

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
SEPTEMBER 28, 2015
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

Roll Call:

George Fry, Chairman	Present
Joseph Langschultz, Vice Chairman	Present
Al Dattoli	Present
Thomas Panso, Council	Present
Bertram Siegel	Absent
Reuben Twersky, Alt. 1	Absent
David Claudelli	Present
Robert Nathin	Absent
David York, Alt. 2	Present
Josephine Higgins	Absent
Robert Friedberg	Present
Marc Leibman, Attorney	Absent
Neglia Engineering	Not Requested
Richard Preiss, Phillips Preiss Planners	Not Requested
Tonya Tardibuono, Secretary	Present

Minutes:

The minutes of July 27, 2015 were approved on a motion from Mr. Dattoli, seconded by Mr. Langschultz, and carried by all.

The minutes of August 18, 2015 were approved as amended on a motion from Mr. Langschultz, seconded by Mr. Dattoli, and carried by all (Mr. Fry abstained).

Resolution:

**Woodcliff Lake Investors I, LLC – The Gables at Woodcliff Lake
County Road and Harriet Drive
Block 303, Lots 1 & 2 – Block 303.01, Lots 3 & 4
Block 401, Lots 1.01 – 1.03
Preliminary and Final Major Site Plan**

Attorney Louis D'Arminio of the Price Meese Law firm was present on behalf of the applicant Woodcliff Lake Investors I, LLC for the reading and passing of the resolution on this application. Mr. D'Arminio spoke about his letter dated September 24, 2015. He believes that the applicant should not have to pay Affordable Housing fees in accordance with the Borough Code. He then proceeded to read a letter from the applicant on why he feels the fees should not be charged in this application. The Borough Attorney Marc Leibman who was not present at this meeting, sent a letter back to the applicant's Attorney dated September 24, 2015 stating in his opinion the applicant is obligated to pay the fees and recommends that he adopts the resolution in the form in which it has been prepared.

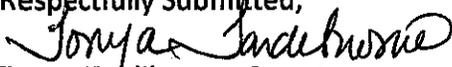
A motion to accept the resolution was made by Mr. Langschultz, seconded by Mr. Dattoli, and carried by roll call vote as follows:

Mr. Ciaudelli	Yes
Mr. Dattoli	Yes
Mr. Langschultz	Yes
Mr. Panso	Yes

A Board discussion was then had about development on Broadway, future development in town and how to move forward with getting the information to the proper people.

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

Respectfully Submitted,


Tonya Tardibuono, Secretary