

**BOROUGH OF WOODCLIFF LAKE**  
**LAND USE BOARD AGENDA**  
**TUESDAY, May 20<sup>th</sup>, 2025**  
**7:00 PM**

Please click the link below to join the webinar: **\*\*FOR VIEWING PURPOSES ONLY\*\***  
<https://us02web.zoom.us/j/81529544908?pwd=UVltgKrMis6aGCM0CAjEQWrG5d1m5x.1>  
**Passcode:882000**

**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**

April 22<sup>nd</sup>, 2025

**RESOLUTIONS OF APPROVAL**

Hilton- 200 Tice Boulevard  
BMW- 300 Chestnut Ridge Road

**CLOSED SESSION**

Possible Litigation

**NEW APPLICATIONS**

**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](#)

**Matthew & Allison Grossman**  
**11 Oakwood Drive**

**Block: 1603 Lot: 11**  
**R-22.5 Zone**

Applicant seeks to build a new patio with a roof structure over which, if constructed, will require three variances, (1) proposed building coverage is 17.2% where 15 % is required. A variance for 2.2% or 452 sq.ft. is requested. (2) Proposed improved coverage is 30.8% where 30% is required. A variance for .8% or 180 sq.ft. is requested. (3) proposed side yard setback is 18.6' where 20' is required. A variance for 1.4' is requested. (Combined side yard setback is not required as the measurement is taken from left to right on a line that parallels the street.) Received 3/24/25, Deemed Administratively complete: 3/24/25; Deemed complete by NEA on 4/2/25 Link to application: [11 Oakwood Board App](#)

**Richard Sparke**  
**23 Maple Hill Drive**

**Block: 1604 Lot: 7**  
**R-22.5 Zone**

Applicant seeks to construct a 336 sq.ft. accessory structure in the rear of the property. The building is proposed to be located 15' from the rear property line where 40' is required. A variance for 25' is requested. Received 3/27/25, Deemed Administratively complete: 3/27/25 Deemed complete by NEA on 4/4/25 Link to application: [23 Maple Hill Drive Board App](#)

**Martin Malek (To Be Moved)**  
**126 Broadway**

**Block: 2703 Lot: 1**  
**B-1 Zone**

Applicant seeks construct a three-story mixed- use building. Applicant is seeking four variances and three waivers. Received: 2/26/25, Deemed Administratively complete 2/26/25 Deemed Complete by NEA on 4/21/25 Link to application: [126 Broadway- Multi Use Building Proposal](#)

## **ADJOURNMENT**

## **FUTURE APPLICATIONS**

54 Prospect Ave- Subdivision – Received: 3/11/25 Not deemed complete yet by NEA

555 Chestnut Ridge: Sign- received 5/2/25; NDC by NEA

15 Pascack Rd.: Sub-division residential- received 4/28/25; NDC by NEA

230 Broadway: Site plan approval 24 affordable housing units- 4/25/25; NDC by NEA