

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
FEBRUARY 28, 2011
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 10, 2011 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
Robert McDonough, Vice Chairman	Present
Kenneth Glemby	Present
John Glaser	Present
Frederick Singer	Present
Mayor LaPaglia	Present
Willford Morrison	Present
Al Dattoli	Present
Jon Boffa	Absent
Joseph Langschultz	Present
Peter Michelis	Present
Paul Kaufman, Attorney	Present
Elliot Sachs, Engineer	Present
Donna Holmqvist, Planner	Present
John Pavlovich, Traffic Consultant	Not Requested
Kathy Rizza, Secretary	Present

Minutes:

The minutes of January 10, 2011 were approved on a motion from Mr. McDonough, seconded by Mr. Dattoli, and carried by all present.

Board Discussion:

The Abandonment of Russo Development Office Building Resolution 2008-01 June 23, 2008:

Substituting Board Attorney Leibman has reviewed the file and all relating correspondence from the file and from Attorney DelVecchio on this issue. It is his recommendation that the Planning Board take no action at this time. Mr. Morrison informed the Board that there are minor differences between the resolution that was distributed to the Board members from the Board Secretary and the resolution that came with correspondence from Mr. DelVecchio. Both resolutions are signed copies. Mr. DelVecchio will speak with Attorney Kaufman on this issue. Mayor Lapaglia asked Attorney DelVecchio if the office building project is still active. Mr. DelVecchio stated that the County closes one application when another for the same property is presented. The applicant is now in the process of obtaining approvals for the assisted living project. Mr. Morrison stated that the November 17th letter from the County states that the office building application has been withdrawn and that the assisted living project is current.

HLM – Broadway:

Attorney Louis D'Arminio of the Price Meese Attorney Firm was present regarding his interest in the development of the former Matsu restaurant property on Broadway. Mr. D'Arminio stated that he is here to listen to the Burgis Presentation on the Broadway Corridor and will address the Board again after that presentation.

Broadway Corridor Presentation (Phase II) by Donna Holmqvist of Burgis Associates:

Ms. Holmqvist gave a PowerPoint presentation on Phase II of the Broadway Corridor. Both residential and commercial options, as well as mixed use options, were explored in areas along the corridor as explained in the PowerPoint presentation of which a paper copy is included in the file on this subject. Ms. Holmqvist did an analysis of all existing conditions and found underutilization of certain properties in the area. Information from the Census Bureau and the National Association of Home Builders was referenced in her analysis. In addition, borough housing statistics were also mentioned, along with other national trends. The lack of restaurants in this area was discussed, along with the fact that there are beautiful views of the reservoir to be maximized. Existing zoning and land uses were shown to all present. Redevelopment would be encouraged with land owners, streetscapes would be improved and a sustainable green design would also be encouraged. The train station would be looked at for improvement. Photographs of existing properties and sketches of proposals were also shown. Phase II would continue where Phase I left off. It was stated that before this plan can be implemented, the Mayor and Council would have to approve the proposed zoning changes.

Board comments and questions:

Mr. McDonough – Mr. McDonough thanked Ms. Holmqvist for her efforts. He asked what we can give current landlords and landowners to show them the potential for their property. Ms. Holmqvist stated that the potential increase in revenue should be a good incentive. The potential value of tax revenue to the town was also mentioned. The proposed affordable housing north of Broadway was discussed. Ms. Holmqvist stated that affordable housing is a part of sustainability.

Mr. Morrison – Mr. Morrison is also concerned with areas other than underutilized areas in the Broadway corridor. He is concerned with how the redevelopment will be accomplished and the steps that will be involved during the process.

Mr. Dattoli – Mr. Dattoli is concerned with the incentives that would be given to landowners. Attorney Leibman stated that the approved zoning changes would be given to the Tax Assessor who would assess the property based on the highest use – this will lead to redevelopment. Mr. Dattoli also spoke regarding green standards. He asked if LEED Certification will be suggested. He was told no. Ms. Holmqvist stated that a lesser standard of guidelines will need to be adopted.

Mr. Michelis – Mr. Michelis stated that renderings need to be looked at for proposed changes and that zoning changes will be an incentive for redevelopment of properties.

Mr. Langschultz – Mr. Langschultz likes the idea of mixed use. He asked in which phase walkways would be discussed. He also asked if there are grants available for the development of walkways. He was told yes by Ms. Holmqvist that there are grants available.

Mr. Glemby – Mr. Glemby stated that the new Goldberg's in Westwood is a result partially of the economic times we are experiencing. Mr. Glemby also stated that redevelopment should come naturally when the zoning is proper, encouraging and leading. He feels that we have to take steps now for the future.

Mr. Glaser – Mr. Glaser asked about the impact on our school system and the cost of redevelopment to the town. He spoke regarding the streetscape, the train station and our height restrictions which need to be addressed.

Mayor LaPaglia – the Mayor asked Ms. Holmqvist how do we start the process of redevelopment. Ms. Holmqvist stated that the process starts with the Planning Board. The Mahe property north of Highview Avenue was referenced. Ms. Holmqvist stated that if we do not pursue redevelopment, interested developers will look at properties such as this one and want to build. We could end up with an area looking like Hoboken. We should be the ones deciding what we want this area to look like. The Planning Board needs to look at the corridor and with the help of the Planner decide how they wish the area to be developed. Revaluation and reassessment of zoning is the start and now is the time to do this – it starts here with this Planning Board. This needs to be done.

A motion to open the meeting to the public was made by Mr. McDonough, seconded by Mr. Morrison and carried.

Christina Alves – 270 Broadway – Ms. Alves owns Mayberry's and part of the strip mall next door. The remainder of the shopping center is owned by someone else. Ms. Alves asked what the plan is for her area.

Stanley Goldberg – 7 Knollwood Road – Mr. Goldberg has lived in Woodcliff Lake since 1977. He stated that he agrees with the opinions of Mayor LaPaglia. He stated that he may, in the future, be interested in developing a piece of property in the R-15 section of the Broadway corridor. He feels that this area needs to be multi-family in order to be worth something. Mr. Goldberg feels that to go through with redevelopment would be a positive step.

Paul Camella – 4 Princeton Drive – Mr. Camella stated that this has been an excellent discussion and that the entire corridor needs to be studied, not just a particular section. Mr. Camella mentioned that density also needs to be discussed. Regarding the train station, Mr. Camella stated that this area may not have to be included in this study. Chairman Fry stated that the train station area could be a work in progress for many years.

Jay Ferreira – 286 Werimus – Mr. Ferreira stated that redevelopment is an excellent idea. He stated that he feels that parking is a major issue.

Chris Hembree – 145 Pascack Road – Mrs. Hembree stated that she is in the over 60 demographic figure and that there are no alternatives for this group within Woodcliff Lake. She asked that the Board think 'outside the box'. The last time the Borough did that was over the current garbage system and that has worked well over the years.

Kevin O'Brien – 28 Summit Ave., Westwood – Mr. O'Brien spoke regarding the possibility of pedestrian activity around the reservoir on United Water property as well as on Woodcliff Lake property. He asked that the Board reach out to Park Ridge, Hillsdale and the water company regarding this. Mr. O'Brien also suggested widening Broadway to allow parking.

Louis D'Arminio, Attorney with Price Meese, representing HLM Group - Mr. D'Arminio stated that Ms. Holmqvist had done a good job with her presentation. Mr. D'Arminio stated that a 15 unit multi-family residential green development has been proposed for the former Matsu site. His client is ready, willing, and able to start this project and follow the guidelines presented to them and that they cannot wait much longer. Chairman Fry stated that he appreciates his frustration and that it could be another three years until this is all decided. He recommended that Mr. D'Arminio apply to the Zoning Board of Adjustment. Mayor LaPaglia stated that he is supportive of making certain zoning changes but that it does take time. Mr. D'Arminio asked that if Phase II is authorized,

how long it would take. Ms. Holmqvist stated approximately six months. The Mayor added that it would take approximately two months to go through the Mayor and Council. Kevin O'Brien – 28 Summit Ave., Westwood – Stated that he had submitted an OPRA request for the HLM plans at the Matsu site and asked if the application had been retracted. He was told that the applicant was before the Board for a conceptual hearing only.

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

Shed Discussion:

This issue should be turned over to Councilman John Glaser and the Ordinance Committee. Mr. Langschultz stated that he is in favor of the revisions. Discussion was held stating that only one shed will be allowed per property and that the shed cannot be in excess of 200 square feet, and that the building materials of the shed shall be consistent with the building materials of the home. It was also added that flat roofs will not be allowed for 100 and 200 square foot sheds. A motion was made to submit this ordinance proposal, as amended, to the Ordinance Committee of the Mayor and Council by Mr. Langschultz, seconded by Mr. McDonough, and carried by all with a roll call vote.

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Mayor LaPaglia updated the Planning Board on United Water's plans to reconstruct the Church Street Dam to make it safer. The plan is to lower the road 3' and make the road wider. United Water has filed a design study with the State. This project should take approximately twenty-one months to complete – that is almost two years of Church Road being closed. This will highly impact the traffic on the Woodcliff Avenue causeway. This project is expected to begin in March of 2012.

The meeting was adjourned on a motion by Mr. McDonough, time being 11:00 p.m.

Respectfully submitted,

Kathleen S. Rizza, Secretary