

**BOROUGH OF WOODCLIFF LAKE  
PLANNING BOARD  
JANUARY 11, 2016  
MINUTES**

**Call to Order:**

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

**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 12, 2015 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**

**2016 REORGANIZATION**

Mayor Carlos Rendo will be taking over the position of the Class I Member.

The following members were sworn in by Attorney Leibman:

Mayor Designee: Willford Morrison  
Class II Member: Robert Friedberg (term ending December 31, 2016)  
Class III Member: Councilman Thomas Panso (term ending December 31, 2016)  
Alternate 1: Chad Feinstein (term ending December 31, 2016)  
Alternate 2: Edward Barboni (term ending December 31, 2016)

**Roll Call:**

Edward Barboni, Alternate 1	Present
David Ciaudelli	Present
Albert Dattoli	Present
Chad Feinstein, Alternate 2	Present
Robert Friedberg	Present
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	Present
Marc Leibman, Attorney	Present
Tonya Tardibuono, Secretary	Present
Joseph Vuich, Engineer	Not Requested
Richard Preiss, Planner	Present
John Pavlovich, Traffic Engineer	Not Requested

**Chairman of the Planning Board:** George Fry was nominated for the position of Chairman of the Planning Board for the year 2016 by Mr. Langschultz and seconded by Mr. Ciaudelli. With no other nominations a roll call vote was taken. With all members in favor, Mr. Fry was named Chairman of the Planning Board for 2016.

**Vice Chairman of the Planning Board:** Joseph Langschultz was nominated for the position of Vice Chairman of the Planning Board for the year 2016 by Mrs. Higgins and seconded by Mr. Panso. With no other nominations a roll call vote was taken. With all members in favor, Mr. Langschultz was named Vice Chairman of the Planning Board for 2016.

**Planning Board Attorney:** A motion was made to appoint Marc Leibman of Kaufman, Semeraro and Leibman as the Planning Board Attorney for the year 2016 by Mrs. Higgins, and seconded by Mr. Ciaudelli. A roll call vote was taken. With all members in favor, Mr. Leibman was named Planning Board Attorney for 2016.

**Planning Board Engineer:** A motion was made to appoint Neglia Engineering as the Planning Board Engineering firm for the year 2016 by Mrs. Higgins, and seconded by Mr. Nathin. A roll call vote was taken. With all members in favor, Neglia Engineering was named Planning Board Engineer for 2016.

**Planning Board Traffic Consultant:** A motion was made to appoint John Pavlovich of Jacobs Engineering as the Planning Board Traffic Consultant for the year 2016 by Mr. Dattoli and seconded by Mr. Langschultz. A roll call vote was taken. With all members in favor, Mr. Pavlovich was named Planning Board Traffic Consultant for 2016.

**Planning Board Secretary:** A motion was made to appoint Tonya Tardibuono as the Planning Board Secretary for the year 2016 by Mrs. Higgins, and seconded by Mr. Nathin. A roll call vote was taken. With all members in favor, Ms. Tardibuono was named Planning Board Secretary for 2016.

**The meeting was opened the public** on a motion from Mrs. Higgins, and seconded by Mr. Nathin, and carried by all.

Mr. Bertram Siegel, a 2015 Mayor Designee for the Planning Board spoke about learning a lot from being on the Board. He thanked Chairman Fry and all members present.

Chairman Fry thanked Mr. Siegel for his service to the Board. He also thanked Ruben Twersky and David York for their services to the Board.

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

**Resolution:**

Resolution No. 16-01  
Closed Session

1. COAH Fee Lawsuit - Woodcliff Lake Investors I, LLC (The Gables)

A motion was made by Mr. Nathin to go into closed session, seconded by Mrs. Higgins, and carried by all.

**Resolution:**

Resolution No. 16-02  
2016 Dates

1. Approval of 2016 Planning Board Meeting Dates

A motion to approve the 2016 schedule of the Planning Board Meetings was made by Mr. Langschultz, seconded by Mayor Rendo, and carried by all.

**New Business:**

Interviews of new potential Planning Board Planners.

Mr. Richard Preiss of Phillips Preiss Grygiel, LLC located in Morristown, New Jersey, was interviewed by the Board. Mr. Preiss spoke about his firm in detail and what they have accomplished this last year being the Planning Board's Planners. Mr. Preiss mentioned that his firm is strictly a planning firm and they have 5 partners that are planners and 2 additional planners on staff.

Mrs. Higgins pointed out that Mr. Preiss brought up a very good point in closed session that was very beneficial to the Board.

Mr. Morrison asked what towns Mr. Preiss and his firm have been involved with. Mr. Preiss explained that they are comfortable working with all types of towns. He is a resident of

Ridgewood and currently is a Planner for Teaneck and has worked with Montvale, Saddle River and a number of other towns in the past.

Mayor Rendo asked if Mr. Preiss attended a majority of all of the past Planning Board meetings from 2015. Mr. Preiss replied yes. Mayor Rendo asked Mr. Preiss if he has ever seen in other municipalities when the Planning Board has one planner, and the Borough has another. Mr. Preiss replied yes, that sometimes happens. Mr. Rendo asked if he was familiar with Francis Reiner and DMR Architects. Mr. Preiss replied he only knows the firm by reputation; he has never had any direct work with them and from what he has heard, they have a good reputation. Mayor Rendo commented on a specific incident that happened in the past with Mr. Preiss and the Mayor and Council regarding Galaxy Gardens. Mr. Preiss spoke about and explained the incident.

Mr. Francis Reiner of DMR Architects located in Hasbrouck Heights, New Jersey, was interviewed by the Board. Mr. Reiner spoke in detail about his firm. He spoke about what towns his firm is affiliated with and what his firm has accomplished in the town of Hackensack.

Mr. Reiner grew up in Bergen County and after working in a lot of different states, Mr. Reiner decided to move back to Bergen County to work and to raise his family. He graduated with his Bachelors from Cornell University and received his Masters from Harvard University.

Mayor Rendo asked Mr. Reiner if his firm has dealt with Affordable Housing. Mr. Reiner replied that he hasn't done much with affordable housing but Charles Sarlo, who is an attorney with his firm has dealt with affordable housing issues.

Mr. Dattoli asked if Mr. Reiner worked with the city of Hackensack and developers as well in Hackensack. Mr. Reiner replied that mainly they are working with the city of Hackensack only.

Mayor Rendo asked Mr. Reiner if he has any previous experience in public/private partnerships. Mr. Reiner explained any past experience his firm has.

Mr. Morrison asked Mr. Reiner if they work with any small towns. Mr. Reiner replied the smaller towns they work with are Ridgefield, Wayne, Mountainside and Garfield.

Mr. Friedberg pointed out that the examples in the distributed books are all municipal buildings and police department buildings. Mr. Reiner answered that he wanted to show the Board the direct municipal type of work they have done. They also have an entire portfolio of private and residential buildings as well.

A Board discussion was then had by all members present regarding the applicants for the Planning Board Planner.

**Planning Board Planner:** A motion was made by Mrs. Higgins, seconded by Mr. Dattoli to appoint Richard Preiss of Phillips Preiss Grygiel, LLC. An additional motion was made by Mr. Langschultz, seconded by Mayor Rendo to appoint Francis Reiner of DMR Architects. A roll call vote was taken

where each Board member stated the firm that they would like to see as Planning Board Planner for the year 2016.

David Ciaudelli	Francis Reiner
Albert Dattoli	Richard Preiss
Robert Friedberg	Richard Preiss
Josephine Higgins	Richard Preiss
Joseph Langschultz, Vice Chairman	Francis Reiner
Robert Nathin	Richard Preiss
Thomas Panso, Council	Francis Reiner
Carlos Rendo, Mayor	Francis Reiner
George Fry, Chairman	Richard Preiss
Chad Feinstein	Alternate Member 1, vote not needed
Edward Barboni	Alternate Member 2, vote not needed
Willford Morrison	Mayor Designee, vote not needed

Roll call vote determined Richard Preiss of Phillips Preiss Grygiel, LLC would be the Planning Board Planner for 2016. Ms. Tardibuono will notify Mr. Preiss of his appointment, and Mr. Reiner will be contacted and thanked for his efforts and time.

**Minutes:**

The minutes of November 30, 2015 were approved on a motion from Mr. Dattoli, seconded by Mr. Nathin, and carried by Chairman Fry, Mr. Friedberg, Councilman Panso and Mr. Ciaudelli. The closed minutes of November 30, 2015 were approved on a motion from Mr. Dattoli, seconded by Mr. Nathin, and carried by Chairman Fry, Mr. Friedberg, Councilman Panso and Mr. Ciaudelli.

**The meeting was adjourned** on a motion from Mr. Dattoli, and seconded by Mrs. Higgins, and carried by all.

Respectfully Submitted,



Tonya Tardibuono, Secretary

**RESOLUTION AUTHORIZING HOLDING OF CLOSED SESSION**

**Resolution No. 16-01  
January 11, 2016**

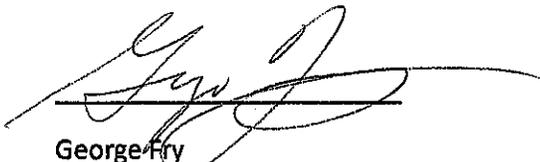
**WHEREAS**, the Woodcliff Lake Planning Board, may meet in closed session.

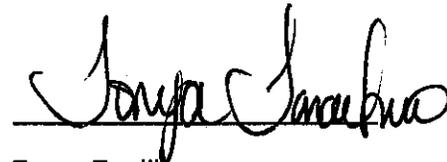
**WHEREAS**, the following is the subject matter to be discussed in closed session:

Woodcliff Lake Investors Lawsuit

**WHEREAS**, these minutes will be kept and once the matter involving the confidentiality of the aforementioned no longer requires that confidentiality, then the minutes can be made public.

**NOW THEREFORE BE IT FURTHER RESOLVED** that formal action may be taken at the Meeting.

  
George Fry  
Chairman

  
Tonya Tardibuono  
Board Secretary

**ANNUAL MEETING NOTICE  
WOODCLIFF LAKE PLANNING BOARD**

**NOTICE IS HEREBY GIVEN**, in accordance with the Open Public Meetings Act, that the following resolution 16-02 was adopted at the Reorganization Meeting of the Woodcliff Planning Board on Monday, January 11, 2016.

**BOROUGH OF WOODCLIFF LAKE PLANNING BOARD**  
**RESOLUTION – SCHEDULE OF MEETINGS 2016**

**Be it resolved**, that pursuant to Section 13 of Public Law 1975, Chapter 231 of the Laws of the State of New Jersey, the meetings of the Woodcliff Lake Planning Board shall normally be held on the second and fourth Mondays of each month and on any other days specified during the year, at Woodcliff Lake Borough Hall, 188 Pascack Road, Woodcliff Lake, NJ, at the hour of **8:00 p.m.** Such meetings shall be held on the following dates:

**2016:**

January 11 Reorganization

January 25

February 9

February 29

March 14

March 28

April 5

April 25

May 9

May 23

June 13

June 27

July 25

August 22

September 13

September 26

October 13

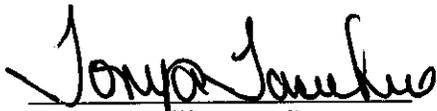
October 24

November 7

December 12

January 9, 2017 Reorganization

Only one meeting in July, August, November and December



Tonya Tardibuono, Secretary  
Secretary, Planning Board