

**BOROUGH OF WOODCLIFF LAKE
LAND USE BOARD AGENDA
TUESDAY, December 16th
7:00 PM**

Please click the link below to join the webinar: ****FOR VIEWING PURPOSES ONLY****
[https://us02web.zoom.us/j/81120131387?pwd=MwBMa0PNxvylZFaYmyA4HbzGAZHgRn.](https://us02web.zoom.us/j/81120131387?pwd=MwBMa0PNxvylZFaYmyA4HbzGAZHgRn.1)

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Password: 731331

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

November 13th, 2025
December 2nd, 2025

Resolutions of Approval

6 Meadow Lane- Egress Staircase
54 Prospect- Subdivision
300 Chestnut Ridge Road- Major Subdivision

Continued 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](#)

ADJOURNMENT

FUTURE APPLICATIONS

Determination of Area in Need Of Redevelopment- 240 Broadway- January 27th 2026