

**BOROUGH OF WOODCLIFF LAKE**  
**PLANNING BOARD AGENDA**  
**TUESDAY, October 22<sup>nd</sup>, 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	Michael Kaufman
Nilufer DeScherer	Robert Friedberg	Brian DiStefano
Nicole Marsh	Christina Hembree	Lynda Picinic
Gerald Barbara	Sanjeev Dhawan	Thomas Panso
Carlos Rendo	Brian LaRose	

**APPROVAL OF MINUTES**

Minutes from 9/27/2024 and 10/8/2024

**APPROVAL OF RESOLUTION**

39 Werimus Road- Park Ridge Utility Water Treatment  
585 Chestnut Ridge Road- The Goddard School

**NEW APPLICATIONS**

**Philip & Kerry Stiller**

**Block:1001 Lot:9**

**36 Old Farms Road**

**R-30 Zone**

Applicant seeks to install a new inground pool along with a pergola, covered patio, trellis and associated walkways. If constructed, the total improved coverage will be 34%, where 30% is permitted. A variance for 4% or 1,215 sq. ft. is requested. Received 8/9/2024; Deemed administratively complete 8/9/2024; Deemed complete by borough Engineer on 8/22/2024. Link to application: [36 Old Farms Rd](#)

**CONTINUED APPLICATIONS**

**240 Broadway- J. Rocker Development**

**Block: 2601 Lot: 15**

**Townhomes/2 Single Family Homes**

**R-15 Zone**

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](#)

Dropbox:

<https://www.dropbox.com/scl/fo/a43vbvy8bpchzfi7gq1qw/AKcXaqSyefqHhItMkjaPf8w?rlkey=qw3uktfa9krxusaonl90x8rff&e=2&st=9qasmeb4&dl=0>

## **PUBLIC SESSION**

## **ADJOURNMENT**

## **FUTURE APPLICATIONS**

50 Kinderkamack Road- November 12th

10 Sturbridge- November 12<sup>th</sup>

23 Maple Hill Road- TBD