

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
JUNE 10, 2013
MINUTES**

Call to order:

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

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 14, 2013 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
Willford Morrison, Vice Chairman	Present
Al Dattoli	Present
Donna Abene, Council	Present
Kenneth Glemby	Absent
Bertram Siegel, Alt. 1	Present
David Ciaudelli, Alt. 2	Present
Robert Nathin	Present
Joseph Langschultz	Present
Josephine Higgins	Present
Robert Friedberg	Present
Mark Follender, Attorney	Present
Brian Intindola, Neglia Engineering	Present
Darlene Green, Masur Consulting	Present
John Pavlovich, Jacobs Engineering	Not Requested
Kathy Rizza, Secretary	Present

The **minutes** from March 27, 2013 were approved, as amended, on a motion from Mr. Dattoli, seconded by Mr. Nathin, and carried.

BOARD DISCUSSIONS:

Mr. Siegel stated that on June 4th he received a call from Mr. Kasparian of MDK. Not recognizing the caller, Mr. Siegel called him back. Upon realizing who he was he ended the call without any discussion. He then called the Borough Administrator and the Board Secretary. Chairman Fry informed all Board members that these calls are inappropriate and that Mr. Siegel handled the situation correctly.

Chairman Fry spoke regarding communication from the Mayor and Council level to the Board members. Councilwoman Abene is the Council liaison and should be informing the Board of decisions made at the Mayor and Council level. Chairman Fry also asked that the Planner and the Engineer do the same. The goal is better communication and efficiency.

MDK Development, LLC Proposed Townhouse Overlay Zone (THO) Block 3903, Lots 1 and 2 Block 303.01, Lots 3 and 4 Block 401, Lots 1.01, 1.02, 1.03

Darlene Green, the Borough Planner, of Maser Consulting, distributed handouts to all present. The draft ordinance from Paul Kaufman, Esq. had previously been distributed. Darlene reviewed her handout of many developments in Bergen County with the Board. Density, height, and FAR (Floor area ratio) were the main areas of discussion when speaking about each development. The developments were in the towns of Englewood, Tenafly, Upper Saddle River, Cresskill, Montvale, Saddle River, and Park Ridge. Board Attorney Follender asked if there were any monetary values available for the examples used. Darlene responded that she may be able to show assessed value at a later time. Each example was discussed in detail. Developments with streets through the middle were discussed. Mr. Dattoli stated that if the road through a development is a municipal road then it is not counted in the FAR calculation. The amount of units per acre was compared among the samples. Chairman Fry stated his concern with the amount of units per acre proposed in this possible new zone in Woodcliff Lake. Density was also discussed. Mr. Dattoli spoke regarding bulk standards – rear to side, front to side minimum spacing. Mr. Dattoli also spoke regarding the height of the units. He feels that the height should be consistent with the zone – maximum 35’, 2.5 stories. Mr. Dattoli feels that 42’ is inconsistent with our zoning. Mr. Nathin asked if the half story under the roof would be usable space. Ms. Green read the definition of half story to all. Chairman Fry would like flat roofs to be avoided. Mr. Morrison asked if an underground level could be counted as half a story. Ms. Green stated that the proposed ordinance says no basements. The Borough Engineer stated that drainage and flood storage are the reasons for no basements.

At this point in the meeting Mr. D’Arminio, the Attorney for MDK spoke. He was identified and allowed to speak by the Chairman. Mr. D’Arminio thinks that the Trailing Ridge development in Montvale is the most similar. This development is 2.5 stories with

a flexible measurement of height in his opinion. Mr. Dattoli stated that the development on Stonewall Court is 5 units per acre not including the street. Mr. Dattoli suggests 5-6 units per acre including the streets for this Woodcliff Lake Development. Mr. D'Arminio stated that his client is looking at units of 2500 square feet with 2 car garages. Design standards were discussed; specifically projections or recesses of building walls. Mr. Dattoli feels that 75' for front to front spacing is an excellent number. Mr. Intindola from Neglia Engineering stated that 28' is an RSIS (Residential Site Improvement Standards) curb to curb road size with on street parking on one side. Mr. Intindola agrees with Mr. Dattoli on the 75' measurement for front to front of units. Mr. Intindola suggested midpoint to 35' for the height measurement and he also suggested a hammerhead shaped cul de sac. He will speak to the Board Planner on this. Mr. Intindola suggested no flat roofs and a 2' offset on the facade. The Board Engineer also stated that a density of 5 units per acre is reasonable. Mr. Friedberg asked the Engineer if he prefers 4 units in a row, or 3 units in a row. Mr. Intindola stated that 4 units in a row is reasonable.

The meeting was opened to the public on a motion from Mr. Morrison, seconded by Mr. Langschultz, and carried by all.

Louis D'Arminio – Attorney representing the applicant. Stated that this is his third time before the Board on this matter. The applicant has 4 out of 7 properties under contract. This application is consistent with the Master Plan which states that this area should be considered differently. Mr. D'Arminio referred to the draft ordinance prepared by Paul Kaufman, Borough Attorney. He spoke regarding the possibility of the other lots joining the development in the future, or the possibility of them standing alone. Mr. Siegel asked if the application is contingent on all properties being included. He was told no by Mr. D'Arminio. Mr. D'Arminio stated that the developer would like 30% building coverage. Minimum spacing between buildings was discussed. The applicant is concerned with the rear to rear measurement being a problem. The applicant would like a 50' distance for the rear to rear measurement instead of 75'. Mr. D'Arminio stated that the applicant would like 20' for side to side and would prefer 6 units per building. County Road will be buffered and there will not be any access drives to County Road. The units will not face County Road. Mr. D'Arminio stated that 5 units per acre for density is low, his client would prefer 8 units per acre. The height measurement is acceptable. The internal roadways will be private. The applicant needs to have 3 story units, 2.5 stories will not work. There will be no basement and no flat roofs. There will be sidewalks and the applicant will comply with all RSIS requirements.

Lisa Yakomin, 50 Stonewall Court – Concerned with density and the impact on surrounding properties. Asked if a constrictive ordinance could be written and if variances are needed then the applicant could apply for them. Mrs. Yakomin is in favor of sidewalks. Stated that she is putting a lot of faith in the Planning Board.

Tom Panso, 31 Stonewall Court – Spoke regarding the size of the entire parcel.

Joe Valenzano, 6 Pickwick Lane – Mr. Panso spoke regarding home values in the area due to this proposed project. Asked the Board to be fair and reasonable. Stated that

children are the life blood to this town. Chairman Fry stated that the Board makes zoning change requests based on what is good for the town. We do not get involved with who the developer is and who is or isn't selling to the developer.

Darlene Schnure, 34 County Road - Stated that as a resident of County Road she remembers the increase of traffic when the Stonewall Court development was built.

Joseph LaPaglia, 17 Hillcrest Road – Mr. LaPaglia gave his personal history with the Borough of Woodcliff Lake. Stated that he is not opposed to multi family housing. Agrees with Mr. Siegel that this process needs to be taken slowly, especially since this is the first multi housing development in town. Feels that 55 units are too many, 5-6 units per acre is more realistic. Age of possible children in the development was discussed.

Mr. Siegel commended Mr. LaPaglia for his comments. Mr. Siegel feels that the Board should hire an Architect, at the expense of the applicant. Board Attorney Follender says that this can be done. Mr. Siegel does not accept what the Planner or the Engineer have stated.

Mr. D'Arminio spoke regarding time limits with this application. Board Attorney Follender sated that there has to be a first reading before time limits begin. Mr. Dattoli is concerned with the design standards. He asked that the Planner and the Engineer work together on this and look into the Residential Site Improvement Standards. Chairman Fry stated that we have not heard from a traffic professional regarding guest parking as of yet.

This matter will continue at the next meeting. No further notice will be given until the matter is again before the Mayor and Council.

Informal Discussion
Rosengren Property
Pascack Road
Possible re-zoning

Russell Huntington was present as the Attorney for this matter. The owner of this site is Edmund Lane and Associates. Mr. Huntington explained that this parcel is over 7.5 acres with unique characteristics that could be more flexible with multi family housing. Chairman Fry gave a history on when this was originally approved in 2003. He stated that this property would now be subject to the steep slope ordinance. Mr. Huntington explained that the run off would not be the problem, it is a financial and engineering issue. The developer, Rich Stabile, was also present. Mr. Stabile stated that the drainage is not connected at this time and that height would not be an issue. A density plan of 5.6 units per acre was mentioned. Mr. Huntington would like to re-develop their plans after listening to the Board discussions this evening. Mr. Dattoli asked what conditions would cause the Borough to include this parcel in the overlay zone. Mr. Huntington responded that the property is adjacent to the reservoir and near a church and that they will design the development to interface with the surrounding area. It has not yet been determined if

the property will require steep slope variances. Mr. Siegel stated that the proposed concept is wonderful. Mr. Nathin feels that height will be an issue. Mr. Langschultz stated that he would love to see something nice on this site. The Borough Planner, Darlene Green, requested escrow for this site. Mr. Huntington will speak with the applicant. This matter will return in the future.

The meeting was closed to the public on a motion from Mr. Morrison, seconded by Mr. Langschultz, and carried.

This matter will return on June 24th.

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

Respectfully Submitted,

Kathleen S. Rizza, Secretary