

**BOROUGH OF WOODCLIFF LAKE  
PLANNING BOARD  
JANUARY 13, 2020  
MINUTES**

**Call to Order:**

The meeting was called to order at 8:00 p.m. at Borough Hall by Vice-Chairwoman Whitchurch-Carluccio.

**Adequate Notice Statement:**

The Vice-Chairwoman 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**

**2020 REORGANIZATION**

**The following members were sworn in by Attorney Eyerman:**

Class I: Mayor Rendo (term ending December 31, 2020)

Class II Member: Josephine Higgins (term expiring December 31, 2020)

Class III Member: Councilman Ian Spelling (term ending December 31, 2020)

Class IV: Robert Friedberg (term ending December 31, 2022)

Class IV: Corrado Belgiovine (term ending December 31, 2021)

Class IV: Thomas Panso (term ending December 31, 2020)

Alternate 1: Brian LaRose (term ending December 31, 2020)

Alternate 2: Jennifer Howard (term ending December 31, 2021)

**The following member will be sworn in at the next Planning Board meeting:**

Mayor Designee: Councilman Stephen Falanga (term ending December 31, 2020)

**Roll Call:**

Corrado Belgiovine	Present
Jane Ann Whitchurch-Carluccio	Present
Nilufer DeScherer	Present
Cheryl Dispoto	Present
Stephen Falanga, Councilman	Absent
Robert Friedberg	Present
Josephine Higgins	Present
Jennifer Howard	Present
Brian LaRose	Present
Thomas Panso	Present
Carlos Rendo, Mayor	Present
Ian Spelling, Councilman	Present
Brian Eyerman, Attorney	Present
Evan Jacobs, Engineer	Present
Richard Preiss, Planner	Present
Meg Smith, Secretary	Present

**Chairman / Vice Chairman of the Planning Board:**

A motion was made by Vice-Chairwoman Jane Whitchurch-Carluccio to appoint Robert Friedberg as Chairman of the Planning Board for the year 2020. The motion was seconded by Ms. Josephine Higgins. On a roll call vote, all members were in favor. Mr. Friedberg was named Planning Board Chairman for 2020.

A motion was made by Mayor Rendo to appoint Jane Ann Whitchurch-Carluccio as Vice Chairwoman of the Planning Board for the year 2020. The motion was seconded by Ms. DeScherer. On a roll call vote, all members were in favor. Ms. Whitchurch-Carluccio was named Vice Chairwoman for the Planning Board for 2020.

**Planning Board Professionals and Secretary:**

A motion was made by Mr. Belgiovine to appoint Brian Eyerman, of Dario, Alvert, Metz & Eyerman as the Planning Board Attorney, Evan Jacobs, of Neglia Engineering, as the Board Engineer, Richard Preiss, of Phillips, Preiss, Grygiel LLC, as Board Planner, Brian Intindola, of Neglia Engineering, as Board traffic consultant and Meg Smith as Board Secretary for the year 2020. This motion was seconded by Ms. Higgins. All members were in favor of the motion, none opposed.

**Resolution No. 20-01**

**Approval of 2020 Planning Board Meeting Dates**

There was Board discussion regarding the proposed meeting date of November 16, 2020 and this meeting date was changed instead to Wednesday, November 4, 2020. A motion to approve the

2020 schedule of the Planning Board meetings as discussed and amended was made by Mr. Panso, seconded by Councilman Spelling. All board members were in favor on a roll call vote and 2020 meeting dates were approved.

**New Application**

**Tesla, Inc. at the Tice Corner Marketplace  
Chestnut Ridge Road**

**Block: 301 Lot:3.01  
B-2 Zone**

Request for eight (8) Tesla charging stations and associated equipment on a portion of the existing parking lot.

Mayor Rendo recused himself from this application.

Applicant has provided a transcript for this application.

A motion was made by Councilman Spelling, seconded by Mr. Belgiovine to approve this application with the condition of landscaping to be added approximately 5 feet in height to match the height of the charging stations and screen them from traffic on Chestnut Ridge Road. On a roll call vote, all members were in favor of the application.

**Application (continued)**

**Estate of Paul and Linda Sacchieri / Maryann DeGeorge Executrix Block: 2005.01 Lot: 13  
107 Woodcliff Avenue R 22.5 Zone**

Request for residential subdivision consisting of four (4) single family homes and Major Soil Moving Permit approval.

Ms. Higgins disclosed that she worked for Ms. Sacchieri at Pascack Valley Hospital for ten (10) years and asked Mr. Eyerman if she could participate in this application. Mr. Eyerman confirmed that Ms. Higgins had no financial dealings with the previous owner of this property and confirmed that Ms. Higgins felt that she could be fair and impartial regarding this application. Ms. Higgins will remain an active board member for this application.

Mr. DelVecchio, attorney for the applicant, stated that this application is returning to the Board with revised plans. These revised plans include removing the proposed sidewalk and moving the proposed roadway to the east and away from neighboring properties. Mr. DelVecchio stated that moving the roadway has eliminated all steep slope variances previously requested and allowed many trees previously proposed to be removed to remain in that area.

Mr. DelVecchio detailed the marking of the following documents:

- A-7 Preliminary and Final Major Subdivision Plan prepared by Stonefield Engineering with last revision date of December 18, 2019 in response to Fire Department review letter of October 6, 2019 and Neglia Engineering review letter of October 17, 2019

- A-8 Stormwater Management Statement prepared by Stonefield Engineering with the last revision date of December 20, 2019
- A-9 Survey prepared by First Order, LLC with the last revision date of June, 20, 2018
- A-10 Letter with Summary of Plan revisions prepared by Stonefield Engineering and dated December 20, 2019

Mr. Delvecchio provided original copies of notice of proof and publication.

Mr. Olivo, engineer for the applicant, stated that this is now a variance free plan. He explained that by moving the roadway to the east approximately (6 to 7 feet) that it allowed the applicant to keep existing vegetation. The sidewalk proposed has been removed and a sidewalk was proposed on Woodcliff Avenue along the property line. The turning radii was improved as requested by Board Engineer and it will now be safer entering and exiting the property from the proposed roadway. A striped crosswalk has also been proposed for pedestrian safety. The driveway for Lot 1 has been moved and the reduced lighting as requested by the Board. A Tree Removal Plan is included in the documents provided and trees are now continued along the Lot 4 property line.

Board Engineer issued a review letter dated January 10, 2020 in response to revised plans by the applicant.

Mr. Olivo stated that most concerns of the Board Engineer have been addressed. DEP approvals and soil testing can be provided as conditions of approval.

Mr. DelVecchio stated that final subdivision drawings requested by Borough Engineer were not yet available. Mr. Olivo stated that these drawings should be available in approximately two (2) weeks. Mr. DelVecchio stated that final subdivision drawings would be provided prior to the next meeting. Mr. DelVecchio stated that he would like to conclude the testimony of Mr. Olivo, applicant engineer, and does not believe that his testimony will be necessary at the next meeting.

Mr. Jacobs, Board Engineer, confirmed that most concerns were addressed and that others can be conditions of approval. He stated that the Final Subdivision Plan needs to be submitted.

Mr. Preiss stated that all of his concerns have been addressed.

Mr. Panso stated that the pond is the linch pin of the stormwater plan today. Mr. Panso questioned the Stormwater Plan after the proposed houses are built.

Mr. Olivo agreed that there is currently no stormwater management on this property. Water currently sheet flows and there is nothing to slow it down. With the proposed plan, each property would have dry wells to collect and slow the flow of water. The roadway also has its own detention basin collection system.

Mr. Friedberg questioned if all water will still be discharged into the pond.

Mr. Olivo stated that at the slower rate of release some water will discharge into the ground but the rest will be discharged into the pond but at a much slower rate.

Ms. Higgins confirmed that there is a stream behind Heritage Court.

Mr. Olivo confirmed that the pond currently drains into the stream and then connects with the reservoir and water will continue to flow in this direction. Mr. Olivo stated that he has met with the DEP to review this water flow.

Mr. Eyerman questioned if there were any DEP protections for the pond.

Mr. Olivo stated that a 300 foot Riparian Zone was required to buffer the pond.

Ms. Dispoto questioned the number of trees being removed and the number of trees being replanted.

Mr. Olivo stated that the revised plan has 84 trees being removed and 58 proposed trees to be planted. Mr. Olivo reminded the Board of a discussion at a previous meeting which would require individual homeowners of these lots to provide a landscape plan as part of an approval to build which would provide additional trees.

Mayor Rendo stated a concern regarding the force of the water being directed at the pond and into the reservoir.

Mr. Olivo stated that the water would be collected in dry wells and slowed before release. Currently the disturbed area acts like pavement and water sheets off toward the pond. DEP requires slowing the discharge of the water collected.

Mr. LaRose questioned the proximity of Lot 4 to the property line with only a 20 foot setback. Mr. LaRose proposed moving the driveway to the other side of the house.

Mr. DelVecchio explained that the plan shows a building envelope only and these houses may not be built as displayed.

Mr. Preiss suggested that a condition could be added to the approval to request that the house built on Lot 4 provide a larger side yard setback to allow more room between the neighboring property.

Mr. Eyerman opened the meeting to the public for any questions.

Mr. Wexler, 121 Woodcliff Avenue, questioned landscaping between this property and the neighboring properties. Mr. Olivo provided C-11 – Landscaping Plan to detail landscaping on the property but specifically addressed landscaping on the westerly side of the property near Mr. Wexler's property.

Mr. Wexler questioned the lighting. Mr. Olivo provided C-4 which detailed the lighting plan for the proposed roadway. Four (4) lights proposed and they have been moved to the opposite side of the roadway to reduce the foot candle to zero. Mr. Wexler asked if the lights could be moved to the other side of the street. Mr. Olivo stated that he could consider moving them but needed to keep both the level of disturbance as well as the foot candle down.

Mr. Wexler asked if there was a sidewalk proposed on Woodcliff Avenue. Mr. Olivo confirmed that a sidewalk was added. Mr. Wexler thought it would be strange to only have a sidewalk in front of this property. Mr. Olivo stated that it could create a trend and continue with other projects.

Mr. Wexler stated that he would like the lights moved to the other side. He is unsure about the landscaping proposed but would like the same view to remain.

Mr. Friedberg questioned the expected height and canopy of the trees proposed.

Mr. Olivo referenced C-11 and stated that the trees proposed will be 3 to 3 1/2 inch caliber trees at planting and are expected to be twelve (12) to eighteen (18) feet in height.

Mr. Eyerman questioned the height of the lighting proposed.

Mr. Olivo stated that twelve (12) foot decorative lights were proposed. The trees should be as tall or taller than the lights.

Ms. Dalaker, 31 Daniel Court, questioned the setback from Lot 4 to her neighboring property. The setback is twenty (20) feet which matches the allowable setback in this zone. Mr. Eyerman explained that it is a proposed footprint and that the house on this Lot may not be built this close to the setback but it is allowable by the ordinance for this zone.

Ms. Dalaker questioned plan to prevent soil erosion on the slope from neighboring properties on the westerly side of the property to the proposed roadway.

Mr. Olivo stated that the property would be graded and planted with trees and grass and would follow DEP guidelines.

Mr. Wexler questioned why the proposed trees end at the cul de sac and did not continue to the end of the property line for Lot 4.

Mr. DelVecchio stated that trees will be added to the end of the property line for Lot 4.

The meeting was closed to the public with a motion by Mayor Rendo, seconded by Vice-Chairwoman Whitchurch-Carluccio.

Mr. DelVecchio requested that the Board carry this application without further notice and publication to their next scheduled meeting on February 3, 2020. Mr. DelVecchio stated that Mr. Olivo's testimony was completed and he would not be returning to the next meeting.

#### **Board Discussion**

The Board reviewed the 2019 Planning Board Annual Report which summarized board activity. There were no questions about or changes to the report.

#### **Public Session**

**The meeting was opened to the public** on a motion from Mr. Belgiovine, seconded by Mayor Rendo, and carried by all.

With no members of the public wishing to speak, **the meeting was closed to the public** on a motion from Mayor Rendo, and seconded by Mr. Belgiovine, and carried by all.

#### **Minutes**

**The minutes of November 12, 2019** were approved on a motion from Ms. Dispoto, seconded by Mr. Panso, and carried by all members that were present at the November 12, 2019 meeting.

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

Respectfully Submitted,

Meg Smith  
Board Secretary