

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
SEPTEMBER 16, 2019
MINUTES**

Call to Order:

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

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	Present
David Ciaudelli	Present
Nilufer DeScherer	Absent
Cheryl Dispoto	Absent
Robert Friedberg	Present
Angela Hayes, Councilwoman	Absent
Joseph Langschultz	Present
Brian LaRose	Present
Peter Michelis	Absent
Thomas Panso	Present
Carlos Rendo, Mayor	Absent
Brian Eyerman, Attorney	Present
Meg Smith, Secretary	Present
Evan Jacobs, Engineer	Not Requested
Richard Preiss, Planner	Present

Board Discussion:

Ordinance 19-10 Consistency Review to designate the AH-3 Affordable Housing District in the Borough.

Mr. Preiss, Board Planner, stated that the review before the Planning Board consists of two (2) parts. The first part is a review of the agreement between the Borough and the property owner. The second part is a review of the Zoning Ordinance.

Mr. Preiss stated that this property, called Rosengren, was located at the intersection of Old Pascack and Pascack Roads and is approximately seven (7) acres. The property was originally

subdivided into five (5) lots to be developed as single family homes. Mr. Preiss stated that these were steep lots with a change in grade of 19% from bottom to top. The developers began work and installed utilities and a cul-de-sac roadway. Development had then stopped.

Mr. Preiss explained that while the Borough was doing their Housing Element & Fair Share Plan the owner of this property proposed an alternate project consisting of 43 townhouses at this location. The Mayor and Council did not accept this plan and did not need this property to meet Affordable Housing requirements. However, Mr. Preiss stated that the Borough could use additional money in the Affordable Housing trust fund and since this property was vacant, would also like to see something built on this property. Terms of the Fair Share Housing Settlement agreement would not allow money in lieu of units once the settlement was signed.

Mr. Preiss stated that the borough negotiated and proposed 5 townhouse buildings. The owner changed the proposal and changed which way the units were facing and were disturbing a lot of steep slope. A revised plan agreed to by both the Borough and the owner limited slope disturbance and kept current vegetation surrounding the property which shielded neighbors and maintained the view from the street.

Mr. Preiss explained that this concept plan was consistent with the Housing Element and Fair Share Plan which is part of the Master Plan. The Rosengren property agreement allowed construction of 15 townhouses and included a \$600,000 payment to the Affordable Housing trust fund which would help fund the north Broadway affordable housing project.

Mr. Langschultz questioned the distance of the development to the street.

Mr. Preiss stated that there was 120 feet between the nearest townhouse and the street.

Mr. Langschultz stated that previous review included concern with runoff into the reservoir.

Mr. Preiss stated that this development would need to come before the Planning Board for Site Plan review and approval and that all issues would be addressed.

Councilman Belgiovine commented that the coverage is slightly higher with the townhomes than with the previously approved single-family homes. He confirmed that the green areas detailed on the exhibits are vegetation which will not be disturbed.

Mr. Panso questioned the existing cul-de-sac roadway.

Mr. Preiss stated that the cul-de-sac will remain and be re-used as part of the new development.

Councilman Belgiovine confirmed that Site Plan Review would still be required but stated that preliminary review by the Police and Fire Department had already been done based on the preliminary plans.

Mr. Langschultz stated that these seemed like high end units.

Mr. Preiss stated that these units are expected to sell in excess of \$1.0M. Units will include approximately 3,500 sq. feet of habitable space not including the basement or garage.

Mr. Preiss recommended that the Board ratify the Settlement agreement and adopt the Zoning detailed in Ordinance 19-10 to create the AH-3 district.

A motion was made by Mr. Panso to approve the Settlement Agreement and this motion was seconded by Councilman Belgiovine. On a roll call vote Councilman Belgiovine, Mr. Friedberg, Ms. Whitchurch-Carluccio, Mr. Ciaudelli, Mr. Panso, Mr. LaRose, and Chairman Langschultz voted to approve the Settlement Agreement.

A motion was made by Mr. Panso to recommend Ordinance 19-10 be approved by Mayor and Council and this motion was seconded by Councilman Belgiovine. On a roll call vote Councilman Belgiovine, Mr. Friedberg, Ms. Whitchurch-Carluccio, Mr. Ciaudelli, Mr. Panso, Mr. LaRose, and Chairman Langschultz voted to approve the motion.

Open to the Public:

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

There were no members of the public wishing to address the Board.

Close to the Public:

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

Minutes:

The minutes of the **August 12, 2019** meeting were approved on a motion from Councilman Belgiovine, seconded by Mr. Panso. All members present were in favor of the motion except for Chairman Langschultz and Ms. Whitchurch-Carluccio who were not present for the meeting and abstained from the vote.

The meeting was adjourned on a motion from Councilman Belgiovine, seconded by Mr. Panso, and carried by all.

Respectfully Submitted,

Meg Smith
Board Secretary