**BOROUGH OF WOODCLIFF LAKE**

**PLANNING BOARD**

**JULY 23, 2012**

**MINUTES**

**Call to order:**

The meeting was called to order at 8:10 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 9, 2012 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

John Glaser, Council Present (8:25 p.m.)

Kenneth Glemby Absent

Edward Barboni, Alt. 1 Present

David Ciaudelli, Alt. 2 Present

Robert Nathin Present (8:15 p.m.)

Joseph Langschultz Present

Josephine Higgins Absent

Robert Friedberg Present

Marc Leibman, Attorney Present

Elliot Sachs, Boswell Engineering Not Requested

Donna Holmqvist, Burgis Associates Present

John Pavlovich, Jacobs Engineering Not Requested

Kathy Rizza, Secretary Present

**Minutes:**

The minutes of June 11, 2012 were approved, as amended, on a motion from Mr. Morrison, seconded by Mr. Glaser, and carried by all.

**PRESENTATION BY BURGIS ASSOCIATES – BROADWAY CORRIDOR – PHASE 2 - Continued**

Donna Holmqvist, of Burgis Associates responded to the Board’s past requests regarding apartments and restaurants in the Broadway Corridor with three (3) memos dated July 19, 2012. Chairman Fry stated that he would like to be able to send a resolution to the Mayor and Council on this issue after this meeting. A discussion was held as to whether or not this matter should be treated as an amendment to the Master Plan.

**The first to be discussed was the memo on Apartment Characteristics**.

Ms. Holmqvist’s memo included Apartment Sizes and Amenities. Mr. Dattoli felt that the square footages stated in the memo was appropriate. He also stated that he is opposed to three (3) bedroom units and that we should stipulate a minimum of one (1) bedroom units and a maximum of two (2) bedroom units. Messrs. Morrison, Barboni, Langschultz, Ciaudelli, Nathin and Chairman Fry agree. Mr. Friedberg also agrees, but additionally would like to stipulate that only one (1) family can be in each unit. Attorney Leibman stated that this is hard to enforce and that it doesn’t seem necessary. It was decided that there will not be any three (3) bedroom units. The goal of the Board is to limit the number of school age children coming into town, but at the same time, attract professionals.

**The second memo to be discussed was regarding Potential Regulations for Restaurants in the Broadway Corridor.**

This memo detailed Type of Restaurants, Prohibiting Fast Food and/or Drive-thru, Formula Restaurants, Potential Design Guidelines for Broadway Corridor and Franchise Architecture**.** Chairman Fry asked if we should limit the amount of restaurants to be allowed in the area. Attorney Leibman did not think that this was necessary; he feels it would be good if there were many restaurants. Parking will be a major factor with restaurants in this area. Mr. Barboni made a statement regarding the present owners of the businesses in this area and their employees. Mr. Barboni feels that the property owners should be invited to give their opinions on what is being proposed by the Board. He is also concerned if the present owners will be able to afford the changes proposed. Chairman Fry informed Mr. Barboni that it is not the intent of the Board to tell the owners what to do with their properties, the intent is to give rules to go by in the future. Mr. Nathin doesn’t feel that the property owners will do anything at this time – financially it does not pay for them to do anything. Ms. Holmqvist suggested a redevelopment overlay which does not negatively impact the property owners. Parking requirements were next to be discussed. Currently the requirement is one (1) for every three (3) seats. Mr. Dattoli and Mr. Langschultz feel that the parking requirements will regulate how many restaurants will be in the area. Mr. Barboni stated that there is a liquor license available in Woodcliff Lake from the old Matsu Restaurant. Mr. Friedberg referenced a Hillsdale establishment with parking underneath. He asked about the possibility of a restaurant without seating, like a yogurt shop. Mr. Dattoli stated that this would be considered fast food. Mr. Nathin feels that we need to adjust our parking regulations. Ms. Holmqvist stated that the zoning code states one (1) space for every two (2) seats and one (1) for each employee, while the site plan ordinance states one (1) space for every two and half (2.5) seats. It was decided that the Mayor and Council should reconcile this issue. Donna also stated that indoor seating could be required. All members agreed that this was a good idea. Mr. Glaser spoke regarding the past questionnaire to all residents. The result of that survey was that most residents wanted a high end restaurant. Ms. Holmqvist summarized what the Board would like: to allow restaurants and to prohibit fast food and drive-thru access. Parking will be set at one (1) space for every two (2) seats and one (1) for each employee. Franchise architecture will be prohibited. Regarding potential guidelines Mr. Nathin suggested leaving out the footage reguirements on facades. Parking in the front, rear and side yards was discussed. Mr. Nathin feels that parking in the front is more convenient for customers. The parking suggestion in Ms. Holmqvist’s memo will be eliminated. Donna suggested no more than a certain percentage of parking be allowed in the rear and on the side of a building. Mr. Barboni does not feel that we will see as much pedestrian traffic as Ms. Holmqvist envisions. Mr. Langschultz spoke regarding streetscape grants that are available. He feels that all sidewalks should connect to the train station. Mr. Dattoli does not see a need for a sidewalk on the west side of Broadway. Attorney Leibman suggested a streetscape ordinance. Mr. Barboni stated that Woodcliff Lake will never have a ‘downtown’ section. Chairman Fry stated that he likes the idea of a streetscape ordinance but feels that we should concentrate on one side of the street. All members were in favor a streetscape ordinance for the east side of Broadway.

**The third memo from Ms. Holmqvist refers to outdoor Dining regulations**.

Chairman Fry asked how much outdoor seating there is at Panera Bread. Donna Holmqvist will research this and get back to the Board. The Chairman would like to suggest to the Mayor and Council that the Board is in favor of outdoor dining with the same formula that was used at Panera Bread. A discussion took place as to how to proceed from this point. Ms. Holmqvist suggested leaving the Phase II report as it is and insert additional pages as an addendum. A resolution could be authorized with all reports and an addendum attached. The resolution could state that this document will serve as an amendment to the Master Plan. Attorney Leibman explained the procedure for this to all. This would also suffice as a Master Plan periodic reexamination. It would give the Borough protection and then the Master Plan would not need to be updated for another ten (10) years. Chairman Fry would like a statement added saying that north of Highview on the top section would remain zoned for single family homes. Ms. Holmqvist doesn’t feel that such a statement is needed. All board members are in favor of moving forward. Attorney Leibman stated that since Ms. Holmqvist has more work to do - this matter will be carried to the August 20th meeting with proper notice of a Master Plan amendment.

**The meeting was opened to the public** on a motion from Mr. Morrison, seconded by Mr. Dattoli, and carried by all. With no one from the public wishing to be heard, **the** **meeting was closed to the public** on a motion from Mr. Morrison, seconded by Mr. Langschultz, and carried.

Chairman Fry asked Ms. Holmqvist to provide the board with a list of inconsistencies in our ordinance between design standards and zoning regulations.

**A motion to adjourn the meeting** was made by Mr. Langschultz, seconded by Mr. Morrison, and carried. Time being 10:00 p.m.

Respectfully Submitted,

Kathleen S. Rizza, Secretary