

BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
August 16, 2018
MINUTES

Call to Order:

The meeting was called to order at 7:30 p.m. at Borough Hall by Chairwoman Christina Hembree.

ADEQUATE NOTICE STATEMENT:

The Chairwoman announced this meeting, in accordance with the Open Public Meetings Law, P.L., 1975, Chapter 231, at the Reorganization Meeting of January 23, 2018, in the Municipal Building. Notice of this meeting was posted, and two newspapers, The Record and The Ridgewood News, were notified. The public was advised of the Zoning Board's rule that the meeting will conclude at 10:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Sanjeev Dhawan	Present
Robin Malley	Present
Emilia Fendian	Present
James Vercelli	Absent
Victor Bongard	Present
Robert Hayes	Present
Gary Newman	Present
John Spirig	Present
Christina Hembree, Chairwoman	Absent
S. Robert Princiotto, Board Attorney	Present
Sylvia Kokowski, Secretary	Present

Mr. Bongard presided the meeting.

APPROVAL OF MINUTES

July 24, 2018

A motion by Mr. Spirig, seconded by Mr. Hayes to approve the minutes of July 24, 2018; on voice vote, all those eligible voted yes, the motion carried. Mr. Newman abstained.

APPLICATION - continued

WCL Broadway Realty Associates, LLC - 62 Broadway - Block 2708 - Lot 1 - Construction of Restaurant with Outdoor Seating - Variance for Restaurant Use with a variance for total surface, impervious coverage and parking.

Mr. Molinelli provided proof of publication to neighbors within 200 ft. of the property as notification of this evenings meeting.

Mr. Newman advised that he is in the process of reading the transcript of the July 24th meeting as he was absent.

Mr. Molinelli acknowledged that Board Attorney Princiotto had prepared a letter dated August 15, 2018 listing conditions that the applicant had agreed to during the course of the hearings. Mr. Molinelli had responded to Mr. Princiotto's letter on August 16, 2018.

Mr. Molinelli began closing statements. The application has been pending since April and has been heard over four meetings. He referred to a resident's statement made during one of the hearings. "We already have six restaurants why do we need 7; why can't they go to Ninos." Mr. Molinelli commented that Broadway in Hillsdale has a good mix of restaurants and stores. A stand-alone store does not make it. As Mr. Preiss and Mr. Burgis stated, we, Woodcliff Lake have a train station and a dramatic lake view. Some may think Hillsdale is a success, leave Woodcliff Lake alone. If you want obsolete buildings to remain as they are then vote no to the application. We have to do our best to buffer any impact to the residents behind the location.

Lighting was approved at an earlier time; noise will not be any different than usual noise on Broadway, it will not change. Is this the type of restaurant envisioned in the Master Plan? Woodcliff Lake has an aggressive parking ordinance; we have to look at today's standards. Recommendation of a restaurant on Broadway, if not Ray's what other restaurant? Ray's Traditional Pizza restaurant is an existing business with a track record and it will work. Parking becomes manageable with the removal of the dining room.

Board Attorney Princiotto inquired about the Matsu at Tice Corner restaurant. Mr. Mollinelli responded that it was

decided not to lease the space. Bare Burger has leased it instead.

Mr. Princiotto commented on reduction of the dining area, the application is for a restaurant use with an outdoor patio 7 x 35 ft. variance request for 63.33% impervious coverage. The application requires a parking variance; 65 spaces are there. The restaurant requires 38 parking spaces; the ordinance requires 32 spaces plus 6 employees for a total of 38. The mixed use apartments require 27 spaces in the rear. Mr. Princiotto stated that we discussed conditions which he prepared a letter on and Mr. Mollinelli responded via letter. Mr. Mollinelli has agreed to some of the conditions set forth by Mr. Princiotto for the Board to consider.

Mr. Newman advised that he needs time to read the transcript of the July 24th meeting and to read Mr. Mollinelli's letter, which was just distributed this evening. He offered to abstain from voting. Instead, Mr. Mollinelli asked for an adjournment to the September meeting in order to give everyone ample time to review both letters. He suggested an earlier start to the meeting at 6:30 p.m.

Mr. Princiotto asked that the conditions in his letter be discussed this evening. Mr. Mollinelli wanted the Board to be familiar with his letter.

They agreed to review conditions listed in Mr. Princiotto's letter that are acceptable by both of them. Mr. Mollinelli commented on those conditions that require discussion or explanation.

A motion was made by Ms. Malley, seconded by Mr. Dhawan to continue the application on September 25 with a start time of 6:30 p.m., with no further notice except by the Borough due to the start time; on voice vote, all in favor, the motion carried.

A motion was made by Mr. Newman, seconded by Ms. Malley that the August 28, 2018 previously scheduled meeting be cancelled; on voice vote, all in favor, the motion carried.

ADJOURNMENT: On motion made by Ms. Malley, seconded by Mr. Hayes, all in favor, and carried, the meeting was adjourned at approximately 8:35 p.m.

Closed Session - MEL / JIF Training

A motion by Mr. Newman, seconded by Ms. Malley to enter into closed session at approximately 8:35 p.m, on voice vote, all in favor the motion carried.

Return to Open Session

A motion by Mr. Newman, seconded by Ms. Malley to enter into open session at approximately 10:00 p.m on voice vote, all in favor the motion carried.

The Meeting was Adjourned 10:00 p.m.

Respectfully submitted,



Sylvia Kokowski
Recording Secretary