

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
MARCH 9, 2020
MINUTES**

CALL TO ORDER:

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

ADEQUATE NOTICE STATEMENT:

The -Chairman 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 member was sworn in by Attorney Eyerman:

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	Absent
Stephen Falanga, Councilman	Present
Robert Friedberg	Present
Josephine Higgins	Present
Jennifer Howard	Absent
Brian LaRose	Absent
Thomas Panso	Present
Carlos Rendo, Mayor	Absent
Ian Spelling, Councilman	Present
Brian Eyerman, Attorney	Present
Evan Jacobs, Engineer	Present
Richard Preiss, Planner	Not Requested
Meg Smith, Secretary	Present

BOARD DISCUSSION

Courtesy Review for Woodcliff Lake Middle School for Front Entry Renovation

Mr. Soto, Attorney for the Board of Education, stated that the front entry to the middle school was being renovated to enhance the safety and security of the school and had minor modifications to the driveway.

Mr. Sentschak gave testimony as the architect and project manager. He reviewed the Existing Site Plan. Mr. Sentschak stated that the proposed modifications included extending the front vestibule with security access. The existing plaza would be pushed towards the street changing the curve of the top of the driveway. Both sides of the driveway will remain the same. A downward sloping ramp will be added to the existing art building entrance and an upward ramp to the Middle School and BOE entrances. The stairway to the art building will also be replaced.

Mr. Sentschak stated that there would be no change to the grading of the property and the flow of water on site would remain the same as before the renovation. Mr. Sentschak also stated that two (2) trees would need to be removed. One (1) of those trees is damaged and dying. Mr. Sentschak stated that the BOE is committed to replacing at least two (2) trees to replace the ones lost.

Mr. Sentschak stated that there would be a continuous canopy over the new front plaza between the front entrances and walkway.

Ms. Higgins asked if the window glass would be tinted. Mr. Sentschak stated that only the new vestibule would be getting new glass and it would match the existing glass and would not be tinted.

Chairman Friedberg asked the depth of the canopy. Mr. Sentschak explained that the vestibule extended about eight (8) feet and that the canopy would extend approximately another two and a half (2 ½) feet for a total of approximately eleven (11) feet.

Councilman Falanga questioned the sidewalk connecting to Woodcliff Avenue. Mr. Sentschak explained that there would be new cement sidewalk along the driveway but the asphalt sidewalk along the street would not be changed.

Chairman Friedberg asked Mr. Sentschak to explain the vestibule's purpose as a man-trap and how it would work. Mr. Sentschak stated that the new vestibule provides another set of doors and a small waiting room. There would be security access to the waiting room including a card reader for staff with id and a call button and speaker for other visitors. School staff would respond and provide access to the waiting room if needed. This small waiting room would have two (2) chairs for visitors while they wait.

Mr. Belgiovine asked if the driveway would maintain twenty-five (25) foot width. Mr. Sentschak confirmed that it would be twenty-five (25) feet wide and will have striping as a Fire lane.

Mr. Palzoni, Engineer for the Board of Education, stated that the driveway would be moved

forward toward the street between six (6) and eight (8) feet and maintain twenty-five (25) foot width.

Chairman Friedberg asked Mr. Palzoni to address comment #2.4 on the Neglia review letter of March 6, 2020 regarding an increase in impervious coverage.

Mr. Palzoni stated that there would be a net increase of eight hundred (800) square feet and he believed it to be diminimus.

Mr. Jacobs, Board Engineer, clarified that up to 400 square feet can be deemed diminimus but if over 400 square feet then the project must account for the additional coverage and drainage needed. Mr. Jacobs stated that there are existing drainage issues by the bridge and with the pipe that goes under Woodcliff Avenue. Mr. Jacobs suggested a recharge or method of infiltration to address this issue.

Mr. Belgiovine stated that this project proposes disturbing approximately fifteen thousand-two hundred (15,200) square feet and 400 square feet is diminimus for this project. Mr. Palzoni agreed and stated that there is enough slope to move water toward the creek.

Councilman Friedberg stated that the landscaper or maintenance workers are putting leaves and brush in the creek which can block the water flow. Councilman Friedberg stated that the school must maintain the creek so it can handle the necessary water flow.

Mr. Belgiovine stated that when the brook backs up it floods two (2) to three (3) houses neighboring the school. Mr. Belgiovine stated that the school maintenance needs to handle or the school must notify DPW to handle the blocking of the brook before it backs up and floods neighboring properties.

Ms. Higgins questioned the timing of the construction.

Mr. Palzoni stated that the contractor would be given access to the site on April 6th with recess for the school's Spring break. Access to the school will be moved to Rose Avenue.

Mr. Sentschak stated that they had received the Fire Department review letter. Mr. Sentschak stated that the current knox box would be moved to the other side of the new vestibule. Mr. Sentschak stated that they will interface at least two (2) times during the project with the Fire Department to coordinate different access to the building.

Mr. Eyerman asked if the school had engaged the Police Department regarding traffic issues expected during the renovation. Traffic will need to be managed on Lering Lane – which is on school grounds.

Ms. Higgins asked if the Fire Department will be notified when the knox box is moved.

Mr. Sentschak stated that the Fire Department will be involved in approving the new location

and notified regarding the timing of the move.

The meeting was opened to the Public with a motion from Mr. Belgiovine, seconded by Councilman Spelling. With no members of the Public wishing to address the Board, the meeting was closed to the public with a motion from Mr. Belgiovine, seconded by Ms. Higgins.

RESOLUTION OF APPROVAL

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

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

A motion was made by Mr. Belgiovine and seconded by Mr. Panso to approve the Resolution granting variances to add 8 Tesla charging stations and associated equipment to the parking lot at the Tice Corner Marketplace. On a roll call vote the motion was approved by Ms. Higgins, Councilman Spelling, Mr. Belgiovine, Ms. Whitchurch-Carluccio, Ms. DeScherer, Mr. Panso and Chairman Friedberg. Councilman Falanga abstained from the vote due to absence at the January meeting.

APPROVAL OF MINUTES & TRANSCRIPT

Minutes -- January 13, 2020

Transcript for Tesla at Tice Marketplace – January 13, 2020

A motion to approve the minutes of the January meeting was made by Mr. Belgiovine and seconded by Councilman Spelling. All board members were in favor of the motion with the exception of Councilman Falanga who abstained due to absence at this meeting.

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.

Mr. Delvecchio added the following exhibits to this application:

- | | |
|------|--|
| A-11 | Proof of Notice and Publication |
| A-12 | Subdivision Survey by Valley Land Survey dated 1/21/2020 |

Mr. Delvecchio stated that this application was essentially concluded at the January meeting and only the subdivision map was needed before a vote.

Mr. Olivio, Engineer for the applicant, stated that all information previously discussed was synthesized into the subdivision survey. Once approved by the Board, this survey will be used to document the subdivision.

Mr. Delveccio stated that this subdivision is the same as the Site Plan previously presented.

Mr. Olivio stated that he needed clarification of “radial” lines needed for the lot in the cul-de-sac but can work with curvature of the line with the Board Engineer if necessary.

Mr. Jacobs stated that he will work with the surveyor and possibly move the side lot line by three (3) or four (4) feet which is a minor change. Mr. Jacobs stated that there are tweaks to be made but he had no issues with the Subdivision Survey presented to the Board.

Mr. Delvecchio stated that there are no variances required with this subdivision application, that the trees have been extended to the end of Lot 4 near the cul-de-sac, and the fire hydrant will be placed wherever the Fire Department wants it with an eight (8) inch line.

The meeting was opened to the Public with a motion by Ms. Higgins, seconded by Mr. Belgiovine. With no members of the Public wishing to address the Board, the meeting was closed to the Public with a motion from Mr. Belgiovine, seconded by Councilman Spelling.

A motion to approve the subdivision and major soil movement application of 107 Woodcliff Avenue was made Mr. Belgiovine, seconded by Mr. Panso. On a roll call vote the motion was approved by Ms. Higgins, Councilman Spelling, Mr. Belgiovine, Ms. Whitchurch-Carluccio, Ms. DeScherer, Mr. Panso and Chairman Friedberg.

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

Respectfully Submitted,

Meg Smith
Board Secretary