

**BOROUGH OF WOODCLIFF LAKE
LAND USE BOARD AGENDA
TUESDAY, October 28th, 2025
7:00 PM**

Please click the link below to join the webinar: **FOR VIEWING PURPOSES ONLY**
<https://us02web.zoom.us/j/86181269457?pwd=QatbnAdc9iIuRvqiC1lwQMX5Iyknjn.1>
Passcode: 823581

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	Jane Ann Whitchurch-Carluccio	Peter Briskin
Nilufer DeScherer	Robert Friedberg	Brian DiStefano
Nicole Marsh	Ariel Mazor	Michael Kaufman
Gerald Barbara	Sanjeev Dhawan	Thomas Panso
Carlos Rendo	Lynda Picinic	

Minutes

September 30th, 2025

NEW APPLICATION

Manor 26 LLC

Block: 2701 Lot: 10

25 Prospect Avenue

R-15 Zone

Applicant proposes to construct an addition to the existing two- story building along with the construction of a new outdoor seating area. Applicant is proposing improvements such as a walkway, a firepit seating area, stormwater improvements, lighting, and landscaping. The applicant is seeking eight variances and to site plan design waivers. Received: 9/15/25, Deemed administratively complete: 9/15/25; Deemed Complete by NEA: 10/2/25. Link to application: [25 Prospect- The Manor](#)

Board Discussion for Special Meeting

ADJOURNMENT

FUTURE APPLICATIONS

54 Prospect Ave- Subdivision – Received: 3/11/25 DC by NEA: 9/2/2025 TBH: 11/13/25
6 Meadow Lane- Stairs into setback- Received: 10/7/25 DC by NEA: 10/20/25 TBH 11/13/25
300 Chestnut Ridge Rd. Received: 9/26/25 DC by NEA: 10/15/2025 TBH: 11/13/2025