

**BOROUGH OF WOODCLIFF LAKE  
PLANNING BOARD  
MARCH 27, 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	Absent
Al Dattoli	Present
Donna Abene, Council	Present
Kenneth Glemby	Absent
Bertram Siegel, Alt. 1	Present
David Ciaudelli, Alt. 2	Present
Robert Nathin	Absent
Joseph Langschultz	Present
Josephine Higgins	Present
Robert Friedberg	Present
Mark Follender, Attorney	Present
Brian Intindola, Neglia Engineering	Present
Darlene Green, Masur Consulting	Present
John Pavlovich, Jacobs Engineering	Not Requested
Kathy Rizza, Secretary	Present

The **minutes** from January 14, 2013 were approved, as amended, on a motion from Mr. Langschultz, seconded by Mr. Langschultz, and carried.

**PUBLIC HEARING:**

**MDK Development, LLC**  
**Proposed Townhouse Overlay Zone**  
**Block 3903, Lots 1 and 2**  
**Block 303.01, Lots 3 and 4**  
**Block 401, Lots 1.01, 1.02, 1.03**

Attorney Louis D'Arminio was present of behalf of the applicant MDK. This is the second presentation to the Planning Board on this subject. The subject area consists of 7.5 acres and includes residences on Harriet Avenue, County Road, and Pickwick Lane. The zone is presently an R30 zone. Requested is the Townhouse Overlay Zone. Mr. D'Arminio is here before the Board to seek a recommendation from the Planning Board to the Mayor and Council on the rezoning of this area. The area in question is surrounded by multi-family homes, business and assisted living facilities, all of which are greater in density. The advantages of town homes in this area include being able to walk to the mall or office buildings and the Hilton for recreation. There is commuter parking at the parkway rest stop. Mr. D'Arminio stated that four of the seven lots at the proposed site are under contract.

Mr. Mark Follender, Attorney for the Planning Board stated that the purpose of this meeting is not to approve or disapprove; it is a referral from the Mayor and Council to see what the Planning Board thinks about the proposal from MDK. A resolution is not needed, just a recommendation. This is a fact finding mission only. Chairman Fry stated that zoning is a Mayor and Council function. Mr. D'Arminio stated that he and his client are looking for direction and they realize that this is just preliminary. Mr. Fry suggested having the Borough Planner look at the possibilities at the expense of MDK. Mr. D'Arminio added that they have submitted escrow money and will submit more if required. Mr. Langschultz asked if there is any change in the number of cooperating residents. He was told that there is no change – four out of seven residents are involved.

Mr. Robert Benecki, a licensed Planner for the applicant, spoke regarding this proposed project. He described the rectangular area as 7.5 acres with seven properties. Mr. Benecki stated his concern for capital investors in this area. Mr. Benecki added that there is the ability to keep the existing zone for those residents who choose not to participate. Mr. Benecki also spoke regarding future tax revenue for the Borough and the limited number of high school students that could be expected from this development. There was discussion as to whether or not a lone house at the beginning of Pickwick Lane would be a detriment or if it could exist on its own. It was stated by Mr. Benecki that this house would be fine alone. Mr. Dattoli asked if the concept is to eliminate Pickwick Lane. Mr. D'Arminio stated that yes, if all residents sell their properties. Mr. Dattoli asked what the tax revenue estimate of \$650,000 per year was based on. It is based on density of 8.5 units per acre, 4 lots so far would be forty five units. There would be sixty units if all residents in the area sell. The units would be 3000 sq. ft. with two car garages, and no basements. There would be 4-6 units per building and the buildings would be up to three stories, depending on the topography. A sample ordinance was distributed to all. Mr.

Siegel questioned why the applicant's Planner feels there will be little or no high school students from this development. Mr. Benecki responded with some information on trends of school age children. Chairman Fry asked if it would make sense to look into smaller units, adding that perhaps the proposed plan is a little grand. Mr. Langschultz stated that people look for 3 bedrooms – a bedroom, a guest room and an office. Mrs. Abene stated that we should not look at this development for adults only. Mrs. Abene stated that we want children, children keep the town vital and that our schools can handle it. Mr. Dattoli asked if the applicant has looked at Saddle River Grand across the street. Mr. Michael Kasparian of MDK stated this development is out of his market, they are 4,600 to 6,000 sq. ft. with 4-5 bedrooms. Mr. Langschultz feels that this proposal will attract both empty nesters and younger families. Chairman Fry stated that it is very difficult for young people and empty nesters to stay in town now and that there is need for both that this development could help. Mrs. Higgins stated that our young volunteers need a place to live within Woodcliff Lake. Mrs. Higgins stated that the Planning Board has done the town justice with the changes in this area over the years. Mrs. Higgins added that she feels this development will help us become one of the top ten towns in New Jersey. Mr. D'Arminio completed his presentation at this time.

Darlene Green of Masur Consulting, the Borough's Planner, was next to speak.

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

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

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

Respectfully Submitted,

Kathleen S. Rizza, Secretary