

**BOROUGH OF WOODCLIFF LAKE**  
**LANDUSE BOARD MEETING**  
**May 21<sup>st</sup>, 2024**  
**MINUTES**

**Call to Order:**

This meeting was called to order at 7:03 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: *Absent*

Robert Friedberg: *Absent*

Christina Hembree: *Absent*

Sanjeev Dhawan: *Present*

Brian LaRose: *Absent*

Brian DiStefano: *Present*

Michael Kaufman: *Present*

Sal Princiotta, Esq.

Present

Anthony Kurus, Engineer

Not Requested

Francis Reiner, Planner

Not Requested

Clairese Neumann, Secretary

Present

**Minutes**

**The minutes were approved** as amended on a motion from Mr. Kaufman seconded by Mr. Panso. All were in favor.

The application 15 Marjo Court was opened to the public on a motion from Councilwoman Marsh, seconded by Mr. Kaufman.

Ms. Diana Connor of 23 Shaw stated she was not able to attend the previous meeting but wanted to voice her concern about the drainage. She stated she was in favor of the pool but was worried of water runoff onto her property.

Mr. Marco Svecsek of 17 Shaw stated he had the same concern with the drainage and water runoff to his property. He stated his home is next to 23 Shaw.

Mr. Princiotta stated the drainage plan will be submitted to the Borough Engineer, Neglia to ensure there will be no issues with drainage.

The application of 15 Marjo was closed to the public on a motion from Councilwoman Marsh, seconded by Vice Chairman Dhawan.

**Resolution of Approval- 15 Marjo**

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

**Resolution of Approval- 33 Woodcrest**

**The resolution was approved** on a motion from Mr. Kaufman, seconded by Mr. Panso. All were in favor.

**Resolution of Approval- 42 Kinderkamack**

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

**New Application-11 Birchwood Drive**

Mr. William Necker and his wife Judy, the applicants for 11 Birchwood are sworn in by Mr. Princiotto.

Mr. Princiotto listed the exhibits as the following:

A-1 Application

A-2 Survey

A-3 Site Plan

A-4 Deck Plan

A-5 Photos of Property

WCL1- Denial letter from Zoning Official

WCL2- NEA Letter

Mr. Princiotto assured us all proof of service and publication was correct.

Mr. Necker stated they have a non- conforming lot, and intend to build a deck, 12 x 20. They requested a 12ft. variance for the rear yard setback. They stated they never received the review letter from Neglia Engineering, and it was brought to their attention to amend the application for a 12.5 ft variance. Mr. Necker stated the footings for the deck were put in back in 1996 when the house was originally built but the builder at the time was not aware the deck was not allowed. Mr. Necker stated they have some extensive drainage on the property with two catch basins that drain into two 600 gallon seepage pits.

Mr. Kaufman asked Mr. Necker the material of the deck, Mr. Necker stated the deck would be built out of pressure treated oak.

Mr. DiStefano asked how high the deck would be off the grade, Mr. Necker stated it would be 5ft off the grade and the pad is already there.

Mr. Necker stated the stairs to the deck would be on the north side of the house.

**There were no more comments from the board.**

**Public Session****With no one from the public, the board did not open to the public.**

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

Respectfully Submitted,

Clairese Neumann  
Planning Board Secretary

