

**BOROUGH OF WOODCLIFF LAKE**  
**LAND USE BOARD AGENDA**  
**THURSDAY, November 13<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/89148026951?pwd=3JOC2tKoIvVRy1u7lzNYQB1ggaTmrC.1>  
Passcode: 522474

**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	

**NEW APPLICATIONS**

**54 Prospect Avenue, LLC**

**Block: 2702 Lot: 10**

**54 Prospect Avenue**

**R-15 Zone**

The applicant seeks to demolish the existing improvements on the site, subdivide the lot into two, and construct two single family homes. Received: 3/11/25 Deemed administratively complete: 3/11/25; Deemed Complete by NEA: 9/2/2025. Link to application: [54 Prospect-Subdivision](#)

**Arielle & Matthew Hasson**

**Block: 1601 Lot: 11.08**

**6 Meadow Lane**

**R-22.5 Zone**

The applicant seeks to construct a means on egress stairway from the existing basement which, if constructed, will be located 32' from the rear property line where 40' is required. A variance for 8' is requested. Received: 10/7/25 Deemed administratively complete: 10/7/25; Deemed Complete by NEA: 10/20/2025. Link to application: [6 Meadow Lane](#)

**Woodcliff Lake Urban Renewal, LLC**

**Block: 602 Lot: 1**

**300 Chestnut Ridge Road**

**EAO Zone**

The applicant is seeking preliminary and final major site plan approval, preliminary and final major subdivision and major soil movement. The applicant tis proposing multi-family residential units, townhouses, supportive housing and commercial and retail uses. Received: 9/26/25 Deemed administratively complete: 9/28/25; Deemed Complete by NEA: 10/15/2025. Link to application: [300 Chestnut Ridge Road- Board App](#)

**ADJOURNMENT**

**FUTURE APPLICATIONS**

300 Chestnut Ridge Road to be continued at Special Meeting on December 2<sup>nd</sup> 2025 at 7pm