approved 1-12-09

BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
DECEMBER 8, 2008 8:00 P.M.
MINUTES

Call to order:

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

Adequate Notice Statement:

The 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 14, 2008 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 is advised of the Planning Board's rule that the meetings will be concluded by 11:00 p.m.

Flag Salute

Roll Call:

George Fry, Chairman	Present
Robert McDonough, Vice Chairman	Present
Kenneth Glemby	Absent
John Glaser	Present
Bruce Mautz	Absent
Mayor LaPaglia	Present
Willford Morrison	Present
Al Dattoli	Present
Robert Boffa	Present
Joseph Langshultz	Present 8:20 pm
Peter Michelis	Present
Mark Leibman, Esq. for Paul Kaufman	Present
Elliot Sachs, Engineer	Absent (not requested)
Donna Holmqvist, Planner	Present
John Pavlovich, Traffic Engineer	Absent (not requested)
Kathy Rizza, Secretary	Present

It was announced that the Malik application for 126 Broadway will be continued at the January 12th meeting of the Planning Board.

Minutes:

Minutes from November 10th were approved on a motion by Mr. Glaser, seconded by Mr. Morrison, and carried by all.

PUBLIC HEARING
MASTER PLAN PRESENTATION:

Proof of mailing was submitted by Attorney Leibman.

Donna Holmqvist of Burgis Associates gave the presentation to all present. Revisions as discussed at the last meeting were incorporated into the document and identified by Ms. Holmqvist.

Board comments:
Mr. Michelis spoke regarding Leadership in Energy and Environmental Design (LEED) certification, stating that this is a very costly certification for a developer. The document will read that LEED certification is encouraged, but not required. All were in agreement on this addition.
Mr. Morrison questioned a statement regarding mediation with COAH. Ms. Holmqvist explained the wording in the document. Mr. Morrison also questioned the sidewalk issue wording. After some discussion it was decided that the document would state that sidewalks should be 'where appropriate'. This would give the Planning Board flexibility with this issue. Ms. Holmqvist will add to the Master Plan the following statement: 'The Borough desires sidewalks on county roads unless topography or other conditions make it impractical or undesirable.' Mr. Morrison also corrected a date issue relating to the filing date with COAH.
Mayor LaPaglia asked that the capitalization of the words Borough and County be consistent.

The meeting was opened to the public on a motion from Mr. McDonough, seconded by Mr. Morrison, and carried by all.

Darlene Schnure, 34 County Road – Asked about how this Master Plan treats the possible zone changes to the County Road/Pickwick Lane area. Ms. Holmqvist read the paragraph on County Road from the proposed Master Plan. Ms. Schnure was looking for the zone to be changed in her area. Ms. Holmqvist stated that when a developer shows interest in the property the zoning issue would be re-visited. Ms. Schnure also asked about sidewalks. She confirmed that sidewalks will only be required with a new development. Mayor LaPaglia stated that this area is very unique, because of its location it could be developed as retail, office, or townhouses. In these cases sidewalks would be required. Mr. Glaser stated that he agrees with the proposed Master Plan regarding sidewalks. Chairman Fry also agreed.

John Mayo, 11 Highview – Asked if there are any changes proposed for the re-zoning of Broadway. He was told no.

Gus Morpurgo, 36 Mill Road Extension – spoke regarding LEED certification. He asked that if a project was LEED certified would any benefits be given to the developer. He asked that this be considered since LEED certification is very expensive for the developer but the project would then be energy efficient. Ms. Holmqvist stated that this Master Plan is not advocating bonuses for this purpose. Compatibility with neighbors is our goal. Mr. Michelis stated that his company, and others that he is aware of, participate in LEED for its benefits.

Mr. Mayo asked if he heard correctly that the Board does not like solar panels. He was told no, this was not stated.

A motion to close the meeting to the public was made by Mr. Morrison, seconded by Mr. Dattoli, and carried.

RESOLUTION
MASTER PLAN UPDATE:

The motion to approve the resolution on the update to the Master Plan was made by Mr. Langshultz, seconded by Mr. Morrison and carried by all members present by roll call vote. The resolution will be published in the newspaper by the Board Secretary.

Chairman Fry and Mayor LaPaglia thanked all members for their service in the year 2008 and wished all a great holiday.

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

Respectfully Submitted,

Kathleen S. Rizza, Secretary