

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
OCTOBER 14, 2021
MINUTES**

CALL TO ORDER:

This virtual meeting was called to order at 5:00 p.m. at Borough Hall by Chairman Friedberg.

ADEQUATE NOTICE STATEMENT:

Chairman Friedberg 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. Subsequent notice was published in The Record and the Ridgewood News to meet guidelines established for a virtual 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:

Corrado Belgiovine	Joined at 5:30
Jane Ann Whitchurch-Carluccio	Absent
Michael Casale	Absent
Nilufer DeScherer	Present
Stephen Falanga, Councilman	Joined at 5:20
Robert Friedberg	Present
Josephine Higgins	Present
Jennifer Howard	Present
Brian LaRose	Present
Thomas Panso	Present
Heidi Pollack	Present
Carlos Rendo, Mayor	Absent
Brian Eyerman, Attorney	Present
Evan Jacobs, Engineer	Not Requested
Elizabeth Leheny, Planner	Present
Meg Smith, Secretary	Present

RESOLUTION OF APPROVAL

Brighton Norse Realty, LLC
520 Chestnut Ridge Road
Request for Signage Approval

Block: 202 Lot: 4
B-3 Zone

A motion was made by Ms. DeScherer and seconded by Ms. Higgins to approve the variances requested for the signage at Whole Foods. On a roll call vote the motion was approved by Chairman Friedberg, Councilwoman Higgins, Ms. Pollack, Ms. DeScherer, Mr. Panso, and Ms. Howard.

BOARD DISCUSSION

Mr. Friedberg stated that there are four sections of the Master Plan being reviewed and updated by the Borough Planner. These elements include the Land Use Element, the Conservation and Open Space Element, Community Facilities Element and the Historic Preservation Element. Mr. Friedberg stated that our Board Planners will present the Draft Recommendations for the Land Use Element of the Master Plan tonight and the other elements will be reviewed at the November 9th meeting.

Ms. Leheny, Board Planner, presented an overview of the recommendations which include Goals with Objectives and Action Items. Ms. Leheny reviewed the background for the collection of information which included a Public Meeting in May with a good turnout and a Survey from April thru June with over 200 responses. Interviews were conducted with the Police and Fire Departments, DPW and the Zoning Official and other groups and committees. Ms. Leheny stated that Neglia Engineering, our Board Engineer, will be providing the Utilities and Circulation Elements for the Master Plan. Ms. Leheny stated that the Master Plan should be a roadmap for the Borough and the foundation for future decisions. Mayor and Council will implement the Master Plan by changing Borough Ordinances and establishing capital budget.

Ms. Leheny and Ms. Chen presented and reviewed the Draft Recommendations being made for the Land Use Element of the Master Plan. Areas discussed included Broadway, Chestnut Ridge Road and Tice Boulevard. Mr. Friedberg recused himself from the presentation regarding Tice Boulevard.

PUBLIC SESSION

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

The phone number was provided to the public to call in with any questions or concerns. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

With no members of the public wishing to address the Board, the meeting was closed to the public on a motion from Mr. Panso, and seconded by Councilwoman Higgins, and carried by all.

APPROVAL OF MINUTES

A motion to approve the minutes of the August 11th meeting was made by Councilwoman Higgins and seconded by Ms. Pollack. All Board members voted in favor of the motion.

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

Respectfully Submitted,

Meg Smith
Board Secretary