

**BOROUGH OF WOODCLIFF LAKE  
PLANNING BOARD  
SEPTEMBER 13, 2016  
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 11, 2016 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:**

Edward Barboni, Alternate 2	Present
David Claudelli	Present (8:04 p.m. arrival)
Albert Dattoli	Present
Chad Feinstein, Alternate 1	Present
Robert Friedberg	Present
Josephine Higgins	Present
Joseph Langschultz, Vice Chairman	Present
Robert Nathin	Present
Thomas Panso, Council	Present
Carlos Rendo, Mayor	Absent
Willford Morrison	Present
George Fry, Chairman	Present
Marc Leibman, Attorney	Present
Tonya Tardibuono, Secretary	Present
Joseph Vuich, Engineer	Not Requested
Richard Preiss, Planner	Not Requested
John Pavlovich, Traffic Engineer	Not Requested

**Minutes:**

The minutes of July 25, 2016 were approved on a motion from Mr. Barboni, seconded by Mr. Morrison, and carried by all. The closed minutes of July 25, 2016 were approved on a motion from Mr. Morrison, seconded by Mr. Nathin, and carried by all.

**New Business:****Review Ordinance – Broadway Corridor South**

The Borough's Planner Francis Reiner of DMR Architects was present. Mr. Reiner gave an overview slide presentation on what is currently permitted, and what is proposed for the Broadway Corridor South Ordinance. He said he believes this ordinance meets the intent of the 2008 Burgis study.

Mr. Dattoli asked if Mr. Reiner looked at the recommendations this Board made in regard to the Broadway Corridor. Mr. Leibman commented that it had just come to his attention that Mr. Reiner inadvertently only received phase two of the Broadway Corridor study just prior to this meeting.

Mr. Nathin asked who gave direction that we wanted residential. Mr. Reiner replied, this Board did.

Mr. Nathin spoke about what people we are catering to, empty nesters or millennials.

Mr. Nathin spoke about not having contiguous space.

Mr. Nathin questioned parking. Mr. Dattoli spoke about the RSIS standards for parking. Mr. Reiner said he disagreed with Mr. Dattoli and the RSIS standards are recommendations only.

Mr. Dattoli said what we were given on the proposed Ordinance is not what this Board wants.

Mr. Leibman explained that the Governing Body has made a formal referral to this Board. This Board now has 35 days from the date of this referral to report back to the Governing Body a whether or not the zoning ordinance is consistent or inconsistent with the master plan.

Mr. Leibman suggested the Board go line by line through each item. An in-depth Board discussion was then had by all pertaining to the proposed Broadway Corridor South Ordinance. Mr. Leibman spoke about the ordinance not allowing drive-thru facilities, no fast food, indoor seating, no more than two bedrooms, square footage recommendations, parking, design guidelines, parking structures, roof, and clarification for conditional uses, dimensional requirements and height.

**A Board poll was taken to allow live work studios:**

Mr. Barboni	No
Mr. Ciaudelli	Yes
Mr. Dattoli	No
Mr. Feinstein	No
Mr. Friedberg	Yes
Mrs. Higgins	No
Mr. Langschultz	No
Mr. Nathin	No

The poll was ended after Mr. Nathin's vote.

The majority vote was to not allow live work studios.

**A Board poll was taken to allow townhomes on side streets:**

Mr. Barboni	No
Mr. Ciaudelli	Yes
Mr. Dattoli	No
Mr. Feinstein	Yes
Mr. Friedberg	Yes
Mrs. Higgins	Yes
Mr. Langschultz	No
Mr. Nathin	No
Mr. Panso	Yes
Chairman Fry	Yes

The majority vote was to allow townhomes on side streets.

Mrs. Robin Malley, a Zoning Board of adjustment member, was in the audience. She asked if they were talking about housing ownership or rentals. Mr. Leibman responded by saying that is up to the builder, there is no such thing as a condominium zone or rental zone, that is not allowed by law. Mrs. Malley also inquired about parking on both sides of Broadway.

The Board continued their in-depth discussion pertaining to the proposed Broadway Corridor South Ordinance.

**A Board poll was taken regarding the streetscape. A yes vote is to leave it as is, a no vote is to allow parking in front of the structure:**

Mr. Barboni	No
Mr. Ciaudelli	Yes
Mr. Dattoli	Yes
Mr. Feinstein	Yes
Mr. Friedberg	Yes
Mrs. Higgins	No
Mr. Langschultz	Yes
Mr. Nathin	Abstained
Mr. Panso	Yes
Chairman Fry	Yes

The majority of the votes were to leave the streetscape as is.

A lengthy Board discussion was had pertaining to building height and ceiling height.

**A Board poll was taken regarding the building heights:**

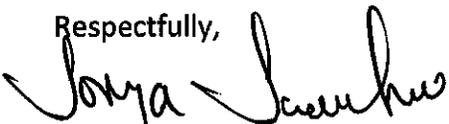
Mr. Barboni	36 Feet
Mr. Ciaudelli	42 Feet
Mr. Dattoli	36 Feet
Mr. Feinstein	42 Feet
Mr. Friedberg	42 Feet
Mrs. Higgins	36 Feet
Mr. Langschultz	42 Feet
Mr. Nathin	36 Feet
Mr. Panso	42 Feet
Chairman Fry	40 Feet

The majority of the votes are for 42 feet.

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

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

Respectfully,



Tonya Tardibuono