

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
August 14, 2018
MINUTES**

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.

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ROLL CALL:

Present:

Councilman Corrado Belgiovine, Class III
Josephine Higgins, Class IV
Cheryl Dispoto, Class IV
Peter Michelis, Class IV
Brian LaRose, Alternate 2
Robert Friedberg, Class II
David Ciaudelli, Class IV
Thomas Panso, Mayor Designee
Nilufer DeScherer, Alternate 1
Joseph Langschultz, Chairman, Class IV

Also Present:

Salvatore R. Princiotta, Board Attorney
Richard Preiss, Planner

Absent:

Jane Ann Whitchurch- Carluccio, Vice Chairwoman, Class IV
Mayor Carlos Rendo, Class I

Not Requested:

Evan Jacobs, Engineer
John Pavlovich, Traffic Engineer

Councilman Belgiovine arrived after roll call.

BOARD DISCUSSION

Consistency Review for TEVA and VFW Zoning Ordinance Amendments

Mr. Preiss, Planner stated that the Board is being asked to do a consistency review to be sure we are consistent with the Master Plan. This is not a formal meeting, no notice is required and the meeting can be opened to the public if the Board so chooses.

Mr. Preiss is present to walk the Board members through the proposed zoning amendments - both of which are related to compliance with the conditions set forth in the Borough's settlement with Fair Share Housing Center, and both of which are called for in the recently adopted Housing Element and Fair Share Plan.

VFW - Ordinance #18-10

An ordinance amending the Code of the Borough of Woodcliff Lake to create an overlay zone and permitted uses on a portion of the R22.5 residential one family district to permit the development of multiunit veteran's housing project.

Teva - Ordinance #18-11

An ordinance amending the code of the Borough of Woodcliff Lake to create an overlay zone and permitted uses on a portion of the SO II Special office district to permit the development of age-restricted multi-unit housing project.

Mr. Preiss states that both ordinances are consistent with the Housing Element and Fair Share Plan.

Regarding the Teva ordinance, Ms. Dispoto questioned a maximum building height of 48 ft. and 3 stories not including the underground parking. Mr. Preiss responded that this can be changed to 36 - 40 ft. because the request is not substantial; this question was asked at las night's Mayor and Council meeting. Therefore, the change can be made prior to adoption.

Ms. Dispoto commented, for clarification, the 4 Seasons development is ¼ mile up the road and there is nothing in the skyline that is 48 ft. no buildings are taller than 36 ft. it was understood to hold the height. Ms. Dispoto has been on the committee and recommends to hold the height at Teva at 36 ft.

Mr. Preiss confirmed the comment to allow 3 stories at 36 ft. with an elevator and parking.

Ms. Dispoto commented on the VFW building maximum coverage is necessary to achieve; 35 ft. height and 2 ½ stories. She asked to consider the aesthetics.

Ms. Higgins agrees with 36 ft. Teva; she asked about parking, is it in front of the building, is it a problem to keep the parking down low? Mr. Preiss responded that regulations are tailored toward the new building. Councilman Belgiovine asked if there was a basement. Mr. Preiss did not know. Councilman Belgiovine asked if there could be a requirement for a sidewalk. Mr. Preiss responded yes, we can add the request because it is not a substantial change.

Mr. Michelis commented on the parking - provided at least two walls of the parking level are completely below grade. Mr. Michelis commented that if it is a below grade garage, typically the Fire Department requires access to the garage level if it's submerged it's not an issue just add extra height in the garage.

Ms. DeScherer commented on the changes, particularly the 36 ft. height and asked if there would still be accommodation for the hundred units. Mr. Preiss responded yes.

Ms. Higgins asked if the American Disability Act is inclusive in both ordinances. Mr. Preiss responded yes. Ms. Higgins commented on the elevator stating that it would need to be 7 ft. x 5 ft. to accommodate a stretcher. Mr. Preiss replied that ADA requirements would apply. Councilman Belgiovine added that the developer would take that into consideration as it is a senior housing project.

Ms. Dispoto requested the meeting be opened to the public.

OPEN MEETING TO THE PUBLIC

A motion by Ms. Dispoto, seconded by Mr. Friedberg to open the meeting to the public, on voice vote, all in favor, the motion carried.

Alex Couto regarding the VFW acreage; his concern is the reduction from 25 to 15 and if it would change the look. Mr. Preiss responded that

Howard Swartzman referred to ordinance 18-10 VFW; he pointed out an incorrect word in the third "Whereas" negations should read "negotiation".

Veronica Abbele commented on ordinance 18-10 VFW - architectural design guidelines are good; maximum 2 stories. She asked what rear yard 5 ft. means. Mr. Preiss responded that it means 5 ft. from the property line.

Alex Couto asked .35 acres. Mr. Preiss stated that this is part of the Fair Share settlement; it was considered while the analysis was done. Mr. Couto commented that other properties could be considered.

Ann Marie Borrelli inquired about credit. Mr. Preiss responded depending on the number of credits we can get a 2 for 1 credit total. Ms. Borrelli asked will it then be satisfied? Mr. Preiss responded yes and explained. Ms. Borrelli hopes the 15 ft. frontage is addressed, it would not be good if too close to the street. She then asked if 15 ft. would hold a precedence. Mr. Preiss responded no. Ms. Borrelli commented that it seems to be squeezed into that spot. Mr. Preiss - we need to make provisions for worse case scenarios.

Mr. LaRose asked can we modify the language in the 18-10 ordinance if the VFW building were to stay at a 15 ft. frontage it is acceptable if turned down 25 ft. Mr. Preiss responded that the request would make it complicated, the Borough owns the property; he commented on the building design.

Mr. Langshultz commented that the building stays as long as the VFW operates it. Mr. Preiss

Ms. Dispoto for clarification commented that you can't do anything with the front yard setback on the VFW property because the difference between the VFW and Teva is you have to achieve the density, the 12 units because we are legally obligated, under the settlement agreement to provide 12 veteran housing units at the VFW. At Teva, we are not required to the 48 ft., we can give them what we are required to do at the 36 ft. Mr. Preiss responded that is correct.

Ms. Dispoto added that there is also a shortage for veteran housing and they were happy to see that the Borough was extending itself

to add housing for veterans which is a dire need in the state of New Jersey.

CLOSE MEETING TO THE PUBLIC

A motion by Ms. Higgins, seconded by Councilman Belgiovine to close the meeting to the public, on voice vote, all in favor, the motion carried.

Ms. DeScherer asked if 15 ft. is necessary to accommodate. Mr. Preiss stated that he did not design commenting that 5 ft. to 20 ft. would not make much of a difference. Councilman Belgiovine added that the Borough would have control.

OPEN MEETING TO THE PUBLIC FOR COMMENTS

A motion to open the meeting to the public for comments by Ms. Higgins, seconded by Councilman Belgiovine, on voice vote, all in favor the motion carried.

Alex Couto commented on the Rosengren property.

CLOSE MEETING TO THE PUBLIC

A motion by Councilman Belgiovine, seconded by Ms. Dispoto to close the meeting to the public; on voice vote, all in favor, the motion carried.

MINUTES May 14, 2018

A motion by Councilman Belgiovine, seconded by Ms. Higgins to approve the May 14, 2018 minutes as amended; on voice vote, all those eligible voted yes, the motion carried.

MINUTES July 9, 2018 OPEN AND CLOSED SESSION

A motion by Mr. Langschultz, seconded by Mr. Panso to approve the July 9, 2018 minutes as amended; on voice vote, all those eligible voted yes, the motion carried.

ADJOURNMENT

The meeting was adjourned at approximately 9:20 p.m. on motion made by Mr. Langschultz, seconded by Councilman Belgiovine, on voice vote, all in favor the motion carried.

Respectfully Submitted,

Sylvia Kokowski
Acting Planning Board Secretary