

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
November 19, 2018
MINUTES**

DRAFT

CALL TO ORDER:

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

Adequate Notice Statement:

The Chairman announced this meeting is in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, and announced at the Reorganization Meeting on January 24, 2018, in the Municipal Building. Notice of this meeting was posted, and two newspapers, The Record and The Ridgewood News, were notified. The public is advised of the Planning Board's rule that the meetings will be concluded by 11:00 p.m.

Flag Salute

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ROLL CALL:

Present:

Councilman Corrado Belgiovine, Class III
Josephine Higgins, Class IV
Peter Michelis, Class IV
Jane Ann Whitchurch-Carluccio, Vice Chairwoman, Class IV
Brian LaRose, Alternate 2
Robert Friedberg, Class II
David Ciaudelli, Class IV
Thomas Panso, Mayor Designee
Joseph Langschultz, Chairman, Class IV

Also Present:

Salvatore R. Princiotta, Board Attorney

Absent:

Mayor Carlos Rendo, Class I
Cheryl Dispoto, Class IV
Nilufer DeScherer, Alternate 1

Not Requested:

John Pavlovich, Traffic Engineer
Richard Preiss, Planner
Evan Jacobs, Engineer

BOARD DISCUSSION

Broadway Corridor, including Streetscaping & Master Plan- Chairman Langschultz opened the discussion with the concerns and commented there are breaks in the sidewalks in some areas. Mrs. Higgins commented the Zoning Board will have a large project commencing on 11/27/18 and discussed having a streetscape and traffic. There should be a discussion prior to these projects. The Master Plan has to be updated next year. She had asked the Chairman to call for some ideas from the Board and hear from the public. They would like some nice trees and uniform lighting along the East side. Mr. Panso commented there should be some information on file from preview reviews. Councilman Belgiovine commented the Mayor & Council just engaged the Board Planner, Richard Preiss to complete a study on the Broadway Corridor. Board Attorney Princiotto had a copy of his proposal, which includes streetscape, trees and continuous sidewalks. Mr. Belgiovine added, the Mayor and Council didn't necessarily commit to paying for the costs, but may require this as design standards. Mr. Langschultz asked if there were any suggestions for Richard Preiss from the Board. He would also open to the public. Mr. LaRose asked if they were doing the walkway along the reservoir, and Mr. Belgiovine responded yes. Perhaps the Board may recommend to the Council that a traffic study also be done.

Public Session

The meeting was open to the public on motion made by Mr. Belgiovine and seconded by Ms. Higgins, carried unanimously.

The following members of the public came forward:

Hasmig Yetemian asked if they could contact NJ Transit there could be a quiet zone during certain hours, since 21 or so trains pass by in a given day. Mr. Belgiovine responded the Administrator could contact them.

Anmarie Borelli asked about high density and what is proposed for Broadway. Chairman noted this was brought up because people in apartments should be able to walk along Broadway and they have not discussed density at all. She made suggestions for a little park and gazebo by the lake. Ms. Borelli asked about the role of the Planning Board, which was explained. She expressed concern about the possibility of major developments. It was explained that the Master Plan is the controlling document and affordable housing has been satisfied. Anyone can come in with an application but must follow the guidelines and come in for a public hearing. Ordinances in place, variances and waivers were explained. For any variances

they must come before the appropriate Board. The Master Plan will be reexamined next year.

Ulises Cabrera thanked the members for dedicated service to the Borough. He would hold off asking the Planner to do a traffic study, since there will be an application for which a traffic study will be done. The Chairman explained this was part of the study of the Broadway corridor from the train station down, going towards Hillsdale and thanked him for his suggestion.

Veronica Appelle commented if there was more lighting, they would have people walking in the evening. She hopes there are enough traffic studies. Density is a big factor and will have a big impact on traffic. As for the Zoning Board meeting that Mr. Princiotto mentioned, she stated the residents received a public notice letter regarding the application. It talks about three variances and three waivers, and they conflict with the streetscape and traffic discussed. She questioned how they would work this out and thanked the Board for its work. Mr. Belgiovine and Mr. Princiotto advised the Board Planner will be at that meeting and answer any questions, and the Board can impose conditions such as sidewalks and rails any issues they feel should be raised.

Walter Appelle was concerned with traffic and asked if they could have Mr. Preiss' report before the Zoning Board meeting. If it's done, yes, Mr. Belgiovine commented. Mr. Upheld wants them to postpone the meeting if not done. Mr. Princiotto stated this study is initiated by the Mayor and Council, not the Zoning Board. The application is not before this Board, but the Zoning Board. Any issues can be raised at that time. There will likely be a traffic study by applicant's engineer as part of that application.

There were no further questions, comments or discussions.

The meeting was closed to the public on a motion made by Councilman Belgiovine, seconded by Ms. Higgins, and carried unanimously.

MINUTES:

The Minutes of **8/14/18** were tabled to the next meeting on a motion made by Councilman Belgiovine, seconded by Robert Friedberg, and carried unanimously.

ADJOURNMENT:

The meeting was adjourned at approximately 8:45 p.m. on motion made by Councilman Belgiovine, seconded by Mr. Robert Friedberg, and carried unanimously.

Respectfully Submitted,

**Mary R. Verducci, Paralegal
Planning Board Secretary**