

**BOROUGH OF WOODCLIFF LAKE  
PLANNING BOARD  
FEBRUARY 12, 2018  
MINUTES**

**Call to Order:**

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

**Adequate Notice Statement:**

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

**Flag Salute**

**The following members were sworn in by Attorney Marc Leibman:**

Class II Member: Robert Friedberg (term ending December 31, 2018)

Class IV: Peter Michelis (term ending December 31, 2020)

Class IV: Chad Feinstein (term ending December 31, 2020)

**Roll Call:**

Councilman Corrado Belgiovine, Class III	Absent
Jane Ann Whitchurch-Carluccio, Alternate 1	Present
David Ciaudelli, Class IV	Absent
Chairman Albert Dattoli, Class IV	Present
Nilufer DeScherer, Alternate II	Present
Chad Feinstein, Class IV	Present*
Robert Friedberg, Class II	Present
Josephine Higgins, Class IV	Present
Vice Chairman Joseph Langshultz, Class IV	Present
Peter Michelis, Class IV	Present
Thomas Panso, Mayor Designee	Present
Mayor Carlos Rendo, Class I	Absent
Marc Leibman, Attorney	Present
Tonya Tardibuono, Secretary	Present
Evan Jacobs, Engineer	Not Requested
Richard Preiss, Planner	Not Requested
John Pavlovich, Traffic Engineer	Not Requested

\*8:13 p.m. arrival.

## **BOARD DISCUSSION**

A discussion concerning Board member participation by telephone or other electronic means was had by all members present.

Mr. Panso – Does not believe it is necessary with the size of this Board, he is afraid the electronics will end up dictating the meetings. He is opposed.

Ms. DeScherer – Believes that if a situation warrants it and necessary, then participation by phone should be allowed.

Mr. Friedberg – Most public companies allow Board members a specific amount of calls per year. He thinks it would be good to allow with restrictions on how many meetings they can call into.

Mr. Langshultz - Has no issues with people calling in, but he thinks we should have a way to verify that they have watched the entire meeting. Ms. Tardibuono stated that if a member misses a meeting and it is an ongoing application, she always sends out a cd recording of the meeting and has the member sign a document stating that they have watched the cd recording.

Ms. Higgins – Agrees with Mr. Panso although if somebody is incapacitated that is a different situation and should be allowed.

Mr. Feinstein arrived at 8:13 and was sworn in.

Mrs. Whitchurch-Carluccio – Said that calling in should be allowed a limited number of times and only a specific amount of people calling in at a time should be a first come first serve basis.

Mr. Michelis – Is open to the idea and agreed they should have limitations, perhaps only 20% of the meetings you should be allowed to call in.

Mr. Feinstein – Is not opposed. Mr. Feinstein asked how a closed session would be handled. Mr. Leibman replied the call could be transferred into the back office where the closed session meetings are held.

Chairman Dattoli – Was originally opposed until he heard the other Board members thoughts. He believes maybe it can be done with limits, but it should not be permissible when listening to an application.

Mr. Panso – Said that the other members bought up some good points and is not objecting to the whole idea. Mr. Panso thought from his point of view it wasn't necessary.

Mr. Leibman – If you are discussing procedural matters then perhaps that would be a good meeting to allow someone to call in and said the MLUL Law is crystal clear if you listen to an audio recording or you read a transcript you can vote. Mr. Leibman believes Mr. Panso is right about the electronics causing issues with possible dropped calls. He said he has been covering the

Planning Board meetings for a long time and cannot remember ever cancelling a meeting because a lack of quorum, maybe allow each Board Member to call in once per year and see how it works. Mr. Feinstein said he understands about calling in and listening, but what about voting. Mr. Friedberg recommends that a Board member is allowed to call in once per year, but if there is any exhibits presented then the person cannot vote. Mr. Leibman will draft multiple amendments to the By-Laws that the Board can discuss.

**The meeting was opened to the public** on a motion from Mr. Langshultz, and seconded by Ms. Higgins, and carried by all. With no members of the public wishing to speak, **the meeting was closed to the public** on a motion from Mr. Langshultz, and seconded by Mr. Panso, and carried by all.

Chairman Dattoli had a meeting with Marc Leibman, Mayor Rendo, Board Planner Mr. Richard Preiss and Councilman Belgiovine. They spoke about designating an area in need of redevelopment. Mr. Leibman and Chairman Dattoli prepared a letter to give to The Mayor and Council.

Chairman Dattoli encouraged all members to regularly check Borough e-mails a couple of times a week, especially the Friday before a meeting.

Mr. Leibman spoke about the meeting that took place regarding the area in need of redevelopment. He said that the area in need of redevelopment examination gives the Borough far greater flexibility in designing the development where the affordable is going to go, and selecting the actual developer who will do the work. This way it will give far greater level of control. There is no preconceived idea, there is no selected developer this is all very much in the infant stage. He expects that tomorrow the Governing Body will direct this Board to engage in an area of redevelopment study, and then at the next meeting this body will instruct by resolution Mr. Preiss to conduct this study. It also included the site where the existing barn is next to the lake. There is some ideas to possibly develop the barn into a restaurant site with waterfront dining. The idea is to do this all as part of one area in need of redevelopment study. The balance of this letter is an attachment from Planner Fran Reiner's drafted ordinance in November 2016. This body then endorsed the ordinance to the Governing Body. The Mayor was clear that his focus is the area in need of redevelopment and the zoning will likely take a back seat.

Mr. Leibman stated that it has come to his attention recently that his partner Paul Kaufman is a minority shareholder in an entity that has contract to buy one of these 34 parcels that is the subject of Mr. Reiner's ordinance. I want to put that out there so everybody knows it.

Mr. Dattoli would like to get this letter (attached) to the Mayor and Council for tomorrow's meeting.

Mr. Leibman said that he e-mailed with the affordable housing attorneys and told them that this might be happening. They said that is fine and if we need more time they will grant us more time Chairman Dattoli asked what the Boards opinions are on this letter.

Mr. Langshultz – Had no problems with letter.

Mr. Friedberg – Said he was not at the last meeting and asked how the area in need of redevelopment is different from what we did before. Mr. Leibman explained what Mr. Preiss discussed at the last meeting.

Mr. Michelis – Asked if this is with condemnation. Mr. Leibman said without and stated that this was the Board Planner Mr. Preiss's recommendation.

Mrs. DeScherer – Said this plan would allow more economic incentives for a builder. The builder in return would then put more into the project. You are also customizing the Zoning for a specific area and that would allow the area to have specific styles and colors. She wanted to be sure that the Affordable Housing Attorneys are ok with us addressing this.

Mr. Dattoli – This plan allows the town to hand pick the developer.

Mr. Panso – No issues with the letter.

Ms. Higgins - No issues with the letter.

Mrs. Whitchurch-Carluccio - No issues with the letter.

Mr. Michelis - No issues with the letter.

Mr. Feinstein – Likes the plan. He believes this plan is an aggressive approach.

Mr. Dattoli said he will sign the letter and pass it along to Mayor and Council the following evening.

Mr. Michelis – Asked why the shared parking concept was stricken from the plan. Mr. Leibman replied that the public did not agree with the shared parking concept. Mr. Michelis asked what the total area of redevelopment will be. Mr. Leibman said he was unsure but his guess is approximately 10 acres

**The meeting was opened to the public** on a motion from Ms. Higgins, and seconded by Mr. Langshultz, and carried by all. With no members of the public wishing to speak, **the meeting was closed to the public** on a motion from Mr. Langshultz, and seconded by Mr. Panso, and carried by all.

#### **Minutes:**

**The minutes of January 24, 2018** were approved as amended on a motion from Ms. Higgins, seconded by Ms. Whitchurch-Carluccio, and carried by all members.

Ms. Higgins asked if the \$7,500 was paid to the FSHC Attorneys. Mr. Leibman replied that the Borough never received the invoice. Mr. Leibman said that he has since received the bill and forwarded it to the Governing Body.

Mr. Langshultz asked about the Rosengren property. Mr. Leibman answered his questions.

Mr. Panso questioned the by-laws discussion. Mr. Dattoli said if anybody would like to go over the by-laws and have any questions they are welcome to discuss.

Mr. Dattoli said there is one issue pertaining to the alternates voting. Mr. Leibman said we should discuss.

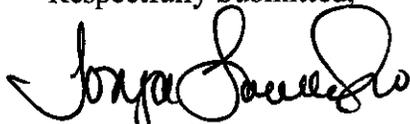
Should your alternates vote on the Chairman and Vice-Chairman at the reorganization meeting.

Mr. Dattoli – Has been told by the previous Chairman that it has always been tradition that alternates vote, but in reality the vote does not count. He believes that practice is a bit confusing, especially for the applicant. He said not to be mean, but they should not vote. Mr. Leibman agreed. Mrs. DeScherer and Mrs. Whitchurch-Carluccio both alternates agreed.

Mr. Dattoli said in regards to applications the alternates will not vote. They are welcome to be involved in any discussions. Mr. Leibman said if there are nine members present and two of them are alternates they should be voting and participating. Mr. Dattoli said they can participate in the discussions and ask questions. Mr. Leibman will draft something up to make this clearer.

**The meeting was adjourned** on a motion from Mr. Langshultz, and seconded by Mrs. DeScherer, and carried by all.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Tonya Tardibuono', written in a cursive style.

Tonya Tardibuono  
Board Secretary

PLANNING BOARD OF WOODCLIFF LAKE  
188 Pascack Road  
Woodcliff Lake, NJ 07677

February 12, 2018

Mayor Rendo and Members of the Council  
Borough of Woodcliff Lake  
188 Pascack Road  
Woodcliff Lake, New Jersey 07677

Re: Areas in need of Redevelopment/Re-zoning recommendation

Dear Mayor Rendo and Members of the Council:

At the Planning Board's reorganization meeting held on January 24, 2018 the Planning Board received a presentation from the Borough Planner Richard Preiss, PP with respect to the status of the Affordable Housing litigation, requisite ordinances and studies which must be conducted to comply with the Borough's settlement with Fair Share Housing.

During this discussion, the Board commented on the long standing recommendations of the Planning Board to encourage economic activity on the Broadway Corridor.

It was the opinion of the Board that the Governing Body should consider directing the Board to conduct an area in need of redevelopment study on the property owned by the Borough upon which Affordable Housing will be constructed as well as adjacent parcels.

The Planning Board further recommends that the Governing Body consider rezoning the Broadway Corridor south of Highview Avenue to the Hillsdale border consistent with the zoning ordinance prepared by Fran Riener, PPS and previously endorsed by the Planning Board, a copy of which is enclosed.

The Planning Board believes that creation of a zone in which multifamily development is a permitted use gives Woodcliff Lake an opportunity to meet its Fair Share Housing obligations without jeopardizing the residential character of the Borough. Specifically, the Board believes that this ordinance will give a valid basis to deny variances for inclusionary multifamily development in areas that are otherwise purely single family.

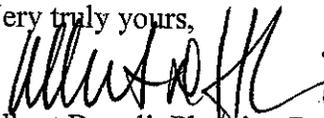
A use variance application seeking multi-family use would otherwise note that the use is not permitted anywhere else in the Borough and rely upon the overlay ordinance to be adopted as part of the settlement with Fair Share Housing Center.

The Planning Board also believes that the Broadway corridor, with its proximity to the rail station, is the only area in Woodcliff Lake that is uniquely appropriate for this type of development.

The enclosed proposed ordinance was last modified by Mr. Reiner, PP on February 14, 2017, following a public meeting at the Tice Center which was attended by the Planning Board and Mayor & Council. This proposed ordinance incorporates changes suggested at the public meeting, including decreased height from 42 to 38 feet and elimination of shared parking. No change has been made in the recommended density of 18 units per acre. The ordinance also encourages restaurant use on the Broadway corridor

Thank you for your continuing consideration of the above.

Very truly yours,

A handwritten signature in black ink, appearing to read "Albert Dattoli". The signature is written in a cursive style with a prominent initial "A".

Albert Dattoli, Planning Board Chairman

Woodcliff Lake – Broadway Corridor South (BC-S) Zoning District

November 4<sup>th</sup>, 2016

Amended February 14, 2017

RE: Broadway Corridor South (BC-S) Zoning District

Located Under Article VI. Business Districts (B-1, B-2, B-3, SBC)

Article VI: BROADWAY CORRIDOR South (BC-S) DISTRICT

**Definition:**

Any definition not provided in this ordinance shall refer to the definitions in the Woodcliff Lake Zoning Ordinance. As used in this article, the following terms shall have the meanings indicated:

**General Store:** A retail establishment where the primary business is the sale of goods, products or merchandise.

**Financial Institution:** A company engaged in the business of dealing with monetary transactions, such as deposits, loans, investments and currency exchange excluding bail bonds and check cashing businesses.

**Fast Food Restaurant:** Any establishment whose principal business is the sale of foods or beverages in a ready to consume state form consumption within the building or off premises and whose principal means of operation includes:

- Sale of foods or beverages in paper, plastic or disposable containers or,
- Service of food and beverages directly to a customer in a motor vehicle;

**Drive Thru Restaurant:** Any establishment whose principal business is the sale of foods, frozen desserts or beverages to the customer in a ready to consume state and whose design, method of operation or any portion of whose business is such that foods, frozen desserts or beverages are served directly to the customer in a motor vehicle, either by a car hop or by other means which eliminate the need for the customer to exit the motor vehicle, or where the consumption of food, frozen desserts or beverages within a motor vehicle parked on the premises is allowed, encouraged or permitted.

~~**Shared Parking Secondary Use:** For a shared parking reduction of up to 50 percent of the required parking for the secondary use on an application with more than one use being proposed, the secondary use would be defined as the use with the fewer number of required spaces.~~

**§ 380-047.01 Permitted Uses:**

- A. Within the Broadway Corridor South (BC-S) District, no building, structure, area, lot or land shall be used in whole or in part for anything other than one or more of the permitted uses expressly set forth herein or Accessory Uses subordinate to the Permitted Uses and Conditional Uses expressly set forth herein.
- B. Any use not expressly identified as a Permitted Use is expressly prohibited in this Article. Permitted uses include the following:

**1) Retail / Commercial / Office:**

- a) Stores including restaurants, eating and drinking establishments, cafes, general stores, shops, bakery, delicatessen, grocer store / supermarket, book and stationery, florist, as freestanding structures or as a liner around parking structures;
- b) Shops for personal service and repairs, including beauty and barber shops, health clubs, day spa, shoe repair, appliance repair, locksmiths, and photography establishments;
- c) Businesses including professional and executive offices and personal business service establishments such as travel agencies and real estate sales offices;
- d) Professional and business office including general office, medical, physical therapy, outpatient care facilities, permitted as freestanding structures or as a liner around or over a parking structure;
- e) Banks / Financial institutions;
- f) Retail, commercial / office space is required on the first floor;

**2) Residential:**

- F. Accessory structures shall comply in all respects with the requirements of the principle structure;
  - 1) No accessory structure shall be located closer to the street right of way line than the required front yard setback of the principle use;
  - 2) No portion of an accessory structure shall include living quarters;
- G. When an accessory structure is attached to the principal structure, it shall comply in all respects with the requirements applicable to the principal structure;
- H. No accessory structure shall be constructed or placed on any lot unless the principal structure is first constructed or placed upon said lot;
- I. In no event shall the height of an accessory structure exceed the height of the principal building;

**§ 380-047.03 Conditional Uses:**

The following conditional uses shall be subject to site plan approval by the Planning Board:

- A. Houses of worship and related religious uses, subject to the following standards:
  - 1) Min. lot size: Three (3) acres
  - 2) Min. Lot width: 400 feet
  - 3) Min. Front yard setback: 50 feet each
  - 4) Min. Side yard setback: 50 feet each; 100 feet both
  - 5) Min. Rear yard: 50 feet
  - 6) Max. Height: 2 1/2 stories or 30 feet
  - 7) Max. building coverage: 15%
  - 8) Max. impervious surface coverage: 30%
  - 9) Min. Parking: One space for each three seats, plus one space per staff member

**§ 380-047.04 Prohibited Uses:**

Any uses other than those permitted by § 380-047.01 are prohibited. Without in any manner limiting the generality and prohibition of this section, nothing contained in this section shall be construed to permit any of the following uses in the BC-S District:

- A. Automotive uses, such as body and fender shops, automobile glass shops, radiator repair shops, muffler shops, transmission repair shops, new and used car lots, junkyards and automobile wrecking yards;
- B. Car washing establishments;
- C. Commercial amusements, either as a principal or accessory use, except as permitted in Chapter 92
- D. Amusement Devices, of the Code of the Borough of Woodcliff Lake;
- E. Commercial storage or warehouses;
- F. Bail Bonds / Check Cashing;
- G. Discount stores and auction houses;
- H. Dog kennels, veterinary practices or animal hospitals;
- I. Drive-thru's
- J. Funeral parlors;
- K. Hotel / motels;
- L. Manufacture, assembly or treatment which is not clearly incidental to a permitted retail business use conducted on premises;
- M. Massage parlors, saunas or steam baths;
- N. Motorcycle and motorbike sales and service establishments;
- O. Moving and storage warehouse establishments;
- P. Nursery schools and day care centers;
- Q. Parking or storage of trailers, trucks and maintenance vehicles of any type;
- R. Parking located on the property between the principal use and Broadway;
- S. Repair or machine shops, unless clearly accessory to a permitted retail use conducted on premises;
- T. Residential with more than two bedrooms;
- U. Residential uses on the first floor other than those permitted as accessory uses;

- V. Processing, assembling, servicing or storage of materials, merchandise, supplies or displays shall be prohibited in front, side or rear yards or any area of open space, including any aisle, sidewalk, walkway, driveway or accessway;
- W. Self-operated and coin-operated dry-cleaning establishments and laundromats, and any other self-operated establishment;
- X. Service stations (gasoline) for motor vehicles;
- Y. Stone yard or monument works;
- Z. Woodworking or metalworking shops;
- AA. Airplane and helicopter takeoff and landing areas;
- BB. Any business involving the sale of fuel;
- CC. Lots used for drive-through access;
- DD. Fast food restaurants

**§ 380-047.05 Dimensional Requirements:**

- A. All parcels, lots and structures in the BC-S District shall conform to the following requirements:
- 1) Minimum Frontage on Broadway: 200 feet
  - 2) Minimum Lot Depth: 100 feet
  - 3) Minimum Lot Area: 21,780 square feet
  - 4) Maximum Building Coverage: 60%
  - 5) Maximum Lot Coverage: 80% (subject to meeting the required 30' buffer to a residential zone)
  - 6) Maximum Density: 18 units per acres
  - 7) Minimum Square Footage for Residential:
    - Studios: 550 sf (Maximum 5% of units are permitted to be studios)
    - One bedroom / one bath: 750 sf
    - Two bedroom / one bath: 960 sf
    - Two bedroom / two bath: 1,000 sf
  - 8) Minimum Building Stories / Height: 1 story / 24 feet
  - 9) Maximum Building Stories / Height: 3 stories / 42 38 feet
  - 10) Minimum Floor Height: ~~16~~ 12 feet floor to ceiling (permits ductwork)  
9 feet floor to ceiling for residential
  - 11) Minimum Setback Requirements:
    - a) Min. Front Yard: 36 feet from centerline of Broadway to the building facade
    - b) Min. Side Yard: 0 feet for internal lots  
30' adjacent to existing residential  
36' from centerline of roadway for corner lots
    - c) Min. Rear Yard: 30' from existing residential

**§ 380-047.06 Parking Requirements:**

- A. Parking Requirements: The minimum parking requirements which meet the Density, Area, Yard and Height Requirements for the BC-S Zone are as follows:

<u>Use</u>	<u>Parking Ratio</u>
Residential:	
- Studio	1.0 sp per unit
- One Bedroom	1.8 sp per unit
- Two Bedroom	2.0 sp per unit
Retail / Commercial:	3.5 sp/1,000 GFA
Restaurant:	1.0 sp/2 seats
Medical Office:	4.0 sp/1,000 GFA

General Office: 3.5 sp/1,000 GFA  
Civic, Cultural, Institutional: 1.0 sp/4.0 seats

1) Notes:

- a) When the formula or parking spaces required results in a fraction of a space exceeding 0.49, a full space shall be required;
- b) Gross Floor Area is the total interior floor area of all floors determined by measuring the inside dimension of the outside walls of the structure;
- c) Up to 10% of the required parking stalls may be designated for compact cars;
- d) Off-street tandem parking is prohibited;
- e) Outdoor seating areas do not count toward the required parking ratios;
- f) Accessory uses do not require parking;
- g) All surface parking shall be screened based on the Design Standards indicated in the Streetscape section of this Redevelopment Plan;
- h) For Civic Uses without seating, the Retail/Commercial parking requirements shall apply;
- i) Outdoor patio / decks for seating does not count toward the required parking ratio;

~~B. Shared Parking: Joint use of up to 50 percent of required parking spaces for the secondary use, may be considered by the Planning Board for two or more uses located on the same parcel, provided the developer can demonstrate that the uses will not substantially overlap in hours of operation or in demand for the shared spaces.~~

~~Any shared parking shall require a Shared Parking Analysis based on the ULI Shared Parking Software or a comparable software model, and shall be prepared by a credible expert, such as an experienced parking or land use consultant, planner, architect or engineer;~~

C. On-Street Parking Spaces: In the event on-street parking is provided along Broadway, on-street parking spaces located along the portion of a public street(s) abutting the use may be counted toward the minimum number of parking spaces for the retail / commercial uses only as required by this ordinance;

- a) On-street parking spaces must be located on the same side(s) of the street as the use and have a dimension of at least 22' feet in length;
- b) A six foot space shall be provided between every two parallel parking spaces;

D. Additional Parking Provisions: For all other parking provisions not identified in this section refer to Chapter 292 of the Borough of Woodcliff Lake Zoning Ordinance;

**§ 380-047.07 Screening Requirements:**

The provisions of this section shall be met at the time land is developed or the land and structures are redeveloped. For any screening requirements not identified in this section refer to the Borough of Woodcliff Lake Zoning Ordinance.

A. Off Street Parking: All proposed off street parking areas with twenty five (25) spaces or more, shall be screened from all public streets with the following criteria:

- 1) A four foot (4'-0") minimum planting strip shall be located between the back of the public sidewalk and the parking area;
- 2) The planting strip shall be planted with evergreen shrubs at least three feet high (3'-0") at the time of planting which are a species that will form a year round dense screen. The maximum height for planting should be maintained at no greater than 4'-0" in height;
- 3) Perimeter trees shall be planted at no greater than twenty five foot (25'-0") on center based on the perimeter length of the parking area and should be trimmed up to eight feet 8'-0" in height at the time of planting;

B. Interior Landscape Planting: All open parking areas of 36 or more parking spaces or at least 12,000 square feet in area shall provide at least one 4" caliper tree for every eight parking spaces which include perimeter trees.

- 1) Fractions equal to or greater than one half resulting from this calculation shall be considered to be one tree;

- 2) Each such tree shall be located in a planting island with a minimum area of 150 square feet of pervious surface;
  - 3) The following distribution of trees shall apply:
    - a) Each end space in a row of twelve or more parking spaces shall fully abut a planting island or a perimeter landscaped area along the long dimension of the end space;
    - b) No more than 20 parking spaces shall be permitted between planting islands, or a planting island and a perimeter landscaped area;
- C. Required Screening: The following uses must be screened from abutting property and view from a public street:
- 1) Dumpsters, recycling containers (except for recycling containers located at recycling collection centers), or solid waste handling areas;
  - 2) Service entrances or utility structures associated with a building, except in the area where such use abuts other service entrances or utility structures;
  - 3) Loading docks or spaces, except in the area where such use abuts other loading docks or spaces;
  - 4) Outdoor storage of materials, stock and equipment; and
  - 5) Any other uses for which screening is required under these regulations.
- D. Installation Requirements: The following contains standards to be used in installing screening:
- 1) Trees must be installed with a minimum 4" caliper and must be large deciduous or evergreen species which have a minimum growth height of 25'-0"; (See Section 3: Design Standards for minimum street tree requirements.)
  - 2) Trees should be trimmed up eight feet (8'-0") at the time of planting;
  - 3) Shrubs used in any screening or landscaping must be evergreen, at least three feet (3'-0") tall with a minimum spread of two feet (2'-0") when planted and no further apart than four feet (4'-0"). They must be of a variety and adequately maintained so that an average height of three to four feet (3'-0" to 4'-0") could be expected as normal growth within four years of planting. Shrubs and trees shall be on the approved plant list for the Borough "Approved Plant Species" list;
  - 4) Any fence or wall used for screening shall be constructed in a durable fashion of brick, stone, other masonry material, specifically designed as fencing materials;
  - 5) A chain link, wood, plastic, or metal fence cannot be used and does not satisfy the requirements of this section;
  - 6) The maximum height for a wall or fence is four feet (4'-0").

**§ 380-047.08 Streetscape Requirements:**

The streetscape for the Broadway Corridor South District should be designed with a similar palette of materials and standards in order to portray a cohesive district.

- A. Streetscape Elements: The streetscape shall be provided by the developer per this section of the Design Standards which include:
  - 1) Street trees;
  - 2) Lighting;
  - 3) Street Furniture;
  - 4) Landscape and Hardscape;
- B. Street Trees: Street trees shall be planted in either grates or open landscape areas equivalent to 30' on center along all public street frontage for any new project/development.
  - 1) Street trees shall be planted with a minimum four inch 4" caliper, shall be trimmed up to 8'-0" and shall be in accordance with the "American Standard for Nursery Stock" published by the American Association of Nurserymen;
- C. Sidewalks: Sidewalks shall be a minimum of 6'-0" in width;
- D. Street Lighting:

- All street lighting in the Broadway Corridor shall be shielded from second floor uses and shall be a maximum of 16' in height, located on center between street trees 1'-0" from the back of curb at a maximum of 90'-0" on center;
- Street light specifications and locations shall be submitted for review and approval prior to installation;
- Luminaires should be translucent or glare-free using opaque glass or acrylic lenses;
- Diffusers and refractors should be installed to reduce unacceptable glare; particularly adjacent to residential areas.

**§ 380-047.09 Design Standards:**

The design standards in this section provide the criteria for proposed development in the Broadway Corridor South BC-S Zone in order to promote a high quality, pedestrian friendly, mixed use environment. Any future development is subject to these provisions and should be built in accordance with the minimum design standards specified in this section. These standards promote:

**A. Building Architectural Character:**

All buildings shall reinforce pedestrian scale.

- 1) All buildings shall be designed with a flat roof;
  - a) Roof lines must include variations such as parapet;
- 2) The base of buildings shall be distinguished from the remainder of the building with an emphasis on providing design elements that will enhance the pedestrian environment particularly at the street level;
- 3) Elements such as cornices, belt courses, corbelling, molding, string courses, ornamentation, changes in material or color, and other sculpturing of the base are appropriate and should be provided to add special interest to the base;
- 4) For commercial and retail uses 75% of the first floor facing Broadway shall be designed with glass as a transparent wall;
- 5) Special attention must be given to the design of windows at the base of buildings. Ribbon windows are discouraged. Recessed windows that are distinguished from the shaft of the building through the use of arches, pediments, mullions, and other treatments are encouraged;
- 6) Uninterrupted facades are prohibited. There must be a minimum of two breaks in any façade smaller than 50ft. Uninterrupted facades of more than 50 ft must follow the same requirements for façade breaks as facades with less than 50 ft. Facades may be broken up by recesses and projections, windows, awning and other architectural details.
  - a) Facades must include preating patterns of color, texture, or materials to increase architectural interest in buildings.
  - b) Façade colors must be neutral. Trim may have brighter colors, but neon lighting is not permitted.
  - c) Any façade adjacent to Broadway must have a customer entrance.
- 7) Primary building materials shall include: brick, stone, and/or glass which cover a minimum of 75% percent of each building façade, exclusive of windows and doors with accent materials comprising a maximum of 25% percent for each building façade;
  - a) Vinyl siding of any type or grade is strictly prohibited on any portion of building façade in the redevelopment area;
  - b) Stucco is permitted as an accent material on facades that do not face a public street;
  - c) Exterior building materials must be high quality. Smooth faced concrete, tilt up concrete panels and steel panels are not permitted.
- 8) Generic national branding architecture for freestanding retail / commercial buildings unless it meets the requirements of this section is prohibited;
- 9) Storefront design should reflect the individual tenant's brand identity;
  - a) First level facades should be varied and avoid monolithic appearance;
  - b) Signage shall comply with the Borough of Woodcliff Lake Zoning Ordinance;

**A. Building Orientation:**

- 1) All buildings shall have pedestrian access and be oriented toward Broadway;
- 2) All new development shall have a 16'-0" minimum first floor height;
- 3) Outdoor patios and dining areas are permitted and encouraged to face Broadway;

B. Building Entrances:

Building entrances should be easily identifiable and feature large, open and transparent windows with unique and interesting signage.

- 1) Commercial and retail entrances are required to have at least one access point on Broadway. Additional entrances are permitted on the sides and rear of buildings.
- 2) Entrances for residential, office and uses other than commercial and retail should be separate and distinct;
- 3) Customer entrances must have feature such as canopies or porticos, arcades, arches or planters.
- 4) Sidewalks must be included along all sides of a lot that abut a public street and along the length of any side of the building that has a customer entrance. Sidewalks connecting to the principal customer entrance must feature landscaping or benches.

C. Building Storefront Components:

The following components are encouraged for the building facades that front Broadway:

- 1) Entries & Doors: The placement of doors and their design are an integral part of the storefront because they establish a clear point of entry to the store. Creative uses for entry doors should be explored as a connection to the street. Restaurants especially should use doors to open interior seating spaces to the outside café seating on the sidewalk;
- 2) Canopies & Awnings: An awning or canopy emphasizes the store or restaurant's entrance, provides shade for a café, and can carry part of a tenant's identity. It can also add texture to the streetscape, and add interest and variety to the building façade;
- 3) Windows & Glazing: The use of glazing in retail storefronts creates an important connection between the interior and exterior environment, and allows for effective window shopping and merchandising opportunities. Glazing elements also play a key role in establishing the quality of public space. Carefully conceived glazing design will benefit retailers, consumers and the public environment establishing an atmosphere of transparency and vibrancy.

D. Storefront Materials:

The approach to storefront design should be to create the highest quality level possible with an emphasis on user-friendly materials. The overall objective in developing the exterior storefront design is to specify "real" materials at the pedestrian level. A variety of masonry materials such as brick, stone and pre-cast are suitable. Masonry detailing, molding, finished metals, glass enhancements and high quality paint treatments will contribute to a successful retail environment. The minimum recommendations below, outline some of the specifics when considering materials for storefronts:

- 1) The following materials are not permitted for new development without a variance on storefronts:
  - a) Plastic and metal laminates
  - b) Acrylic
  - c) Plastics
  - d) Smoked or tinted glass
  - e) Anodized or mill finish aluminum
  - f) Simulated materials
  - g) Interior grade materials and wall coverings
  - h) Distressed or sandblasted woods
  - i) Rough-sawn woods and shakes
  - j) Mirror
  - k) EIFS

E. Street Level Frontage / Uses:

- 1) Residential uses are not permitted on the first floor of any building in the BC-S Zone;
  - a) Residential lobbies and entrances however, are permitted on the first floor on Broadway and should be distinct and separate from the entrances of all other first floor uses;
- 2) For retail and commercial uses, outdoor dining and seating is encouraged on Broadway;
- 3) Seating is encouraged to be designed either along the building façade or at the back of the curb. These areas should be clearly identified with either temporary, semi permanent barriers that are removed at the end of each night or permanent barriers;

F. Outdoor Dining: Outdoor dining is permitted under the following conditions:

- 1) The outdoor dining area is to be an integral part of the streetscape. It should be attractive, promote pedestrian circulation, visual interest and evoke retail friendly vitality for the Broadway Corridor.
- 2) The outdoor dining area shall be positioned adjacent to a restaurant and contained within a delineated area. The number of seats shall be determined by compliance with applicable fire and building codes.
- 3) Outdoor dining may operate between 6:00 am and 11:00 pm daily between March 1<sup>st</sup> and November 30<sup>th</sup>.
- 4) There shall be a minimum 5'-0" unobstructed corridor space for pedestrian traffic along the sidewalk. The area is to be in a straight line, parallel to the building face and curb.
- 5) Unobstructed space of a least 44 inches wide must be maintained between the restaurant doorway and the pedestrian traffic corridor.
- 6) Outdoor dining near the sidewalk curb, along the street, must leave a least 2 feet unobstructed sidewalk depth between the curb and the outer dimension of the outdoor dining area
- 7) No food preparation is allowed in the outdoor dining area.
- 8) Tents or awnings are subject to building department approval. Table umbrellas are permitted but the umbrellas must be contained within the outdoor dining area when fully extended. The lowest levation of the umbrella must be a minimum six feet eight inches (6'-8") above the sidewalk to allow for patron and server circulation.
- 9) All improvements (furniture and fixtures must be readily removable.

**G. Canopies and Balconies:**

Canopies, awnings, and similar architectural accents are encouraged at entrances to buildings. Such features may be constructed of rigid or flexible material designed to complement the tenant's identity at the street level.

**H. Mechanical Equipment Screening:**

The screening of mechanical equipment is required.

- 1) Rooftop equipment / elevator protrusions are not permitted
- 2) Screening materials shall be consistent with the architectural detail, color and materials of the building;
  - a) Wire mesh screening is not permitted;
- 3) Any wall pack ventilation unit facing a public street must match the adjacent material color.

**I. Building Service Locations:**

All service locations for new development shall be provided at the rear or side of the building and shall not be permitted directly on Broadway.

- 1) Existing service locations on Broadway are permitted with designated service drop off areas only. Service vehicles are not permitted to stop in the street and must use a designated service drop off area.
- 2) Loading docks, trash collection areas and outdoor storage must be screened.

**South Broadway Corridor District (BC-S)**

**Block and Lot Numbers**

BI 2708	L 1	BI 2303	L 1	BI 2701	L 5	BI 2406	L 3
BI 2702	L 1	BI 2406	L 5	BI 2406	L 7	BI 2704	L 5
BI 2406	L 4	BL 2303	L 4	BI 2406	L 1	BI 2406	L 10
BI 2303	L 3	BI 2406	L 2	BI 2303	L 2	BI 2704	L 1
BI 2406	L 11	BI 2406	L 8	BI 2701	L 4	BI 2303	L 5
BI 2703	L 22	BI 2704	L 4	BI 2406	L 6	BI 2701	L 3
BI 2703	L 1	BI 2405	L 1	BI 2704	L 3	BI 2704	L 2
BI 2702	L 29	BI 2701	L 2	BI 2702	L 28		
BI 2303	L 6	BI 2303	L 7	BI 2703	L 23		