

BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD MEETING
March 26th, 2024
MINUTES

Call to Order:

This meeting was called to order at 7:06 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: *Present*

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

Minutes

The minutes were approved as amended on a motion from Councilwoman Marsh, seconded by Ms. Whitchurch- Carluccio. All were in favor.

Resolution of Approval- 500 Chestnut Ridge Road- Poke Crew Restaurant

The resolution was approved as amended on a motion from Mr. Kaufman, seconded by Ms. Picinic. All were in favor.

Resolution of Approval- 200 Overlook- Veolia Water

The resolution was approved as amended on a motion from Vice Chairman Dhawan, seconded by Councilwoman Marsh. All were in favor.

New Application- 76 Woodland Road

Mr. Michael York, attorney to applicant, David York opened the application to the board stating the applicant is seeking a variance for 18.8' for a combined side yard setback to construct a second story addition over the existing dwelling. The exhibit list was read off as the following:

A-1 Survey
 A-2 Photos of Property (14)
 A-3 Architect's Plan (1/22/24)
 WCL-1 Zoning Officer's Denial Letter

Mr. David York was sworn in by Mr. Princiotto.

The applicant's attorney, Mr. Michael York, stated the existing dwelling is 2,300 sq. ft. on an unusually sized lot. He stated the applicant is seeking to build a small addition over the existing garage, expand the front porch and expand the existing deck. The applicant's attorney stated there had been no prior additions since the house was built in the 1960s. The applicant, David York stated the addition would be adding 310 sq. ft. to the existing dwelling.

There were no comments from the board or it's professionals.

Public Session

The application was opened to the public on a motion from Councilwoman Marsh, seconded by Ms. Whitchurch- Carluccio. All were in favor.

With no comments from the public, the application was closed to the public on a motion from Councilwoman Marsh, seconded by Ms. Whitchurch- Carluccio. All were in favor.

A motion was made by Ms. Whitchurch- Carluccio to approve this application, seconded by Ms. DeScherer. On a roll call vote, all board members eligible to vote were in favor of the motion.

New Application- 139 Woodcliff Avenue

Mr. Dean Stamos, attorney to applicant, Denis Rosenberg opened the application to the board stating the applicant is seeking a variance for the allowance to keep a pre- existing two car detached garage in the front yard of the property. The exhibit list was read off as the following:

A-1 Grading Plan
 A-2 Interim As- Built Survey
 A-3 Photos of Property
 WCL-1 Neglia Letter of Review
 WCL-2 DMR Architect's Letter of Review
 WCL-3 Zoning Officer's Denial Letter

Mr. Denis Rosenberg is sworn in by Mr. Princiotto. He stated he and his wife purchased the property in 2021. He stated their intent was to construct their new home further off the road, the previous home was close to the street. He stated there was an agreement when permits were issued for the new house, the garage would be demolished before a Certificate of Occupancy would be issued. Mr. Rosenberg stated the size of his family cannot be accommodated without the detached garage and the barn, he would need the detached garage for cars his children would soon be driving and the barn for storage of household items such as a lawnmower, tools, etc. He stated the detached garage was calculated into lot coverage when the new home was proposed for construction.

Vice Chairman Dhawan questioned the size of the barn and Mr. Rosenberg's intent for the space between the garage and the barn.

Mr. Rosenberg stated the barn is just under 400 sq. ft. and the space in between the barn and the garage is just grass, no intention to use the space.

Mr. Stamos questioned Mr. Rosenberg if he would consider providing plantings to hide the garage from the view of Woodcliff Ave.

Mr. Rosenberg stated there is a retaining wall in the front of the property that shields the view of the garage from the street, and he will but in plantings as well.

Chairman Belgiovine questioned Mr. Rosenberg why the garage was to be demolished but the intention was to keep the slab of the garage.

Mr. Rosenberg stated they intended to expand the driveway and tie it into the existing slab of the garage.

Councilwoman Marsh questioned if the garage or barn would be used for livable space.

Mr. Rosenberg stated he only intends to change the siding of both structures to match the new home and use the structures for parking and storage.

Public Session

The testimony of Mr. Rosenberg was opened to the public on a motion from Councilwoman Marsh, seconded by Ms. Hembree. All were in favor.

With no comments from the public, Mr. Rosenberg's testimony was closed to the public on a motion from, Mr. Kaufman seconded by Councilwoman Marsh. All were in favor.

Mr. Stamos' second witness, Mr. Steven Koestner, the applicant's engineer, was sworn in by Mr. Princiotto. Mr. Koestner stated the new house meets all setbacks. He stated there is a hill alongside Woodcliff Avenue that gives a screened view of the garage. He stated the driveway's proposed location is from the street to the front of the new house and expand to the detached garage.

Public Session

The testimony of Mr. Koestner was opened to the public on a motion from Councilwoman Marsh, seconded by Ms. Hembree. All were in favor.

Mr. Gabriel Yanni of 23 Reeds Lane questioned the dashed line on exhibit A-1 if the driveway expansion is going north.

Mr. Koestner stated the dashed line is only proposals for the driveway, only to expand to the detached garage.

Mr. Koestner's testimony was closed to the public on a motion from, Councilwoman Marsh seconded by Ms. Whitchurch- Carluccio. All were in favor.

Mr. Stamos' third witness, the applicant's planner, Ms. Brigitte Bogart, was sworn in by Mr. Princiotto.

She stated she reviewed the Borough's ordinances, the borough's zoning plan, DEP records, and parcel records when reviewing this application. She stated it was important to do in order to see how the proposed construction will look to surrounding neighbors. She stated the property in question is an oversized property on a long but narrow lot and is surrounded by a cul- da- sac on both sides. She stated living on a busy road allows for no street parking. By expanding the driveway, he can accommodate his family. She stated Mr. Rosenberg took into consideration, his neighbors when deciding the location of the new house. She stated it is a benefit to the Borough and to the public to keep the barn and the detached garage. Ms. Bogart stated the neighboring properties of Mr. Rosenberg are much closer to the street and have much less area and depth to their properties. She stated sheds and homes of adjacent properties are close to the applicant's property line.

Public Session

The testimony of Ms. Bogart was opened to the public on a motion from Councilwoman Marsh, seconded by Mr. Barbara. All were in favor.

With no comments from the public, Ms. Bogart's testimony was closed to the public on a motion from Mr. Kaufman seconded by Ms. Picinic. All were in favor.

Public Session

A motion was made by Councilwoman Marsh to open to the public, seconded by Ms. Hembree.

Mr. Gabriel Yanni of 23 Reeds Lane, stated the garage is not seen very well due to the natural topography of the non-conforming lot. The neighborhood has structures all close to each other's property lines.

A motion was made by Mr. Kaufman to close to the public, seconded by Ms. Whitchurch- Carluccio. All were in favor.

A motion was made by Councilwoman Marsh to approve this application, seconded by Mr. Kaufman. The application was approved.

A motion was made by Councilwoman Marsh to switch the next meeting from April 23rd to April 30th, seconded by Mr. Kaufman. All members were in favor.

Remote Meetings Procedure/Bylaws

The board was all in favor to move this discussion to the next meeting in April.

A motion to adjourn was made by Vice Chairman Dhawan, seconded by Ms. Whitchurch- Carluccio and favored by all.

Respectfully Submitted,

Claresse Neumann
Planning Board Secretary

