

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
JUNE 28, 2010
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 11, 2010 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	Absent
Kenneth Glemby	Absent
John Glaser	Present
Frederick Singer	Absent
Mayor LaPaglia	Present
Willford Morrison	Present
Al Dattoli	Present
Jon Boffa	Absent
Joseph Langschultz	Present
Peter Michelis	Present
Paul Kaufman, Attorney	Not Requested
Elliot Sachs, Engineer	Not Requested
Donna Holmqvist, Planner	Present
John Pavlovich, Traffic Consultant	Not Requested
Kathy Rizza, Secretary	Present

Minutes:

The minutes from **May 24, 2010** were approved, as amended, on a motion from Mr. Morrison, seconded by Mr. Glaser, and carried by all.

Board Discussions:

Building Height Issue:

Donna Holmqvist from Burgis Associates, was present to give a presentation on a proposed height change in the R-22.5 zone. Her associate, Ed Sneikus, was unable to make this meeting. Nick Saluzzi, Construction Code Official, was also present. Nick and Mr. Sneikus have met to discuss this topic. After much deliberation by Burgis Associates and Mr. Saluzzi a new height limit for the R-22.5 zone is proposed. Handouts on the existing and the proposed regulations were previously distributed to all Board members. A 6'-12' pitch is proposed as a maximum. Existing is a 4'-14' pitch. Mr. Saluzzi stated that there is not enough room in the attic spaces of homes that must adhere to the present conditions for HVAC equipment. He also stated that garages are being put underground which does not look good aesthetically. Mr. Saluzzi stated that if we could go to 32'6" that would make a big difference. Board Member Al Dattoli, an Architect, stated that the existing 30' regulation is very tight in this zone. He mentioned that the shallow roofs that this regulation causes do not function well. Snow does not melt off as fast causing water problems. Mr. Saluzzi stated that the R-30 zone allows for 35' in height. He explained that the lot width on Rose Avenue, for example, is only 100' wide; this causes the homes to be built deep so that the structure is not too close to the property line. This causes a flatter roof with the regulation as it is now. Chairman Fry stated that the existing ordinance was meant to limit the height only, not the size of the house. Mr. Langschultz asked if we could have different heights in the same zone. Mr. Saluzzi replied that this sounds like spot zoning or the creation of a new zone. Mayor LaPaglia recommended increasing the height limitation in the R-22.5 zone to 33'. Nick Saluzzi stated that this will help immensely. Chairman Fry was concerned with 9' ceilings becoming the norm. Mr. Dattoli stated that many new homes today are constructing tray ceilings into the attic instead. The Mayor suggested to Nick Saluzzi that he write a letter to the Mayor and Council to make this modification in the building code and to make sure that the Council is aware that the Planning Board is in agreement. Mayor LaPaglia will talk to Borough Attorney Mark Madaio to ensure that this is on the next Mayor and Council agenda. A motion to change the height limitation to 33' on the average in the R-22.5 zone was made by Mr. Langschultz, seconded by Mr. Michelis and carried by roll call vote as follows:

Mr. Dattoli	Yes
Mr. Morrison	Yes
Mr. Glaser	Yes
Mayor LaPaglia	Yes
Mr. Michelis	Yes
Mr. Langschultz	Yes
Chairman Fry	Yes

Mobile Kitchens:

Mr. Saluzzi was also present for this discussion. He explained how this situation came about. The Board of Health had received a request for a mobile kitchen to be allowed to operate in the Borough. The mobile kitchen applicant requested to be able to park in corporate parking lots, prepare food and then sell the food to employees of these corporations. The County Board of Health representative was concerned with having to inspect this vehicle and not knowing where to find the vehicle at the time of inspection. According to Nick Saluzzi there is nothing in our ordinance that says this is not allowed. Mr. Saluzzi has written a recommendation to the Borough Attorney to amend the ordinance so that mobile kitchens are not permitted. Ms. Holmqvist stated that she has seen this request in another town and they too amended their ordinance.

Matsu property:

Mayor LaPaglia spoke regarding the Matsu property. He had received a phone call from Attorney Louis D'Arminio requesting to be on the Mayor and Council agenda regarding the proposed site plan of 16 townhouses for this property. Mr. D'Arminio stated that the applicant has made modifications inside the units to limit the number of bedrooms. The Mayor asked why they would not come back to the Planning Board. Mr. D'Arminio stated that if they find the Mayor and Council are not interested, why would they go to the Planning Board first. Mayor LaPaglia stated that the Council will ask him what the Planning Board thinks of the project. The Broadway Corridor area was discussed at this time. Ms. Holmqvist stated that the area is very under-utilized and is not built to capacity. Her opinion is to have mixed use in this area, business with residential on the second floor. Mr. Saluzzi stated that this could be our downtown area. It was suggested that we should finish the first phase of the Broadway corridor. Ms. Holmqvist stated that she is always watching the COAH rules and responsibility changes. It was stated by Ms. Holmqvist that information was requested by the applicant in her first report, but never received. If the applicant wants to get a zoning change from the Mayor and Council they really need to go to the Planning Board first. It was agreed upon by all present that Ms. Holmqvist should finalize Phase One of the Broadway Corridor Study. Ms. Holmqvist stated that she will have this ready for the August meeting. Phase Two is the zoning and street improvements.

Resolution:

**A&P Site Plan
Block 202 Lot 4
502 Chestnut Ridge Road
Attorney – Mr. John P. Wyciskala**

The resolution was read by all Board Members. A motion to approve, as amended (typographical error) was made by Mr. Morrison, seconded by Mr. Glaser and carried by roll call vote as follows:

Mayor LaPaglia Yes
Mr. Glaser Yes
Mr. Morrison Yes
Chairman Fry Yes

This resolution will be published and sent to the applicant by the Board Secretary. Mr. Saluzzi stated that he has been told that A&P will be returning to the Board to discuss a drive-thru pharmacy.

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

With no response from the public, **the meeting was closed to the public** on a motion from Mr. Langschultz, seconded by Mr. Morrison, and carried by all.

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

Respectfully submitted,



Kathleen S. Rizza, Secretary