

BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
JUNE 9, 2008 8:00 P.M.
MINUTES

Call to order:

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

Adequate Notice Statement:

The Chairman announced that the Meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, was announced at the Reorganization Meeting held on January 14, 2008 in the Municipal Building. Notice of this meeting was posted and two newspapers, The Record and The Ridgewood News, were notified. Notice was also provided, in accordance with the Open Public Meetings Law, of the Planning Board's intention to conduct formal business at this Meeting.

The public is advised of the Planning Board's rule that the meetings will be concluded by 11:00 p.m.

Flag Salute

Roll Call:

George Fry, Chairman	Present
Robert McDonough, Vice Chairman	Present
Kenneth Glemby	Present
John Glaser	Present
Bruce Mautz	Absent
Mayor LaPaglia	Present
Willford Morrison	Present
Al Dattoli	Absent
Robert Boffa	Absent
Joseph Langshultz	Present
Peter Michelis	Present
Marc E. Leibman, Esq.	Present (Substituting)
Elliot Sachs, Engineer	Present
Donna Holmquist, Planner	Present
John Pavlovich, Traffic Engineer	Absent
Kathy Rizza, Secretary	Present

Minutes: May 12, 2008

The minutes from the April 29, 2008 Planning Board meeting were approved on a motion from Mr. Morrison, seconded by Mr. McDonough, and carried by all by roll call vote.

Resolutions:

BMW – curb issue and Russo Development: Both will be heard at the next meeting.

Public Hearings:

BMW Hydrogen Tank Issue

Block 602, Lot 1 and Block 802, Lot 1
300 and 200 Chestnut Ridge Road

Amended Preliminary and Final Site Plan Approval and Conditional Use Approval

This matter will be heard at the Planning Board meeting of June 23, 2008.

John Tonelli - Fox Meadow Development

Minor subdivision Block 1306, Lots 7 and 8
3 and 10 London Court

Attorney Allan Horowitz of 333 South Washington Avenue in Bergenfield, was present on behalf of the applicant. Mr. Horowitz explained that this is a minor subdivision; part of lot 8 in Block 1306 will be added to lot 7 in the same block. Everything is in conformance, no variances required. Robert Tonelli, a principal of Fox Meadow Developers, was also present to address any issues that the Board may have. Board Engineer Elliot Sachs of Boswell Engineering stated that he has no problem with the approval of this subdivision as long as any minor outstanding engineering issues are satisfied. Mr. Glemby was looking for testimony on the wetlands delineation. Mr. Horowitz stated that the property has been certified that it is not in a flood zone or wetlands area. He will fax this to the Board Secretary (rec'd 6-11-08). The Board Planner, Donna Holmquist has given the applicant steep slope information. The Mayor asked which street the house will face on this lot. He was told London Court. Driveway access has not been determined as of yet. Mr. Sachs informed the applicant of the town ordinance referring to driveway distance requirement from street intersection curb radius.

A motion to approve this minor subdivision subject to stipulations set forth by the Board Engineer, was made by Mr. McDonough, seconded by Mr. Langshultz, and carried by roll call vote, with all present in favor.

Old Business:

The Burgis report on the Broadway corridor was discussed. Mr. Glaser reported from the Council that the consensus is to investigate the Burgis proposal more prior to funding. A suggestion was made to appoint a sub-committee with members of the Mayor and Council and the Planning Board. Ms. Holmquist, from Burgis Associates, stated that data

collection is the largest part of her work on this project and she needs authorization (i.e. funding) to begin. Mr. Glemby would rather have the entire Planning Board involved because it is such a major issue. Chairman Fry affirmed that the study will come back to the Planning Board and then to Council. He asked if the Council understood that they will be asked to consider zoning changes to property owners. Mr. Langshultz spoke of when he was a Councilman and a Planning Board member in New Milford and how their Main Street neighborhood was transformed. He feels that the board needs to make decisions and move forward. Mr. Michelis would like to see some samples of the work that Ms. Holmquist has done in other towns. It was decided that the Board would vote on the process of how to proceed, either with a sub-committee, or with the Planning Board as a whole. A motion was made by Mr. Michelis for a consensus. It was decided that the entire Planning Board would be included in the process. A special meeting will take place on Monday, June 16th at 7:00 p.m. in the council chambers to discuss retaining the professionals with respect to their Broadway Corridor proposal; to be included as part of the periodic reexamination of the Master Plan. This meeting will be advertised. Members of the Mayor and Council will also be in attendance.

The meeting was opened to the public on a motion by Mr. Glemby, seconded by Mr. McDonough, and carried. With no one requesting to be heard, the meeting was closed to the public on a motion by Mr. McDonough, seconded by Mr. Morrison, and carried.

A motion to adjourn was made by Mr. McDonough, seconded by Mr. Morrison and carried.

Respectfully submitted,

Kathleen S. Rizza, Secretary