

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
AUGUST 20, 2013
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, 2013 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
Willford Morrison, Vice Chairman	Present
Al Dattoli	Present
Donna Abene, Council	Present
Kenneth Glemby	Present
Bertram Siegel, Alt. 1	Present
David Ciaudelli, Alt. 2	Present (8:15 p.m.)
Robert Nathin	Present
Joseph Langschultz	Absent
Josephine Higgins	Present
Robert Friedberg	Present
Mark Follender, Attorney	Present
Michael Neglia, Neglia Engineering	Present
Darlene Green, Masur Consulting	Present
John Pavlovich, Jacobs Engineering	Not Requested
Kathy Rizza, Secretary	Present

The **minutes** from June 10, 2013 were approved, as amended, on a motion from Mr. Morrison, seconded by Mr. Dattoli, and carried.

BOARD DISCUSSIONS:

Chairman Fry asked all members to attend the September 16th Mayor and Council meeting since the Broadway Corridor will be discussed. It is not a joint meeting of the Council and the Planning Board.

Board Attorney Mark Follender has left the firm of Scarinci Hollenbeck. A vote was taken appointing Mr. Follender as the Planning Board Attorney with his own firm. A motion was made by Mr. Siegel, seconded by Mr. Nathin, and approved by roll call vote as follows:

Ms. Higgins	Yes
Mr. Dattoli	Yes
Councilwoman Abene	Yes
Mr. Glemby	Yes
Mr. Friedberg	Yes
Mr. Morrison	Yes
Mr. Nathin	Yes
Mr. Siegel	Yes
Chairman Fry	Yes

Proposed Townhouse Overlay Zone (THO)

Block 303, Lots 1 and 2

Block 303.01, Lots 3 and 4

Block 401, Lots 1.01, 1.02, 1.03

Mr. William J. Martin, the Architect and Planner that was hired by the Board at the expense of MDK Associates was present to report on his review of the proposed townhouse ordinance. Mr. Martin’s report is dated August 13, 2013. Mr. Martin is from 25 Boulevard in Westwood, New Jersey. His educational background was given to all, along with his professional background. He is a licensed Planner and Architect in New Jersey, among other states. Mr. Martin is a member of the Planning Board and the Zoning Board of Adjustment in the Borough of Westwood.

Mr. Martin feels that the area along County Road is suited for the THO zone. Mr. Nathin stated that he is not in favor of garages in the basements of the units. The Woodcliff Lake limiting schedule regarding height was discussed. Mr. Martin recommends 35’ maximum height from the natural grade with a specific roof pitch for a nice architectural appearance. This would give the units a 9’ ceiling. Roof pitches were discussed in detail. Mr. Dattoli would prefer a steeper roof. He stated that colonial architecture demands a steeper roof pitch. The 35’ maximum height at Saddle River Grand was discussed. Mr. Dattoli stated that these are flat roofs. Ms. Green from Maser Consulting stated that she doesn’t know if a variance was issued but their ordinance says 35’.

Garages underground versus garages at grade level were discussed in detail. Councilwoman Abene asked if the ordinance will require underground garages. Mr. Morrison stated that he has no problem with the garage being below ground. Chairman Fry asked if underground parking could be available. Mr. Martin said that this would eliminate garage doors. The roof pitch was decided as 4 by 12 as a minimum and height would be at 35' for 2.5 stories with basements allowed. Setbacks were discussed. Mr. Dattoli stated that 35' from County Road is good.

Regarding density, it is Mr. Martin's opinion that 8 units per acre is good for this area with 50% FAR (Floor Area Ratio) control. Ms. Green agrees with this. Mr. Neglia, Borough Engineer, thought that 5 units per acre would be more appropriate. Square footage of the units was discussed. Mr. Dattoli stated that he would like to see open space around the development. Chairman Fry asked if there should be a limit on the number of bedrooms in a unit. Mr. Martin stated that if you are concerned with the number of occupants in a unit limiting bedrooms would help. Mr. Nathin feels that 3 should be the limit. Mr. Siegel agrees. Councilwoman Abene feels that you cannot limit the number of occupants by limiting the number of bedrooms. Mr. Dattoli stated that no limit is necessary, it is self limiting. Mr. Dattoli stated that if the Board goes with 8 units per acre then FAR is needed. Mr. Morrison and Mr. Friedberg agree. Mr. Martin feels that the number of bedrooms should be capped at 4. All members agree.

Fire safety was discussed next. Will sprinklers be required? This would depend on the type of construction and the size of the buildings. Mechanical equipment was next to be discussed. Mr. Dattoli stated that this issue is very important. All members agree that the mechanical equipment should go on the roof.

Site Appearance was also discussed. The RSIS (Residential Site Improvement Standards) will govern the roadways. A snow removal plan will be needed. Board Attorney Follender stated that this is generally done in larger complexes. Regarding building appearance a 35' offset between buildings was discussed. Mr. Friedberg spoke regarding the exterior materials that will be used and how the Board could dictate what should be used. Sustainable Design Features and the Character of the Community Beyond were additional sections of Mr. Martin's report that were discussed. At this point Mr. Martin concluded his presentation.

Chairman Fry asked if street parking should be discussed. Mr. Martin told him that the RSIS will have jurisdiction on this issue. The setback issue still needs to be discussed. Mr. Neglia stated that many items will be governed by the RSIS. Ms. Green from Maser Consulting had no additional comments.

A motion to open to the public was made by Mr. Morrison, seconded by Mr. Siegel, and carried.

Mr. Louis D'Arminio of Price Meese, Shulman and D'Arminio – had 3 speakers: Mr. Sean Davis, Mr. Bob Benecke, and Mr. Gus Morpurgo. Mr. Davis talked regarding the conceptual plans, the second one being the larger since it would include Pickwick Lane.

Mr. Davis spoke regarding setbacks, open space and coverage for each plan. Mr. Bob Benecke spoke regarding a 7.5 acre minimum lot size. He asked all to look at specific examples that were used in Ms. Green's report. Mr. Benecke feels that the development proposed for this location will be upscale using high quality products and will be buffered by side yards. Mr. Morpurgo asked the Board to consider natural to actual grades. He feels that with garages in the lower level cars will bottom out and that limiting the height to 35' with a 4-12 pitch will not produce a pleasing design. Mr. Morpurgo also stated that limiting the stories at 2.5 will reduce the upper level to rooms that are not workable. He feels that 3 story buildings would be more appropriate. Various scenarios were discussed regarding this.

This matter will be continued to the next scheduled meeting of the Board. Written comments were asked of all witnesses. Mr. John Pavlovich of Jacobs Engineering, the Borough Traffic Consultant, will be asked to come to the next meeting. Mr. Neglia made a final comment regarding driveways – lower driveways are nice to look at but are usually drainage problems.

The meeting was closed to the public on a motion from Mr. Morrison, seconded by Mr. Dattoli, and carried.

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

Respectfully Submitted,

Kathleen S. Rizza, Secretary