

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA
OCTOBER 15, 2018
8:00 PM**

CALL TO ORDER

Notice of this meeting, in accordance with the "Open Public Meetings Law, 1975, C. "231", has been posted and two newspapers, The Record and The Ridgewood News, have been notified.

ROLL CALL

Mayor Carlos Rendo
Council President Corrado Belgiovine
Councilwoman Jacqueline Gadaleta
Councilwoman Nancy Gross
Councilwoman Angela Hayes
Councilwoman Kristy Herrington
Councilman Brian Singleton

PLEDGE OF ALLEGIANCE

CERTIFICATE OF RECOGNITION – WOODCLIFF LAKERS SWIM TEAM

APPROVAL OF MINUTES

September 17, 2018 (Closed)
October 1, 2018 (Open)
October 1, 2018 (Closed)

CORRESPONDENCE

- Anonymous letter received October 12, 2018 to Mayor and Council

MAYOR'S REPORT

ADMINISTRATOR'S REPORT

ENGINEER'S REPORT

COUNCIL MEMBERS' REPORTS/COMMENTS

ORDINANCE

Public Hearing Ordinance 18-12

An Ordinance to Amend Chapter 5-39 "Mayor and Council as Appropriate Authority" of the borough of Woodcliff Lake Code in the Borough of Woodcliff Lake, State of New Jersey

Introduction Ordinance 18-13
An Ordinance Amending the Code of the Borough of Woodcliff Lake Code to Include Mandatory Affordable Housing Set-Aside Requirements

NEW BUSINESS

PUBLIC COMMENT

(limited to 5 minutes per speaker)

NON-CONSENT AGENDA

Resolution No. 18-229 Resolution Authorizing the Borough Planner to Study and Amend the Design Guidelines and Uses Permitted within the Woodcliff Lake Broadway Corridor

CONSENT AGENDA

Resolution No. 18-230 Resolution Authorizing Payroll and Payment of Claims
Resolution No. 18-231 Resolution Authorizing a Refund of Overpaid Taxes Caused by Tax Court Judgement Docket No. 018301-2012 for the Year 2012
Resolution No. 18-232 A Resolution of the Mayor and Council of the Borough of Woodcliff Lake Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use on an Online Auction Website
Resolution No. 18-233 Resolution Approving Professional Services Agreement with Neglia Engineering Associates for Due Diligence for Area in Need of Redevelopment
Resolution No. 18-234 A Resolution to Affirm the Borough of Woodcliff Lake's Civil Rights Policy with Respect to All Officials, Appointees, Employees, Prospective Employees, Volunteers, Independent Contractors, and Members of the Public that Come into Contact with Municipal Employees, Officials and Volunteers
Resolution No. 18-235 Resolution Authorizing the County of Bergen to Pave Werimus Road Between Glen Road and Wright Street and to Request the County of Bergen to Re-evaluate the Speed Limit of Werimus Road

ADJOURNMENT

******Disclaimer******

Subject to Additions and/or Deletions

October 12, 2018

Dear Mayor and Council,

We are newish residents in town. We are so happy to be part of a town that is really community based. We have joined the towns facebook page and signed up for the constant contact messages, it's great to find out what is going on in town and can't wait for the Oktoberfest and Halloween events. Keeping the residents informed is very important and you are doing a great job.

Last evening, we attended the open house at the fire department, which my children found very interesting, so many things to do and the fire fighters who were there were very nice.

Coming for another Bergen County town and my husband being a former council person we'd like to ask a question about the use policy for fire department vehicles.

The new chiefs' emergency response vehicle, which we understand cost approximately \$60,000, what is the policy on use for this car?

- Is this vehicle to be used as a response vehicle or a family car?
- Towns have encountered issues when emergency response cars become a family use car. Should child seats be allowed in the car? How can one possibly be ready to respond to an emergency if children are strapped in them? Drop them off before responding?
- If the car was to get into an accident with children & others while responding to an emergency where does the Borough stand? What is the liability?

We ask that you address this at your next council meeting. We assume other residents have pondered the same, but may be intimidated to ask, in fear that repercussions maybe taken. We have decided to send this letter in anonymously, as we would not want any repercussions ourselves.

On another note, the Borough purchased a new fire truck at the cost of approximately \$600,000 about 2 years ago, what happened to the old one?

Sincerely,

Two concerned residents

2018 OCT 12 P 1:02
BOROUGH OF BERGEN COUNTY

2018 OCT 12 P 1:02
BOROUGH OF BERGEN COUNTY

ORDINANCE NO. 18-13

**AN ORDINANCE AMENDING THE CODE OF THE
BOROUGH OF WOODCLIFF LAKE TO INCLUDE MANDATORY
AFFORDABLE HOUSING SET-ASIDE REQUIREMENTS**

WHEREAS, on March 10, 2015, the New Jersey Supreme Court issued its decision in In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015). In that decision, the New Jersey Supreme Court transferred primary jurisdiction over affordable housing matters from the New Jersey Council on Affordable Housing ("COAH") to the New Jersey Superior Court and established a transitional process for municipalities, like the Borough of Woodcliff Lake ("Borough"), to file declaratory judgment actions seeking to declare their Housing Element and Fair Share Plans ("HEFSPs") as being constitutionally compliant and seeking similar protections to what they would have received if they had continued to proceed before COAH; and

WHEREAS, the Borough filed a declaratory judgment action with the New Jersey Superior Court seeking to declare its HEFSP as being constitutionally compliant and seeking protection and repose against exclusionary zoning litigation for a ten (10) year period; and

WHEREAS, the Borough has entered into settlement negotiations and executed a Settlement Agreement with the Fair Share Housing Center ("FSHC") which included agreement on the extent of the Borough's affordable housing fair share obligation for the period from 1999 to 2025 and the methods the Borough intends to use to satisfy the obligation; and the Borough has prepared a Housing Element and Fair Share Plan ("FSP") to achieve this goal; and

WHEREAS, to facilitate such settlement and in compliance with its FSP, the Mayor and Council of the Borough of Woodcliff Lake have deemed it in the best interests of the Borough to amend the Borough Zoning Ordinance so as to adopt a mandatory set-aside ordinance that requires that all new multi-family residential development to provide a mandatory affordable housing set-aside as set forth herein; and

NOW, THEREFORE, BE IT ORDAINED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey as follows:

SECTION ONE. Chapter §380, Zoning of the Code of the Borough of Woodcliff Lake is hereby amended and supplemented with the addition of the following:

Article § 380-16A : Mandatory Affordable Set-Aside

Section 16A-1. Purpose

A. Except as otherwise regulated in this chapter, any multifamily residential development or redevelopment application proposing five (5) or more new dwelling units shall be required in the case of for-sale projects to set aside twenty percent (20%) of said units for affordable housing, and in the case of rental projects, to set aside fifteen percent (15%) of said units for affordable to low- and moderate-income households.

B. This requirement shall apply to all new multi-family residential development of five (5) or more units that become permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted, or new redevelopment plan.

C. This requirement does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of the Borough of Woodcliff Lake to grant such rezoning, variance or other relief. A property shall not be permitted to be subdivided so as to avoid compliance with this requirement.

D. All such affordable housing units shall comply with the requirements of the Woodcliff Lake Code relating to affordable housing and the Uniform Housing Affordability Controls, (N.J.S.A. 5:80-26.1 et seq.).

SECTION TWO. All Ordinances of the Borough of Woodcliff Lake which are inconsistent with the provisions of this Ordinance are hereby repealed as to the extent of such inconsistency.

SECTION THREE. Any section, subsection, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

SECTION FOUR. This Ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.

Date: October 15, 2018

Attest: Deborah A. Dakin, Borough Clerk

BOROUGH OF WOODCLIFF LAKE
Bergen County, New Jersey

ORDINANCE NO. 18-12

AN ORDINANCE TO AMEND CHAPTER 5-39 ENTITLED "MAYOR AND COUNCIL AS APPROPRIATE AUTHORITY" OF THE BOROUGH OF WOODCLIFF LAKE CODE IN THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

WHEREAS, the Borough of Woodcliff Lake Code Chapter §5-39 designates the "Appropriate Authority" in regards to the governance of the Borough of Woodcliff Lake Police Department; and

WHEREAS, that Mayor and Council wish to amend chapter §5-39 so as to designate the Mayor and Council of the Borough as the "Appropriate Authority" for the hiring/firing of police personnel, review/adoption of police policies and for disciplinary actions of police personnel .

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, as follows:

Section 1. That chapter §5-39 of the Borough code shall be amended to designate a committee comprised of the Mayor of the Borough, The Borough Council President and one other Borough Council Member as the "Appropriate Authority" and shall now read as:

The Mayor and Council of the Borough shall be designated as the Appropriate Authority as provided in the New Jersey statutes. They shall be responsible for the overall performance of the Police Department, for the hiring of personnel of the Police Department and be responsible for the discipline of Police Department personnel. They shall promulgate rules and regulations for the government of the Police Department and to govern the discipline of its members. Such rules and regulations shall be adopted by resolution of the Mayor and Council and may be amended and supplemented by resolution from time to time by the Mayor and Council as they shall deem necessary and appropriate. The Borough Administrator can address administrative and purchasing issues necessary to assure the efficient and effective daily operations of policing of the Borough.

Section 2. All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

Section 3. This ordinance shall be construed consistent with the purpose stated in section 1 hereof. Any ambiguities in this ordinance shall be construed in accordance with the

purpose of this ordinance. If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the full extent possible. This ordinance repeals provisions of the Woodcliff Lake Code only where stated herein; otherwise this ordinance is amendatory and supplementary to existing provision of the Woodcliff Lake Code.

Section 4. This ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

RESOLUTION AUTHORIZING THE BOROUGH PLANNER TO STUDY AND AMEND THE DESIGN GUIDELINES AND USES PERMITTED WITHIN THE WOODCLIFF LAKE BROADWAY CORRIDOR

**RESOLUTION NO. 18-229
OCTOBER 15, 2018**

WHEREAS, this re-examination will address only two possible amendments of the Broadway Corridor, to wit:

1. Design guidelines to be provided for all uses and sites in both the B-1 and S-O District (between Highview Avenue and Columbus Avenue) – the non-residentially zoned portion of the Broadway Corridor
2. List of permitted uses in the B-1 Business zone only (between Columbus Avenue and Campbell Avenue)

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake believe it to be in the best interest of the Borough to authorize the Borough Planner, Richard M. Preiss, PP to study and amend the design guidelines and uses permitted within the Woodcliff Lake Broadway Corridor; and

WHEREAS, the Borough Planner, Richard M. Preiss, PP has submitted a proposal for such work for an amount of \$10,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that the Mayor be and is hereby authorized and directed to execute, and the Borough Clerk to attest, to any and all documents necessary and the Borough Planner is hereby authorized to study and amend the design guidelines and uses permitted within the Woodcliff Lake Broadway Corridor pursuant to his submitted proposal.

CERTIFICATION OF FUNDS

I, Harold Laufeld, Chief Financial Officer of the Borough of Woodcliff Lake, hereby duly certify that fund(s) are available for the purchase.

Harold Laufeld
Chief Financial Officer

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 15, 2018.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 18-230
OCTOBER 15, 2018**

BE IT RESOLVED, that the following Payroll Disbursements made by the Treasurer since the last meeting are proper and hereby ratified and approved:

Payroll Released 10/15/2018 \$274,366.51

BE IT FURTHER RESOLVED that the following current claims against the Borough for materials and services have been considered and are proper and hereby are approved for payment:

Current Fund:	\$ 185,184.76
Animal Control:	\$ 11.40
Open Space:	\$ 16,227.90
General Capital:	\$ 35,765.05

CERTIFICATION OF FUNDS

I, Harold Laufeld, Chief Financial Officer of the Borough of Woodcliff Lake, hereby duly certify that fund(s) are available for Payroll Disbursements and Payment of Claims.

Harold Laufeld
Chief Financial Officer

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 15, 2018.

**DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**RESOLUTION AUTHORIZING A REFUND OF OVERPAID TAXES CAUSED BY TAX COURT
JUDGEMENT DOCKET 018301-2012 FOR THE YEAR 2012**

**RESOLUTION NO. 18-231
OCTOBER 15, 2015**

WHEREAS, the owners of Block 202 Lot 1, 580 Chestnut Ridge Road, Woodcliff Lake N.J. has been successful in their appeal to The Tax Court of New Jersey and having agreed upon a settlement adjusting their assessed value as follows:

<u>2012 Assessment from Tax Duplicate</u>	<u>Tax Court Judgment</u>
8,280,000.00 LAND	5,400,000.00 LAND
0 IMPROVEMENTS	0 IMPROVEMENTS
<u>8,280,000.00 TOTAL ASSESSMENT</u>	<u>5,400,000.00 TOTAL ASSESSMENT</u>
172,306.80 taxes paid	112,374.00

WHEREAS, this has resulted in their overpaying their property tax for the year **2012** in the amount of **59,932.80**; and

TOTAL REFUND FOR 2012= \$59,932.80

WHEREAS, they have been awarded this judgment and therefore are entitled to a refund.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the overpayment of **\$59,932.80** for the year **2012** to the owner of record **K. HOVNANIAN & RIDGEMT, LLC**.

MAIL VOUCHER & CHECK TO:
CHIESA SHAHINIAN GIANTOMASI TRUST ACCOUNT
ATTN: JOHN R. LLOYD
ONE BOLAND DRIVE
WEST ORANGE, NJ 07052

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 15, 2018.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE
AUTHORIZING THE SALE OF SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC
USE ON AN ONLINE AUCTION WEBSITE**

**RESOLUTION NO. 18-232
OCTOBER 15, 2018**

WHEREAS, the Borough of Woodcliff Lake has determined that the property described on Schedule A attached hereto and incorporated herein is no longer needed for public use; and

WHEREAS, the Local Unit Technology Pilot Program and Study Act (P.L. 2001, c. 30) authorizes the sale of surplus personal property no longer needed for public use through the use of an online auction service; and

WHEREAS, the Borough of Woodcliff Lake utilized the online auction services of Liquidity Services, Inc. located at GovDeal.com to sell such equipment described on Schedule A; and

WHEREAS, the sales were conducted pursuant to the Division of Local Government Services' Local Finance Notice 2008-9.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake in the County of Bergen, State of New Jersey, that the Borough Administrator is hereby authorized to finalize the sale of the surplus personal property as indicated on Schedule A that was conducted on an online auction website entitled GovDeal.com.

SCHEDULE A

1998 Mack MR Cab and Chassis (no body)
2003 Ford Expedition
Police Department Trailer
2000 Buick Century Impound/Abandoned
2001 Nissan Maxima Impound/Abandoned
1998 Honda Civic Impound/Abandoned
2001 Honda CRV Impound/Abandoned
2009 Nissan Cube Impound/Abandoned
1998 BMW R1100 Motorcycle
1998 BMW R1100 Motorcycle
2001 Speed Monitor Trailer

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH NEGLIA ENGINEERING ASSOCIATES FOR DUE DILIGENCE SERVICES FOR AREA IN NEED OF REDEVELOPMENT

**RESOLUTION NO. 18-233
OCTOBER 15, 2018**

WHEREAS, there is a need to perform due diligence services for the property contained within the Borough of Woodcliff Lake’s Area in Need of Redevelopment; and

WHEREAS, the Borough Engineer, Neglia Engineering Associates (“Neglia Engineering”) has submitted a proposal to perform such due diligence for a sum of three thousand seven hundred and eighty dollars and 00/100ths (\$3,780.00) Dollars in a proposal dated September 28, 2018.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby approves entering into a Professional Service Agreement with Neglia Engineering Associates to provide the proposed engineering services pursuant for a sum not to exceed \$3,780.00, as set forth in the attached proposal dated September 28, 2018.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 15, 2018.

**DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

A RESOLUTION TO AFFIRM THE BOROUGH OF WOODLCIFF LAKE'S CIVIL RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS AND VOLUNTEERS

**RESOLUTION NO. 18-234
OCTOBER 15, 2018**

WHEREAS, it is the policy of the Borough of Woodcliff Lake to treat the public, employees, prospective employees, appointees, volunteers and contractors in a manner consistent with all applicable civil rights laws and regulations including, but not limited to the Federal Civil Rights Act of 1964 as subsequently amended, the New Jersey Law against Discrimination, the Americans with Disabilities Act and the Conscientious Employee Protection Act; and

WHEREAS, the governing body of the Borough of Woodcliff Lake has determined that certain procedures need to be established to accomplish this policy.

NOW, THEREFORE BE IT ADOPTED by the Borough of Woodcliff Lake that:

Section 1: No official, employee, appointee or volunteer of the Borough of Woodcliff Lake by whatever title known, or any entity that is in any way a part of the Borough of Woodcliff Lake shall engage, either directly or indirectly in any act including the failure to act that constitutes discrimination, harassment or a violation of any person's constitutional rights while such official, employee, appointee volunteer, or entity is engaged in or acting on behalf of the Borough of Woodcliff Lake's business or using the facilities or property of the Borough of Woodcliff Lake.

Section 2: The prohibitions and requirements of this resolution shall extend to any person or entity, including but not limited to any volunteer organization or inter-local organization, whether structured as a governmental entity or a private entity, that receives authorization or support in any way from the Borough of Woodcliff Lake to provide services that otherwise could be performed by the Borough of Woodcliff Lake.

Section 3: Discrimination, harassment and civil rights shall be defined for purposes of this resolution using the latest definitions contained in the applicable Federal and State laws concerning discrimination, harassment and civil rights.

Section 4: The Administrator shall establish written procedures for any person to report alleged discrimination, harassment and violations of civil rights prohibited by this resolution. Such procedures shall include alternate ways to report a complaint so that the person making the complaint need not communicate with the alleged violator in the event the alleged violator would be the normal contact for such complaints.

Section 5: No person shall retaliate against any person who reports any alleged discrimination, harassment or violation of civil rights, provided however, that any person who reports alleged violations in bad faith shall be subject to appropriate discipline.

Section 6: The Administrator shall establish written procedures that require all officials, employees, appointees and volunteers of the Borough of Woodcliff Lake as well as all other entities subject to this resolution to periodically complete training concerning their duties, responsibilities and rights pursuant to this resolution.

Section 7: The Administrator shall establish a system to monitor compliance and shall report at least annually to the governing body the results of the monitoring.

Section 8: At least annually, the Administrator shall cause a summary of this resolution and the procedures established pursuant to this resolution to be communicated within the Borough of Woodcliff Lake. This communication shall include a statement from the governing body expressing its unequivocal commitment to enforce this resolution. This summary shall also be posted on the Borough of Woodcliff Lake's web site.

Section 9: This resolution shall take effect immediately.

Section 10: A copy of this resolution shall be published in the official newspaper of the Borough of Woodcliff Lake in order for the public to be made aware of this policy and the Borough of Woodcliff Lake's commitment to the implementation and enforcement of this policy.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 15, 2018.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

RESOLUTION AUTHORIZING THE COUNTY OF BERGEN TO PAVE WERIMUS ROAD BETWEEN GLEN ROAD AND WRIGHT STREET AND TO REQUEST THE COUNTY OF BERGEN AND RE-EVALUATE THE SPEED LIMIT OF WERIMUS ROAD

**RESOLUTION NO. 18-235
OCTOBER 15, 2018**

WHEREAS, the County of Bergen wishes to pave the portion of Werimus Road between Glen Road and Wright Street; and

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake wishes to approve such work; and

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake believe that a reduction in the speed limit on Werimus Road would assure the safety of the residents of the Borough and recognize that this period of construction is the opportune time for a the County of Bergen to review the speed limit on Werimus Road, with particular attention given to the portion of such road passing by the Borough’s swim pool, fields and ecology center.

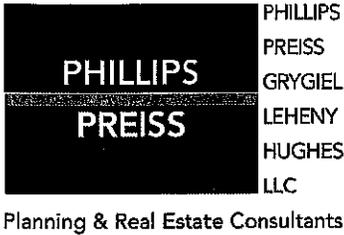
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake , County of Bergen and State of New Jersey, that the Mayor, Borough Attorney, and/or Borough Administrator shall execute and the Borough Clerk shall attest to any documents necessary to grant permission to the County of Bergen to undertake the repaving of Werimus Road.

BE IT FURTHER RESOLVED, that a copy of this resolution be provided to the County of Bergen along with a formal request to review the speed limits of Werimus Road, with particular attention given to the speed limits on the portion of such road passing by the Borough’s swim pool, fields and ecology center.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 15, 2018.

**DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK**



MEMO

To: Councilwoman Angela Hayes
Mayor Carlos Rendo
Council of Borough of Woodcliff Lake
Debbie Dakin, Clerk
Tom Padilla, Manager

From: Richard Preiss, P.P.

Subject: Proposal to Study and Amend the Design Guidelines and Uses Permitted within the Woodcliff Lake Broadway Corridor

Date: October 11, 2018

Introduction

- The Broadway Corridor, starting at the Hillsdale border to the south and ending at the Park Ridge border to the north, encompasses 6 zoning districts: the R-15 zone (with the newly enacted AH-VO overlay district for the VFW site) north of Highview, and the B-1, S-O, AH-2 and AHO overlay zones to the south of Highview.
- Retail development in the future is likely to be confined only to the B-1.

The proposal herein will address two amendments to the Broadway Corridor regulations:

- (1) Design guidelines to be provided for all uses and sites in both the B-1 and S-O districts – the non-residentially zoned portion of the Broadway corridor; and
- (2) List of permitted uses in the B-1 Business zone only.

The Council should amend and update the list of permitted uses in the B-1 zone – given how outdated it is (“the wholesale storage and sale of farm products” is an example of an outdated permitted use) and also require design guidelines for all site’s and buildings in the B-1 and S-O Districts (the non-residential districts). Presently there are no such requirements. Applications for new development or redevelopment are being made within these two zones, and the Planning and Zoning Boards are being asked to review the proposed designs where no guidelines are provided as to their form or design.

The following sets forth a Scope of Work for each part.

PART 1: PERMITTED USES IN B-1 ZONE

- Reexamine the list of permitted use in the B-1 zone. This task would involve updating the list of permitted use (and perhaps conditional and accessory uses), to allow and encourage redevelopment or new development on vacant or marginally-developed parcels which could positively contribute to the Broadway corridor’s revitalization. The focus would be on retail uses, not a fundamental shift in overall uses.

The following tasks will be undertaken:

- Review of current zoning
- Review of recommendations on use from past Master Plan and Broadway corridor studies.
- Meetings with a Council Subcommittee and Citizen’s Advisory Committee to review the merits of the analysis above to reach a consensus on which of these uses should be permitted, conditionally permitted, or prohibited.
- Draft of amendments to the B-1 Zone and presentation to Council (along with the proposed Design Guidelines set forth in Part 2 of the Study).

PART 2: DESIGN GUIDELINES FOR B-1 AND S-O ZONES

Phase 1: Research and Site Visit

This startup phase includes:

- Review project area in Google Earth and Street View
- Review existing zoning and site plan standards
- Review architectural plans of recent applications, to get a sense of what is being proposed
- Research, gather, and assemble photographs of prototype retail and retail/office developments with a rural/village character
- Visit Woodcliff Lake site area with Borough, and review images of ideal prototypes of rural/village retail development

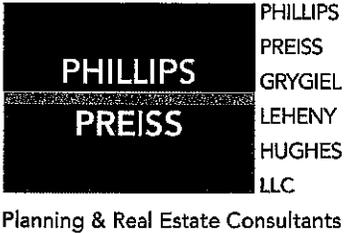
Phase 2: Draft Design Guidelines

- Write draft Design Guidelines for Borough review. The Design Guidelines will apply to incremental improvements to existing buildings as well as to new construction. The following content will be organized into a report along with corridor photos and prototype examples:
- Character of the Broadway corridor today, and potential for improvement
- Purpose of design guidelines as a supplement to existing zoning (e.g., helps ensure development is more harmonious with rural village character, creates new amenities for residents such as publicly-accessible open spaces and seating areas, and creates a pedestrian-friendly environment.)
- Design guidelines as follows:
 1. Site access
 - Perimeter access: curb cuts, crosswalks; connecting parking between adjacent lots; moving access points to side streets; extending Broadway sidewalks
 - Internal site access: including walkways from sidewalk to retail entries, adding low walls and fencing to screen front parking lots
 2. Parking
 - Placement
 - Screening and landscaping

3. Building design
 - Massing and detailing
 - Roof form
 - Entry emphasis: canopies, arcades, porches, etc.
 - Facade design and transparency
 - Materials and architectural styles appropriate to a rural / village character
4. Related items
 - Signage, including temporary signs that tend to block window transparency
 - Mechanical equipment, outdoor storage, service entries, etc.
 - Site landscaping and buffers
 - Lighting
5. Also consider the following:
 - Green design (such as porous paving for storm water management, dark sky lighting)
 - Streetscape and other public space improvements by Borough along corridor (e.g., street trees, continuous sidewalks)
 - Adding a requirement for property owners to provide a publicly-accessible pocket park and/or seating area on projects over a certain acreage

Phase 3: Presentation of Use Revisions and Design Guidelines

- A presentation of the draft use revisions and design guidelines will be made to the Council. The presentation will cover the following:
- Why current zoning is inadequate to address design concerns
 - Character of the corridor: desirable and less desirable characteristics
 - Goals of new design guidelines, such as: more attractive, safer for pedestrians; more vibrant retail / restaurant businesses; and creating new amenities for residents such as publicly-accessible open spaces, seating areas.
 - Proposed zoning amendments (measurable requirements) and design guidelines (including more qualitative, "should" elements)



BUDGET/STAFF/TIMELINES

A. STAFF

- Richard Preiss will be the partner in charge of the assignment and will attend all meetings and hearings on this matter.
- Diana Marsh, Phillips Preiss' Urban Design consultant, will be responsible for assessing and drafting the Design Guidelines mentioned in Part 2 of the Study. She will conduct one visit/meeting to the Broadway Corridor as part of this assignment.

B. BUDGET

- The budget including the delivery of the first draft of the use revisions and proposed design guidelines, and a presentation at one meeting of the Council will be \$10,000. Any future work on this assignment, including further meetings, revisions etc., will be at per diem (hourly rates) that Phillips Preiss currently utilizes for Woodcliff Lake.

C. TIMELINE

- From the initial go-ahead until the first draft of the amendments is produced and a presentation is made, is estimated to be in the 2-3 month range.

Please let me know if you have any questions related to this matter.