

BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD AGENDA
TUESDAY, December 17th, 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 11/12/2024

CONTINUED APPLICATIONS (MOVED TO DECEMBER 17th)

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/a43vbyy8bpchzfi7gq1qw/AKcXaqSyefqHhItMkjaPf8w?rlkey=qw3uktfa9krxusaonl90x8rff&e=2&st=9qasmeb4&dl=0>

FUTURE APPLICATIONS (JANUARY 28TH, 2025)

Dr. Mahmood Karimi

Block: 2902 Lot:32

50 Kinderkamack Road

R-15 Zone

Applicant seeks to covert a legal non- conforming missed use (medical/single family residence) into another non- conforming use, (two-family residence). This zone, (R-15) only permits single family residences. A D-1 Use Variance is requested. Received: 9/20/2024 Deemed complete:

9/20/2024, Deemed complete by Borough Engineer: 9/27/2024. Link to application: [50](#)

[Kinderkamack Rd](#)

Reham Shaaban (January 28th, 2025)

Block: 1806 Lot: 22

10 Sturbridge Drive

R-22.5 Zone

The Applicant seeks to install and inground swimming pool in the rear of the property. If constructed, the improved coverage will be 36.2%, where 30 % is permitted. A variance for 1413 sq. ft. or 6.2% is requested. Received: 9/27/2024 Deemed complete: 9/27/2024, Deemed complete by Borough Engineer: 10/8/2024. Link to application: [10 Sturbridge- Board App](#)

PUBLIC SESSION

ADJOURNMENT