

**BOROUGH OF WOODCLIFF LAKE**  
**PLANNING BOARD MEETING**  
**February 20<sup>th</sup>, 2024**  
**MINUTES**

**Call to Order:**

This meeting was called to order at 7:14 p.m. at the Tice Senior Center by Chairman Belgiovine.

**Adequate Notice Statement:**

Chairman Belgiovine announced that the Meeting was 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 was advised of the Planning Board's rule that the meetings will be concluded by 10:00 p.m.

**Pledge of Allegiance**

**Roll Call:**

Corrado Belgiovine: *Present*

Nilufer DeScherer: *Absent*

Nikki Marsh: *Present*

Gerald Barbara: *Present*

Carlos Rendo: *Absent*

Thomas Panso: *Present*

Lynda Picinic: *Present*

Jane Ann Whitchurch-Carluccio: *Present*

Robert Friedberg: *Absent*

Christina Hembree: *Present*

Sanjeev Dhawan: *Present*

Brian LaRose: *Absent*

Brian DiStefano: *Absent*

Michael Kaufman: *Present*

Sal Princiotta, Esq.

Present

Anthony Kurus, Engineer

Present

Francis Reiner, Planner

Present

Clairese Neumann, Secretary

Present

**The following members were sworn in by Attorney Princiotta:**

**Class II:** Jane Ann Whitchurch- Carluccio (term ending December 31, 2024)

**Minutes**

**The minutes were approved** upon changes on a motion from Councilwoman Marsh, seconded by Mr. Kaufman. All were in favor.

**New Application- 500 Chestnut Ridge Road- Poke Crew Restaurant**

Ms. Jennifer Knarich, applicant's attorney of Price Meese opened the application stating their applicant had provided valid proof of service and publication. She stated the proposed Restaurant, Poke Crew will be in the last store of the Whole Foods Shopping center. She stated they are seeking a use variance of a restaurant with seating and take out. The previous tenant was Marco Polo. She stated the restaurant will have 18 seats, 2 employees per shift, and operate 7 days a week.

Mr. Princiotto swore in the applicant's architect, Mr. Kevin O'Sullivan of Rosenbaum Design Group. Mr. O'Sullivan referred to A-1 of the exhibit list, (SP-10) and stated the applicant complies with the amount of parking required if allowed to use one space on the right side of the building that is striped out.

Vice Chairman Dhawan questioned if the striped parking space was a walkway.

Mr. O'Sullivan stated the space is a walkway to the adjacent property.

Ms. Knarich stated there is no agreement between the two properties that the space has to be used as a walkway, or any prior approvals from the site plan application with A&P or Whole Foods.

Chairman Belgiovine questioned if it is required of the engineer to remove the lines.

Mr. Kurus, Borough Engineer stated it was not required.

**There was no public comment** for Mr. O'Sullivan's testimony.

Mr. Michael D. Kauker was sworn in by Mr. Princiotto.

Mr. Kauker stated the restaurant would allow customers to order, pay, and have the option to sit down or leave. He stated there would be two shifts, two employees would be working each shift. The first shift would be 10am- 4pm and the second shift would be 4pm until closing of the restaurant. Deliveries would be small vans near in the rear of the property. Monday through Saturday would consist of fish deliveries, one time a week paper goods would be delivered, and three times a week produce would be delivered. He stated the restaurant would services the nearby offices and stores. He stated the restaurant would further the goals of the Master Plan. Mr. Kauker stated the positive and negative criteria for the restaurant as the following, proposed use is on site of new improved use, it provides an appropriate location for residents and commercial properties, it provides an adaptive vacant use of the previous tenant, and it provides flexible mixed- use planning.

**There were no questions/comments** for Mr. Kauker's testimony from the board or it's professionals.

Ms. Knarich stated the door would not need to be moved to accommodate 5 stools for seating. She stated the façade is not being changed.

Mr. Princiotto stated the Borough Planner's report would be marked WCL-1 for the record. He questioned the garbage/ grease trap disposal.

Ms. Knarich stated there are communal bins for garbage and the grease trap disposal is the responsibility of the tenant.

**The meeting was opened to the public** on a motion from Mr. Kaufman, seconded by Ms. Hembree.

With no members from the public to speak, **the meeting was closed to the public** on a motion from Ms. Whitchurch- Carluccio and seconded by Mr. Kaufman.

**A motion was made** by Mr. Kaufman to approve the application, seconded by Ms. Whitchurch-Carluccio. All members present were in favor. Mr. Barbara and Councilwoman March recused themselves from this application.

### **New Application- 200 Overlook Drive- Veolia Water Company**

The applicant's attorney, Craig Bossong opened the application to the board. He stated their applicant had provided valid proof of service and publication. Mr. Bossong stated their applicant's plan was to renovate the existing structure by changing the door to a roll-up door and add solar panels to the roof and install the generator into a noise reducing structure. He stated a pad has to be installed for PSEG to run the gas lines back to the site. He stated the site would be checked from time to time. If any alarms go off, someone is dispatched immediately.

Mr. Princiotto swore in the applicant's engineer, Glen Rametta.

Mr. Rametta stated the site plan labeled G-1 (A-1) of the application shows two pumps, one on Overlook (West) and the second on by the Garden State Parkway (East). Mr. Rametta stated the pump station located East will have a new front door, windows, and air conditioning. He stated they would not be changing the height or the footprint of the existing structure, just renovating it to fit ductwork and allow easier access. It is only visible from the top of Overlook Drive. The structure containing the generator would only be 55 x 12. It would have a flat room and there would be a 6ft. retaining wall behind the generator to ensure it makes as little noise as possible. Mr. Rametta stated the local and Dep noise requirements are met by this structure.

Mr. Bossong stated they would comply with all requirements from the Borough Engineer.

Mr. Rametta stated the generator(1000kw) could last up to 10 years and the structure could last up to 100 years. He stated the lighting would be local in the immediate area of the generator. He stated the generator needs to be tested once a month for 30 minutes, which will be conducted on a weekday during business hours.

Mr. Kurus, Borough Engineer, stated there is a 40 ft. grade change between Overlook Drive and the generator, the setback is 250-275 ft., making it not visible.

Mr. Reiner, Borough Planner, question how many trees would be removed.

Mr. Rametta stated only one tree will be removed and replaced. He also stated he would provide the catalog cuts for the lighting to the Borough Engineer.

**The meeting was opened to the public** on a motion from Councilwoman Marsh, seconded by Ms. Hembree.

**Mr. David London (40 Overlook Drive)**- on behalf of his mother- in- law, Marilyn Stark, questioned how to contact Veolia if there was any noise disturbance.

Mr. Bossong stated he would provide an emergency number to the homeowner in case it is ever needed.

Chairman Belgiovine questioned if there would be an issue with runoff for the adjacent properties.

Mr. Rametta stated there would be no runoff issue to the adjacent properties.

**The meeting was closed to the public** on a motion from Mr. Kaufman, seconded by Ms. Whitchurch- Carluccio. All were in favor.

**A motion was made** by Ms. Whitchurch- Carluccio to approve the application. Councilwoman Marsh seconded the motion. All members present were in favor.

#### **Remote Meetings Procedure/Bylaws**

Mr. Princiotta discussed it is not clear under the law whether virtual meetings are still allowed, as it was only permitted during a state of emergency. The DCA is asking to have all meetings in person. However, court is still being held virtually. Mr. Princiotta stated he would look into the virtual meetings and the bylaws a bit more to discuss at the next meeting.

**A motion to adjourn** was made by Councilwoman Marsh, seconded by Mr. Barbara and favored by all.

Respectfully Submitted,

Clairese Neumann  
Planning Board Secretary



