

BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD AGENDA
TUESDAY, August 27th, 2024
7:00 P.M

Call to Order: This meeting is in accordance with the Open Public Meetings Law, P.L., 1975, Chapter 231. Notice of this meeting was posted in two newspapers, The Record and the Ridgewood News.

The public is advised of the Planning Board’s rule that meetings are concluded by 10:00 p.m.

PLEDGE OF ALLEGIANCE

Roll Call

Corrado Belgiovine	Jane Ann Whitchurch-Carluccio	Thomas Panso
Lynda Picinic	Michael Kaufman	Brian DiStefano
Nilufer DeScherer	Robert Friedberg	
Nikki Marsh	Christina Hembree	
Gerald Barbara	Sanjeev Dhawan	
Carlos Rendo	Brian LaRose	

APPROVAL OF MINUTES

Minutes from 7/23/24

APPROVAL OF RESOLUTION

12 Folding Farms Rd- Putting Green & Pavilion
5 Ellis Court- Patio

NEW APPLICATIONS

31 Winfield Drive- The Gables

Block: 303.02 Lot 1

Signage

Zone: R-30

Applicant proposes two Monument signs exceeding the area requirements of the ordinance. Sign #1 proposed on Harriet Drive at 24 sf where 6 sf is permitted and Sign #2 on the County Road at 18 sf where 6 sf is permitted. Received: 6/12/24 Deemed Complete:6/12/24 Deemed complete by Borough Planner: 8/6/2024. Link to application: [31 Winfield- The Gables](#)

240 Broadway- J. Rocker Development

Block: 2601 Lot: 15

Townhomes/ 2 Single Family Homes

Zone: R-15

The Applicant proposes to subdivide the subject property (present Lot 15) into four (4) new lots (proposed Lot 15.01, 15.02, 15.03, and 15.04). Proposed Lots 15.01 and 15.02 are located at the eastern end of the subject property and each would be accessed via a driveway from Clinton Place. The Applicant proposes to construct single-family dwellings on Lots 15.01 and 15.02. Proposed Lot 15.03 is located in the center of the subject property and proposed lot 15.04 is located at the western end of the subject property, fronting Broadway. A proposed new private roadway “Roadway A” would provide access from Broadway to Lots 15.03 and 15.04. The Applicant proposes to construct two (2) three-story townhouse buildings on Lot 15.03, Building #1 and

Building #2. Building #1 would consist of five (5) for-sale land units, and Building #2 would consist of six (6) for-sale land units. All units in Buildings #1 and #2 would be three-bedroom units. The Applicant proposes to construct two (2) four-story rental townhouse buildings on Lot 15.04, Building #3 and Building #4, each consisting of 14 rental units. In total between the two buildings, the Applicant proposes one (1) one bedroom market-rate unit, 11 two-bedroom market-rate units, 21 three-bedroom market-rate units, one (1) one bedroom COAH unit, three (3) two-bedroom COAH units, and two (2) three-bedroom COAH units. Received: 7/2/2024 Deemed complete: 7/2/2024, Deemed complete by Borough Engineer: 8/2/2024. Link to application: [240 Broadway- Board Application](#)

Drop Box:

<https://www.dropbox.com/scl/fo/a43vbvy8bpchzfi7gq1qw/AKcXaqSyefqHhItMkjaPf8w?rlkey=qw3uktfa9krxusaonl90x8rff&e=1&st=9qasmeb4&dl=0>

FUTURE APPLICATIONS

36 Old Farms Rd- Pool & Patio- to be deemed complete