

**BOROUGH OF WOODCLIFF LAKE**  
**LANDUSE BOARD MEETING**  
**July 23<sup>rd</sup>, 2024**  
**MINUTES**

**Call to Order:**

This meeting was called to order at 7:00p.m. at the Borough Hall 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: *Absent*  
Carlos Rendo: *Absent*  
Thomas Panso: *Present*  
Lynda Picinic: *Present*

Jane Ann Whitchurch-Carluccio: *Absent*  
Robert Friedberg: *Present*  
Christina Hembree: *Present*  
Sanjeev Dhawan: *Present*  
Brian LaRose: *Absent*  
Brian DiStefano: *Present*  
Michael Kaufman: *Present*

Sal Princiotta, Esq.	Present
Anthony Kurus, Engineer	Present
Francis Reiner, Planner	Not Requested
Clairese Neumann, Secretary	Present

**Minutes**

**The minutes were approved as amended** on a motion from Councilwoman Marsh seconded by Chairman Belgiovine. All were in favor.

**Resolution of Approval- 160 Broadway: Veterinary Hospital**

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

**Resolution of Approval- 31 Old Farms Road**

**The resolution was approved** on a motion from Councilwoman Marsh, seconded by Ms. Hembree. All were in favor.

**NEW APPLICATION- 12 FOLDING FARMS**

Mr. John Rauch, the applicant's engineer, was sworn in by Mr. Princiotta and opened the application.

Mr. Princiotta listed the Exhibit list as the following:

A-1 Application  
A-2 Topography Survey- Butler  
A-3 Site Plan- Butler  
A-4 Photos provided by homeowner  
WCL-1 NEA letter

Mr. Rauch stated the applicant was seeking a variance for the combined side yard, and rear yard coverage. He stated they will be increasing their coverage from 32.2% to 36.2%. They planned to install stormwater chambers for water runoff. He stated the pavilion will be 10 ft. high to the peak with an 8ft clearance and a peaked roof for water runoff.

Mr. Kurus asked the engineer to provide a drainage plan because of the utility easement on the property.

Mr. Princiotto swore in the owner, Justin Cohen to testify.

Mr. Cohen testified the pavers for the driveway and the pavers for his existing patio are similar, seem to be different colors. He stated he has not had any drainage issues at this property. His driveway slopes down from the top of the street but, the property is mostly flat.

### **Public Session**

A motion was made by Councilwoman Marsh, seconded by Ms. Picinic. All were in favor.

With no comments, a motion to close to the public was made by Ms. Picinic, seconded by Councilwoman Marsh.

Both Mr. Rauch and Mr. Kurus agreed that a third stormwater chamber would need to be added to satisfy the water runoff based off the coverage increase.

### **Public Session**

A motion was made by Vice Chairman Dhawan, seconded by Councilwoman Marsh. All were in favor.

With no comments, a motion to close to the public was made by Councilwoman Marsh, seconded by Ms. Picinic.

A motion to approve the application was made by Councilwoman Marsh, seconded by Mr. Friedberg.

### **NEW APPLICATION- 5 ELLIS COURT**

Mr. James Steves, Esq. for the owners of 5 Ellis Court, opened the application to the board. he stated they were seeking a variance for 1.2% of coverage.

Mr. Princiotto listed following for the exhibit list:

A-1 Application

A-2 Final As- Built

A-3 Photos

WCL 1- NEA letter

Mr. Princiotto confirmed proof of publication and service was in good standing.

Mr. Ritesh Bansal and Ms. Preeti Bansal, owners of 5 Ellis Court were sworn in by Mr. Princiotto.

They stated they had a retaining wall installed because their property is severely sloped, and this caused their property to be over on coverage.

Mr. Kurus stated he had no issues with this application. He stated their drainage can accommodate the coverage increase.

**Public Session**

A motion was made by Councilwoman Marsh, seconded by Mr. Kaufman. All were in favor.

Mr. Steven Janowsky, of 12 Nowak questioned if there was a fence on the proposed pool plan.

Mr. and Ms. Bansal stated there was a fence on the proposed pool plan.

Chairman Belgiovine assured Mr. Janowsky; the pool permit would not have been issued if a fence was not on the proposed plan.

A motion to close to the public was made by Councilwoman Marsh, seconded by Ms. Picinic.

**Public Session**

A motion was made by Councilwoman Marsh, seconded by Ms. Hembree. All were in favor.

Mr. Steven Janowsky, of 12 Nowak stated Mr. & Ms. Bansal removed two trees from his property.

Ms. Bansal testified no trees were taken down from their neighbor's property. Mr. Garcia, the shade tree inspector, visited her property and was satisfied with the replanting binder for the trees that were removed.

Chairman Belgiovine assured Mr. Janowsky; the owners of 5 Ellis would not receive a final Certificate of Occupancy without the replanting binder being satisfied.

A motion to close to the public was made by Councilwoman Marsh, seconded by Ms. Picinic.

A motion to approve the application was made by Councilwoman Marsh, seconded by Mr. Kaufman. On a roll call, all board members approved this application.

A motion to adjourn was made by Councilwoman Marsh, seconded by Ms. Picinic.

Respectfully,  
Claresse Neumann  
Board Secretary