

**BOROUGH OF WOODCLIFF LAKE
SPECIAL PLANNING BOARD MEETING
OCTOBER 15, 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 Vice Chairman.

Adequate Notice Statement:

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	Absent
Robert McDonough, Vice Chairman	Present
Kenneth Glemby	Present
John Glaser	Present
Bruce Mautz	Absent
Mayor LaPaglia	Present
Willford Morrison	Absent
Al Dattoli	Present
Robert Boffa	Absent
Joseph Langshultz	Present
Peter Michelis	Absent
Stacey Patterson - for P. Kaufman, Esq.	Present
Elliot Sachs, Engineer	Not Requested
Donna Holmqvist, Planner	Present
John Pavlovich, Traffic Engineer	Not Requested
Kathy Rizza, Secretary	Present

PUBLIC HEARING:

**MASTER PLAN AMENDMENT REGARDING HOUSING ELEMENT AND
FAIR SHARE PLAN**

Donna Holmqvist from Burgis Associates gave a PowerPoint presentation on the Master Plan Amendment. A copy of which is in the file for future reference. She stated that there are no RCA agreements allowed in the Third Round of our obligation. Thomas Van Dam, the Attorney for the Affordable Housing Committee in Woodcliff Lake, spoke regarding the two (2) step process involved. First the Planning Board must adopt the plan as presented by Burgis Associates, and then the Mayor and Council must endorse and authorize submission to COAH. We are projecting a much less growth share obligation than COAH requires. Our due date is November 6th. We could not obtain an extension to the end of the year. Our certification is running out so our Borough must file by this date. Mr. Van Dam gave a brief history of our prior COAH obligation. Mr. Glemby asked who does the negotiating with COAH on behalf of the Borough. Mr. Van Dam stated that he and Donna Holmqvist, as the professionals, do the negotiating. He did suggest getting someone else involved to speak for the Community. Mayor LaPaglia stated that he is extremely pleased with the group of people on the COAH Round Three Committee: Fred Singer, Ken Glemby, John Glaser, himself and Mr. Van Dam. The Mayor spoke regarding what is good for the Borough of Woodcliff Lake, and the need to decide where to put affordable housing in Woodcliff Lake. The Mayor stated that the Borough is fortunate to have professionals like Donna Holmqvist and Tom Van Dam. He also spoke of the prior COAH Committee who did a lot of work getting us to this point. The Mayor stated that the town does have a contract purchaser for the Fisher property. They are just waiting for COAH to say we can use the money in our COAH Trust Fund. Mr. Van Dam stated that under COAH we are protected from Builders Remedy Lawsuits. Mr. Glemby stated that the COAH Committee was unanimous in recommending the plan that was developed by Burgis Associates and with recommending it to the Mayor and Council. He also reminded all present that we cannot afford to miss the November 6th deadline.

The meeting was opened to the public on a motion from Mr. Dattoli, seconded by Mr. Glaser, and carried by all.

Gus Morpurgo – Old Mill Extension - Questioned after how many years units on Centennial Way can be sold. Mr. Van Dam stated that there is a 20 year restriction period, and that the sale price is regulated. The mortgage amount is also limited. Any money that is made over the regulated sale price goes to the town.

Paul Camella – 4 Princeton Drive – Asked that if we submit our plan to COAH and it is rejected, what then? Donna Holmqvist stated that she does not think we will be rejected; we will just get comments from COAH. Then we respond and the professional negotiate. Donna Holmqvist went on to say that the League of Municipalities is contesting the Third Round rules. Mr. Glaser asked if the League is also contesting the obvious mistake by COAH as to how many units should be in each town.

Fred Singer – 24 Maple Hill Drive - Mr. Singer is a member of the Borough COAH Committee. He stated that the plan being recommended is like an insurance policy to prevent lawsuits. He added that this is a well thought out plan and that we have no time and no options. He commended Mr. Van Dam for his efforts.

The public portion of the meeting was closed on a motion by Mayor LaPaglia, seconded by Mr. Langshultz.

A motion to approve the amendment to the Master Plan in regard to the Housing Element and Fair Share Plan as presented to the Board and to be recommended to the Mayor and Council was made by Mayor LaPaglia, seconded by Mr. Glemby, and carried affirmatively by all members present by roll call vote.

The meeting was adjourned on a motion from Mr. Glemby, seconded by Mr. Langshultz, and carried.

Respectfully submitted,



Kathleen S. Rizza, Secretary