

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
NOVEMBER 30, 2015
MINUTES**

Call to Order:

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

Adequate Notice Statement:

The Chairman announced that the Meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, was announced at the Reorganization Meeting held on January 12, 2015 in the Municipal Building. 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 was 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	Present
Joseph Langschultz, Vice Chairman	Absent
Al Dattoli	Present
Thomas Panso, Council	Present
Bertram Siegel	Present
Reuben Twersky, Alt. 1	Present
David Ciaudelli	Present
Robert Nathin	Present
David York, Alt. 2	Present
Josephine Higgins	Absent
Robert Friedberg	Present
Marc Leibman, Attorney	Present
Neglia Engineering	Not Requested
Richard Preiss, Phillips Preiss Planners	Present
Tonya Tardibuono, Secretary	Present

The Board's Planner, Mr. Richard Preiss, spoke about the The Housing Element Fair Share Plan. He explained how there are three parts to the Housing Element Fair Share Plan and why each town needs a plan.

The plan will then be the subject of a hearing by the Mayor and Council on December 7, 2015. If they endorse the plan it will then be forwarded to the court. Mr. Preiss commented that he anticipates that this will not be the end of the process. There is a court appointed master who will then review the plan and make comments and suggestions for changes. There may be a number of other objectors as well. Then the Borough will have to turn to mediation to try to resolve the objections and move forward. Mr. Preiss then explained the entire process and timeline of the Housing Element Fair Share Plan, the rehabilitation obligation, the satisfaction of the prior round obligation and details pertaining to the future of 230 Broadway and the homes on Centennial Way.

Mr. Siegel asked about the possibility of giving monies towards the rehabilitation of units that need repairs. Mr. Preiss said based on the information we have received, some of the 22 units at Centennial Way may have fallen to disrepair, even though there is an obligation for those families to keep those units in good condition. The Borough will work with those families and maybe utilize some of its affordable housing trust funds in addition to extending the programs providing monies to bring those units up to modern standards. He believes that most of the units are in good condition.

Mr. Preiss spoke about the future plans for 230 Broadway. They are anticipating six units of affordable housing will be provided for families and it will be rental housing.

Mr. Nathin asked if there is a reason why we don't do age restricted on the housing. Mr. Preiss said Woodcliff just hasn't taken advantage of it.

Mr. Fry asked if there was a reason why the 22 units on Centennial Way are being renewed for 30 years now, and not 20. Mr. Preiss stated that he believes it's a deed restriction for 30 years now.

Mr. Panso asked who the group would be that will work out the settlement for the Centennial Way properties. Mr. Preiss said the Borough will contract with an affordable housing administrator. Mr. Leibman said he has been looking over the deed restrictions for the properties and explained that it was up to the Council how they want it handled. He then explained the process to the Board. Mr. Panso pointed out that he believes the residents should be notified about what decisions have to be made on these properties. A Board discussion was then had regarding the properties on Centennial Way. Mr. Twersky asked if there was a requirement on the number of bedrooms for affordable housing. Mr. Preiss said yes and explained the requirements.

Minutes:

The minutes of November 9, 2015 were approved on a motion from Mr. Nathin, seconded by Mr. Panso, and carried by all. The closed minutes of November 9, 2015 were approved as amended on a motion from Mr. Nathin, seconded by Mr. Panso, and carried by all.

The meeting was open to the public on a motion from Mr. Nathin, and seconded by Mr. Siegel, and carried by all. With no one wishing to speak the meeting was closed to the public on a motion from Mr. Nathin, seconded by Mr. Siegel, and carried by all.

Resolution:

Resolution No. 15-04

Amendment to Masterplan
Housing Element and Fair Share Plan.

A motion to accept the resolution was made by Mr. Siegel, seconded by Mr. Nathin, and carried by roll call vote as follows:

George Fry, Chairman	Yes
Al Dattoli	Yes
Thomas Panso, Council	Yes
Bertram Siegel	Yes
Reuben Twersky, Alt. 1	Yes
David Ciaudelli	Yes
Robert Nathin	Yes
David York, Alt. 2	Yes
Robert Friedberg	Yes

Resolution:

Resolution No. 15-05
Closed Session

1. Woodcliff Lake Investors I, LLC Lawsuit

A motion was made by Mr. Nathin to go into closed session, seconded by Mr. Dattoli, and carried by all.

The meeting was adjourned on a motion from Mr. Dattoli, and seconded by Mr. Nathin, and carried by all.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Tonya Tardibuono". The signature is written in a cursive, flowing style.

Tonya Tardibuono, Secretary