr. Reiner explained the proposed requirements. Mr. LaPaglia spoke about his parking concerns and commented about off-street parking. Mr. Dattoli responded by saying he agrees, but it's the state standards. Mr. LaPaglia stated that he doesn't believe that we need studios in Woodcliff Lake. Mr. LaPaglia believes that a 16 foot minimum floor height is insane. Mr. Reiner explained why the floor height size was decided. Mr. LaPaglia is concerned how these zoning changes will effect Woodcliff Lake.

John Spirig, Woodcliff Lake – Mr. Spirig asked if this ordinance will pertain to both sides of the street on Broadway. He was told yes. Mr. Spirig also inquired about parking on the opposite side of the street on Broadway. He was told that wasn't an option.

The meeting was closed to the public on a motion from Mayor Rendo, and seconded by Mr. Feinstein, and carried by all.

Mr. Nathin questioned the 16 feet height and if a drop ceiling could be built. Mr. Reiner said yes. Mr. Reiner also pointed out it would be 16 feet slab to slab.

Mrs. Higgins thanked the Board for allowing the public more than 5 minutes to speak.

Mr. Dattoli made a motion to re-discuss height. The motion was seconded by Mr. Barboni and carried by all.

Mr. Dattoli believes it should be 12 feet floor to floor. Mr. Reiner spoke about why 16 feet was recommended.

A Board discussion was then had by all members present pertaining to building height.

Mr. Leibman explained that the proposed ordinance was given to the Board on August 30, 2016 and we have until October 5, 2016 to give a report back to the Governing Body.

It was decided that Mr. Leibman will prepare a letter to the Governing Body. He will send the letter to the Board members fist. The Board members will have a specified number of days to get back to Mr. Leibman with any questions or concerns. Mr. Leibman will then forward the letter to the Governing Body.

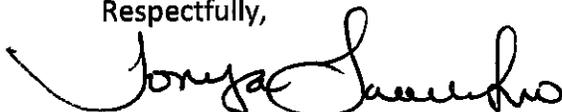
A motion was made by Mayor Rendo to allow Mr. Leibman to draft a letter to the Governing Body and to e-mail all Planning Board members prior to the letter being sent.

Mr. Barboni	Yes
Mr. Ciaudelli	Yes
Mr. Dattoli	Yes
Mr. Feinstein	Yes
Mrs. Higgins	Yes
Mr. Langschultz	Yes

Mr. Nathin	Yes
Mr. Panso	Yes
Mayor Rendo	Yes

The meeting was adjourned on a motion from Mr. Ciaudelli, seconded by Mr. Nathin, and carried by all.

Respectfully,



Tonya Tardibuono