

**BOROUGH OF WOODCLIFF LAKE  
PLANNING BOARD  
AUGUST 12, 2019  
MINUTES**

**Call to Order:**

The meeting was called to order at 8:00 p.m. at Borough Hall by Councilman Corrado Belgiovine.

**Adequate Notice Statement:**

The Councilman announced that the Meeting was in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231. Notice of this meeting was posted in two newspapers, The Record and The Ridgewood News. 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:**

Corrado Belgiovine, Councilman	Present
Jane Ann Whitchurch-Carluccio	Absent
David Ciaudelli	Present
Nilufer DeScherer	Present
Cheryl Dispoto	Absent
Robert Friedberg	Present
Angela Hayes, Councilwoman	Absent
Joseph Langschultz	Absent
Brian LaRose	Present
Peter Michelis	Absent
Thomas Panso	Present
Carlos Rendo, Mayor	Absent
Brian Eyerman, Attorney	Present
Meg Smith, Secretary	Present
Evan Jacobs, Engineer	Present
Elizabeth Leheny, Planner	Present

**Board Discussion:**

**Courtesy review of Dorchester Elementary School Parking Plan**

Mr. Merlino, Attorney for the School, and Mr. Keenan, Engineer for the proposed plan, stated that the school would like to proceed and provide additional parking before school begins. Mr. Merlino stated that this would alleviate traffic and parking problems in the school circle.

Mr. Merlino explained that this proposed parking includes 26 stacked parking spaces which are intended to be "Staff Only" spaces and will be assigned by the school administration. Staff will arrive before school drop-offs and leave after school dismissals. Signage will be provided to

designate the parking and barriers, if necessary, will be provided for after hours and school events.

Mr. Merlino addressed the Borough Engineer letter and concerns stating that the plans will be revised to include the complete right of way lines for Dorchester Road (#2.4), and clarified that no trees 6" or larger will be removed (#2.5). Only vegetative over growth will be removed.

Councilman Belgiovine questioned how deep from the curb line the proposed parking would be. Mr. Merlino stated that the parking will be 40' from the curb.

Mr. Eyerman confirmed that if a shade tree is removed that it will be replaced. Mr. Merlino agreed.

Mr. Merlino stated that stormwater management will be provided to alleviate water issues (# 2.6 and #2.7).

Borough Engineer's report raised a concern regarding headlights from the vehicles. Mr. Merlino stated that there is still coverage and that vehicle traffic will be mostly during the day when headlights are not needed. If there are any complaints, Mr. Merlino stated that the school will address and provide a buffer (#2.8).

Mr. Merlino stated that a wetlands investigation was done and that this project is clear of any issues (#2.9).

Ms. DeScherer questioned what other approvals were needed.

Mr. Merlino stated that Bergen County Soil movement permits will be needed because there is more than 5,000 feet of disturbance.

Mr. Friedberg questioned who would be coordinating the tandem parking.

Mr. Merlino stated that the school would be coordinating.

Mr. LaRose questioned how the school decided on 26 parking spaces.

Mr. Merlino stated that the school wanted to provide as many parking spaces as possible.

Mr. LaRose questioned if a single row of 13 spaces would suffice.

School professionals re-stated that they would like to provide as many parking spaces as possible.

Mr. LaRose questioned if the school considered using the area between the other parking lots.

Mr. Merlino stated that this area is being used during the day by the students.

Councilman Belgiovine asked if the Police Department had been advised of the Proposed Parking Plan.

Mr. Merlino believed that the School officials and the Chief of Police reviewed and discussed all matters involving the school.

Mr. Panso commented that it was a lot of blacktop.

Councilman Belgiovine asked if there would be any additional lighting added for the new parking area.

Mr. Merlino stated that there is an existing pole with a light between the new parking lots. No new lights are proposed at this time.

Mr. Merlino explained that the plan is to move teacher spaces from the circular lot to the new lot and open up parking spaces for parents and visitors.

**Open to the Public:**

The meeting was open to the public with a motion from Mr. Panso, seconded by Mr. LaRose. All Board members were in favor of the motion.

Mr. Cabrera, Woodcliff Lake resident, questioned notification of the public and was advised that notification was not required. He also questioned if the Board Planner was involved and was advised that the Board Planner was not involved.

Mr. Cabrera questioned tree removal and School professionals confirmed that no trees greater than 6" would be removed. Councilman Belgiovine wanted it on record that if any shade trees were removed that they will be replaced.

Mr. Cabrera expressed concern with cars backing out of the parking spaces and onto the road and asked if the proposed parking area could be relocated to the area between the other parking lots or moved to the playground area. Mr. Merlino stated that there were new State guidelines requiring additional recess time and that those areas were needed for outdoor required recreation.

Mr. Cabrera stated that he believed that this proposed parking plan will create a traffic situation and other areas should be considered.

Mr. Mittwol, Woodcliff Lake resident, questioned how deep the parking area would be and was advised that it would be 40'.

Mr. Mittwol stated concerns about backing out of the parking spaces, especially with excessive leaves which collect in that area. Mr. Mittwol stated that it is not unusual to have to walk to your

work area and believed that the parking should be located by the field and the staff would have to walk a short distance to the entrances.

Mr. Mittwol stated his concerns including tandem parking being problematic, and a curved roadway with a blind spot. He also believes that the newly paved area will attract children to play which could be hazardous since that this area is very close to the street.

Councilman Belgiovine stated that he believed that the Board of Education reviewed all options and has decided that this proposal is the best choice.

Mr. Eyerman stated that the Proposed Parking Plan must meet requirements of the Police Department. He also stated that this is designated "Staff Parking" and cannot be used for buses or equipment.

Mr. Cuoto, Woodcliff Lake resident, questioned the size of the parking spots and was advised that there were 9' by 18'. Mr. Cuoto proposed 20 alternate single parking spaces on the side of the school and in the circle.

Mr. Merlino stated that the Board of Education could consider this in the future.

Mr. Nathin, resident of Woodcliff Lake and member of the Board of Education, spoke regarding the proposed parking. He stated that the fields are constantly wet and the boulders are placed for the safety of the children. Mr. Nathin stated that the school needs extra parking and this proposed parking will eliminate school vehicles parking in front of the neighboring properties. Mr. Nathin explained that all parking spaces will be assigned and coordinated. Teachers will know who is parking behind them in case of emergency. Mr. Nathin stated that proposed parking has been under consideration by the Board of Education for a while.

Mr. Friedberg stated that he believes that the parking stalls are too small and stated that backing out of a tight spot onto a curved street is a challenge. He proposed stalls be 10 ½' wide instead of 9' which would provide 11 double spaces instead of 13. Mr. Friedberg suggested double stripes to allow more room between cars and suggested that a traffic consultant be involved.

Ms. DeScherer questioned current parking in the circle and was advised that it is currently assigned teacher parking. Ms. DeScherer stated that she believes that this is not as great a safety issue since the staff parking and exiting is once a day before and after school hours.

Mr. LaRose questioned the number of staff members and Mr. Nathin stated that it is between 115 and 120.

Mr. LaRose questioned whether or not there was enough parking on campus to accommodate staff parking. Mr. Nathin stated that he believes it could be done but would not be ideal and would cause a problem for the other school.

Councilman Corrado explained that the Planning Board was involved only to voice their opinions and address their concerns. Councilman Corrado stated that Engineer should reconsider the size of the parking spaces and lighting at night when used for school events.

**Close to the Public:**

The meeting was closed to the public with a motion from Ms. DeScherer, seconded by Mr. Panso. All Board members were in favor of the motion.

Since this was a courtesy review, no vote is necessary. The Planning Board advised that any follow up for this matter should be addressed at the School Board meeting.

Ms. Leheny, a partner of Mr. Preiss, presented the Draft Master Plan Reexamination.

Mr. Eyerman stated that notice of this public meeting had been completed. Notice was published in the newspaper and sent to surrounding towns as required.

Ms. Leheny explained that the Municipal Land Use Law required the Master Plan be re-examined every ten (10) years. If the re-examination is not done then the Borough lacks the presumption of validity. Ms. Leheny stated that the last Re-examination was done in 2008 and the last Master Plan was done in 2002.

Ms. Leheny stated that the reexamination addresses 5 elements which include:

- 1) Set forth goals from the last Master Plan
- 2) Detail the progress in achieving these goals
- 3) Detail any changes made
- 4) Identify recommendations for future
- 5) Identify recommendations for redevelopment

Mr. Eyerman asked Ms. Leheny to address changes since the 2008 Master Plan Reexamination.

Ms. Leheny detailed changes in goals and policies since the 2008 Reexamination which include:

- 1) Population of the borough is older and household size is smaller
- 2) Housing preferences change with an older population
- 3) Renter occupied units increased
- 4) Changes at the State level include COAH
- 5) Changes to the MLUL include requirement for reexamination every 10 years instead of every 6 years and the time of application rule
- 6) National changes include changes from brick and mortar stores to ecommerce

The only recommendation from the Reexamination Report is that a full Master Plan be done.

A motion was made by Mr. Panso and seconded by Mr. Friedberg to open to the meeting to the public to discuss the Reexamination Report.

Mr. Cabrera questioned the status of the Rosengren project. Mr. Eyerman advised that this is a topic for Mayor and Council at this point and has not yet been referred to the Planning Board. Ms. Levine stated that the sidewalks on Broadway between Campbell Avenue and Park Ridge are dangerous. Councilman Belgiovine stated that property owners are responsible for their sidewalks and that any follow up would be a property maintenance issue.

Mr. Cuoto proposed widening the road on Prospect between Broadway and Park for a walkway. Councilman Belgiovine stated that this is a County road as has required widths and restrictions.

Ms. Leheny stated that the Planner could try to address this issue.

A motion was made by Mr. Friedberg and seconded by Mr. Panso to close the meeting to the public. On a roll call vote, all members were in favor of the motion.

A motion was made by Mr. Panso and seconded by Mr. Ciaudelli to adopt the Reexamination report. On a roll call vote, Councilman Belgiovine, Mr. Friedberg, Mr. Ciaudelli, Ms. DeScherer, Mr. Panso and Mr. LaRose voted in favor of the motion.

A motion was made by Mr. Panso and seconded by Mr. Friedberg to open the meeting to the public for any other issues. With no members of the public wishing to address the Board, the meeting was closed to the public on a motion from Mr. Friedberg which was seconded by Mr. Panso. All board members were in favor of the motion.

**Minutes:**

The minutes of the **July 8, 2019** meeting were approved on a motion from Mr. Panso, seconded by Mr. Ciaudelli. All members present were in favor of the motion except for Ms. DeScherer and Mr. LaRose who were not present for the meeting and abstained from the vote.

The meeting date for the next Planning Board meeting will be changed from September 9<sup>th</sup> to September 16<sup>th</sup> due to a conflict with the Mayor and Council meeting.

**The meeting was adjourned** on a motion from Ms. DeScherer, seconded by Mr. Ciaudelli, and carried by all.

Respectfully Submitted,

Meg Smith  
Board Secretary