

**BOROUGH OF WOODCLIFF LAKE  
LAND USE BOARD AGENDA  
TUESDAY, MARCH 25<sup>TH</sup>, 2025  
7:00 P.M**

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/83499939186?pwd=jjhTM16jdihbz4O7hSSbq4rsa0c3kA.1>

Passcode: 077621

**Call to Order:** This meeting is 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 is advised of the Planning Board's rule that meetings are concluded by 10:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**Roll Call**

Corrado Belgiovine

Nilufer DeScherer

Nicole Marsh

Gerald Barbara

Carlos Rendo

Jane Ann Whitchurch-Carluccio

Robert Friedberg

Ariel Mazor

Sanjeev Dhawan

Lynda Picinic

Peter Briskin

Brian DiStefano

Michael Kaufman

Thomas Panso

**MINUTES**

February 25<sup>th</sup>, 2025

**RESOLUTION OF APPROVAL FOR BOARD ATTORNEY**

**RESOLUTIONS OF APPROVAL**

10 Sturbridge- Inground Pool with Patio

91 Blueberry- Pergola

**NEW APPLICATIONS**

**Cathy and Scott Berson**

**8 Eagle Hill- Deck**

**Block: 1805 Lot: 13**

**R-22.5 Zone**

Applicant seeks to build a 27' x 26' wooden deck at the rear of the existing home. If constructed, the proposed deck will be located 20' from the rear property line where 40' is required. A variance for 20' is requested. Received 12/20/24; Deemed administratively complete 12/20/24; Deemed complete by borough Engineer on 1/15/2025. Link to application: [8 Eagle Hill](#)

**Todd Verebey & Melissa Mokonos**  
**60 Shaw Rd- Inground Pool**

**Block: 1505 Lot: 1**  
**R-22.5 Zone**

Applicants seek to install a new inground pool and patio which if constructed will be located 12.7' and 8.6' respectively, where 20' is required. A variance for 7/3' for the pool is requested and a variance for 11.4' is also requested for the patio. Received 11/12/24; Deemed administratively complete 1/31/25; Deemed complete by borough Engineer on 2/13/25. Link to application: [60 Shaw Rd- Board App](#)

### **ADJOURNMENT**

### **FUTURE APPLICATIONS**

Hilton Investigation Study  
BMW Investigation Study  
126 Broadway- Multi Use Commercial  
54 Prospect Ave- Subdivision