

**BOROUGH OF WOODCLIFF LAKE  
PLANNING BOARD MEETING  
April 30th, 2024  
MINUTES**

**Call to Order:**

This meeting was called to order at 7:10 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: *Absent*

Gerald Barbara: *Absent*

Carlos Rendo: *Present*

Thomas Panso: *Present*

Lynda Picinic: *Absent*

Jane Ann Whitchurch-Carluccio: *Present*

Robert Friedberg: *Present*

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 Ms. Whitchurch- Carluccio, seconded by Mr. Kaufman. All were in favor.

**Resolution of Approval- 139 Woodcliff Ave**

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

**Resolution of Approval- 200 Overlook- Veolia Water**

**The resolution was approved** on a motion from Ms. Whitchurch- Carluccio, seconded by Vice Chairman Dhawan. All were in favor.

**Resolution for Extension- Rosengren Court**

**The resolution was approved** on a motion from Vice Chairman Dhawan, seconded by Ms. DeScherer. All were in favor.

### **New Application- 15 Marjo Court**

Before this application began, Mr. Princiotto has to recuse himself as the applicant was his neighbor. Attorney Singer stepping for Mr. Princiotto for this application only.

The applicants opened their application to the board, Mr. Singer swore in both Mr. Steve Wenz, and his wife Lisa. Mr. Wenz opened their application by stating they would like to construct a pool and a patio in the backyard. He stated they needed 4.8% more than the allowable 30 % impervious coverage. He stated their property would be regraded from the dirt that was dug up to build the pool. Mr. Wenz stated they would be installing a drywell and a seepage pit. Mr. Wentz stated a hardship for this variance was the house was built so far back, it makes the driveway longer. He stated their pool plan is in compliance with Neglia's review letter for stormwater runoff.

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

### **Public Session**

**The application was opened to the public on** a motion from Mr. Kaufman, seconded by Chairman Belgiovine. All were in favor.

**Sal Princiotto, 7 Marjo Court** stated he had no objections to the applications, he was very in favor of it. He was concerned for the drainage for the property and the neighboring properties. He asked to have the exhibits listed as the following:

- A-1 Site Plan
- A-2 Soil Erosion
- WCL-1 NEA Report

**With no more comments from the public, the application was closed to the public on** a motion from Mr. Kaufman, seconded by Ms. Hembree. All were in favor.

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

### **New Application- 33 Woodcrest Drive**

Mr. Jason Lundgren is sworn in by Mr. Princiotto before he opens his application to the board.

Mr. Princiotto stated the exhibits as the following:

- A-1 Application
- A-2 Survey
- A-3 Photos of Property
- A-4 Elevation Drawings
- WCL1- Zoning denial letter
- WCL2- NEA letter

Mr. Lundgren stated he wanted to add a 5 x 14 portico to the front of the house. He stated he only needed a 2ft. variance for the front yard setback.

Mr. Kurus, had no questions or comments nor did the board members.

### **Public Session**

**The application was opened to the public on** a motion from Mr. Kaufman, seconded by Ms. Hembree. All were in favor.

Mr. John Glaser, 52 Woodmont Drive, asked Mr. Lundgren what exactly will be built.

Mr. Lundgren stated a new masonry platform, and the portico will be built.

**With no more comments from the public, the application was closed to the public on** a motion from Mr. Kaufman, seconded by Ms. Hembree. All were in favor.

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

### **New Application- 42 Kinderkamack Road**

Mr. Charles Rabolli, Esq. of Beattie Padavano opened the application not the board. He stated he and his applicant brought current and proposed photos of the site. He stated they plan to demolish the current structure and reduce the impervious coverage. He stated the continuation of non- conforming use will remain with the new building and continually be a restaurant. The parking lot was redesigned and complies with ADA parking regulations.

Architect, Bob Zampolin was sworn in by Mr. Princiotto. Mr. Zampolin states the existing building is not in good condition. The newly designed restaurant will be high-end, with two stories. The second story will have a private dining room and bar. He stated there would be all stone veneer on the front façade of the building.

The exhibits were listed as the following:

- A-1 Application
- A-2 T1 cover sheet
- A-3 1<sup>st</sup> floor plan
- A-4 2<sup>nd</sup> floor plan
- A-5 Front/ right side elevation
- A-6 Rear/ left side elevation
- A-7 Existing Conditions
- A-8 Site Plan
- A-9 Landscaping plan
- A-10 Traffic Report
- WCL1- Fire Department letter
- WCL2- NEA letter
- WCL3- DMR letter
- WCL4- Police Department letter

Mr. Zampolin stated the restaurant would account for an occupancy of 123 including outdoor spaces. He stated you would see the open kitchen when you entered the restaurant, and there would be a cleaning kitchen behind it. There would be a staircase to the second floor for private

dining. The second floor would have a second means of egress, a dumbwaiter for food and a private office and bathroom. He stated there would be two outdoor patios for dining as well.

Vice Chairman Dhawan questioned what was on the second level of the existing restaurant.

Mr. Zampolin stated he believed there were offices/ bedrooms.

### **Public Session**

**The testimony of Mr. Zampolin was opened to the public on** a motion from Mr. Kaufman, seconded by Ms. Hembree. All were in favor.

**With no more comments from the public, the application was closed to the public on** a motion from Mr. Kaufman, seconded by Ms. Hembree. All were in favor.

Mr. Princiotto swore in the next witness, Mr. Jack O'Connor. Jack will be the new chef for the restaurant, while Ann Marie Quinn will be the hostess and run the restaurant together. Mr. O'Connor stated the new restaurant will be "New American" style, open 5 days a week and hopefully being open 7 days a week. the hours of operation would be 5pm- 11pm. Private events booked would allow for the restaurant to open earlier. Mr. O'Connor stated they would only have 15 employees, and deliveries would be between 10am and 2pm, all deliveries will be fresh food, no box trucks. He stated the bar on the main level will have 7 seats. He stated they do not plan on doing any outside catering. The outdoor seating will not be restricted but weather permitting.

### **Public Session**

**The testimony of Mr. Jack O'Connor was opened to the public on** a motion from Ms. Whitchurch- Carluccio, seconded by Mr. Kaufman. All were in favor.

Mrs. Mary Beth O'Connor asked if the restaurant would be able to accommodate any allergies or food restrictions.

Mr. Jack O'Connor stated the restaurant would be able to accommodate any allergies or food restrictions.

**With no more comments from the public, the application was closed to the public on** a motion from Mr. Kaufman, seconded by Ms. Hembree. All were in favor.

The third witness, Michael Nona, the applicant's engineer was sworn in by Mr. Princiotto. Mr. Nona stated there is a county easement/ right of way on both sides of the restaurant on Kinderkamack and Prospect. He stated they changed the parking to a 60 degree angle to move the parking out of the easement. The parking lot will be restriped. There would be a total of 58 parking spaces, 43 in the main parking lot, and 15 in the lower lot. He stated there would be light poles in the parking lot along with security lighting, utilities will be pulled from across the street, and they are improving the stormwater runoff from 72% to 66 % by reducing the runoff. He stated there will be a maximum of 4ft high fences to buffer the patios from the main roads. Landscaping will be increased because coverage is being reduced. He stated the new owners will

be maintaining the wooded area in the back and the rear yard setback where the second patio will be. Mr. Nona stated they requested to have the bus stop moved north and to be coordinated with NJ Transit. Neglia had requested curbing on the Kinderkamack side of the restaurant. Mr. Nona stated they had submitted plans to the county planning board but they are awaiting comments/responses from them.

Ms. DeScherer asked the condition of the wooden stairs from the lower lot to the upper lot. Mr. Nona stated the stairs are in good condition, the lower lot will be strictly for employee parking.

Mr. Kurus stated they would prefer landscaping and curbing.

Mr. Nona stated the garbage pick up would be at off peak hours between 8-10am. He stated the parking needs to be 9x18 instead of 9.5 x 18 because it would decrease the parking spots by 6.

### **Public Session**

**The testimony of Mr. Michael Nona was opened to the public on** a motion from Mr. Kaufman, seconded by Ms. Hembree. All were in favor.

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

Mr. Jack O'Connor stated there is no intention for UberEATS or Door dash.

Mr. Gavin O'Connor, the owner of 42 Kinderkamack, the managing member of the restaurant, was sworn in by Mr. Princiotto. Mr. Gavin O'Connor stated he and the owner of 88 Prospect, John Burns are in discussion of a 15-year lease for the lower level parking lot.

### **Public Session**

**The testimony of Mr. Gavin O'Connor was opened to the public on** a motion from Mr. Kaufman, seconded by Ms. Hembree. All were in favor.

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

Mr. Princiotto swore in the applicant's planner, Matt Seckler. Mr. Seckler stated they studied the intersection of Kinderkamack and Prospect on Friday, December 8<sup>th</sup>, 2023 and Saturday, December 9<sup>th</sup>, 2023 between the hours of 4-8pm. He stated the traffic dropped by 10% after 5pm and there was very little traffic toward the hours of 8-9pm. He stated there was 50-60 trips during a peak hour, one car per minute. He stated the traffic has no impact on the site and the hours of the restaurant and the busyness of the traffic is different every day. He stated more "ride sharing" is happening especially with restaurants that have bars and does not believe there will be issues with the parking. He stated they are seeking a D-2 variance, they are decreasing the impervious coverage by making the footprint of the building smaller. This new restaurant goes hand in hand with the Master Plan and it enhances many objections of the Master plan.

**A motion to extend the meeting** by 30 minutes was made by Mr. Kaufman, seconded by Vice Chairman Dhawan.

Mr. Princiotto questioned if the proposed and existing use of the lower lot is parking.

Mr. Seckler stated the current owners of both properties are in contract for parking in the lower lot.

Mr. Seckler stated the signs for the restaurant are proposed for the existing locations. There is no signage with this application, that will either conform or be submitted later on to the board.

It was stated there is no need to restrict the lower lot to just employee parking, it can be used overflow from the upper parking lot.

### **Public Session**

**The testimony of Mr. Matt Seckler was opened to the public on** a motion from Mr. Kaufman, seconded by Ms. Hembree. All were in favor.

**With no comments from the public, the application 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 Mr. Kaufman to open to public comment, seconded by Ms. Hembree.

**A motion was made** by Mr. Kaufman to close to public comment, seconded by Ms. Hembree.

**A motion was made** by Mr. Kaufman to approve this application, seconded by Vice Chairman Dhawan. On a roll call vote, all board members eligible to vote were in favor of the motion. The applicant received a 7 yes vote from the board.

Respectfully Submitted,

Clairese Neumann  
Planning Board Secretary



