

BOROUGH OF WOODCLIFF LAKE
LAND USE BOARD MEETING
January 28th, 2025
MINUTES

Call to Order:

This meeting was called to order at 7:16 p.m. at Borough Hall by Chairman Belgiovine.

Adequate Notice Statement:

Chairman Friedberg announced that the Meeting was 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 was advised of the Land Use Board's rule that the meetings will be concluded by 10:00 p.m.

Pledge of Allegiance

2025 REORGANIZATION

The following members were sworn in by Attorney Princiotto:

Mayor Designee: Peter Briskin (term ending December 31, 2025)

Class II: Jane Ann Whitchurch- Carluccio (term ending December 31, 2025)

Class III: Nicole Marsh (term ending December 31, 2025)

Class IV: Thomas Panso (term ending December 31, 2028)

Alternates: Gerald Barbara (term ending December 31, 2026)

Ariel Mazor (term ending December 31, 2025)

Roll Call:

Corrado Belgiovine: *Present*

Nilufer DeScherer: *Present*

Nicole Marsh: *Present*

Gerald Barbara: *Present*

Carlos Rendo: *Absent*

Thomas Panso: *Present*

Lynda Picinic: *Present*

Jane Ann Whitchurch-Carluccio: *Present*

Robert Friedberg: *Absent*

Peter Briskin: *Present*

Sanjeev Dhawan: *Present*

Ariel Mazor: *Present*

Brian DiStefano: *Absent*

Michael Kaufman: *Absent*

Sal Princiotto, Attorney

Present

Anthony Kurus, Engineer

Present

Francis Reiner, Planner

Present

Clairese Neumann, Secretary

Present

Chairman / Vice Chairman of the Planning Board:

A motion was made by Councilwoman Marsh to re-appoint Sanjeev Dhawan as Vice Chairman and Corrado Belgiovine as Board Chairman of the Land Use Board for the year 2025. The motion was seconded by Mr. Panso. All members were in favor.

Planning Board Professionals and Secretary:

A motion was made by Ms. DeScherer to appoint Salvatore Princiotta as the Planning Board Attorney, Anthony Kurus, of Neglia Engineering, as the Board Engineer, Francis Reiner, of DMR Architects, as Board Planner, Brian Intindola, of Neglia Engineering, as Board traffic consultant and Clairese Aquilino as Board Secretary for the year 2025. This motion was seconded by Councilwoman Marsh. All members were in favor of the motion, none opposed.

Resolution No. 25-01

Approval of 2025 Planning Board Meeting Dates

A motion to approve the 2025 schedule of the Land Use Board meetings as amended was made by Mayor Designee, Mr. Briskin, seconded by Ms. Whitchurch- Carluccio. All board members were in favor, none opposed.

BOARD DISCUSSION

The 2024 annual report was approved on a motion to be forwarded to the Governing Body for review from Ms. DeScherer, seconded by Councilwoman Marsh. All members were in favor.

New Business

There was no new business to be discussed.

Resolution of Approval

The resolution of approval for 240 Broadway for Preliminary Site Plan and subdivision only was approved as amended on a motion from Ms. DeScherer, seconded by Vice Chairman Dhawan. On a roll call, Mr. Panso, Ms. DeScherer, Vice Chairman Dhawan, Ms. Picinic, and Chairman Belgiovine approved this resolution.

New Applications

155 Tice Blvd- Jack Daniels Motors

The applicant was seeking approval to permit parking of new dealer automobiles. Mr. Princiotta thanks the applicant for coming to the meeting and informed the applicant, he would discuss it with the zoning official and get back to him.

Mr. Panso made a point to the board, that 123 Tice is storing Mercedes Benz cars in their parking lot.

50 Kinderkamack Road- Dr. Mahmood Karimi

Mr. Sinisi, the applicant's attorney, opened the application to the board stating his client was seeking to convert a legal non-conforming mixed use (medical/ single family residence) into another non-conforming use, (two- family residence). The property resides in the R-15 zone, only permitting single family residences. The applicant was seeking a D-1 variance. He stated the footprint of the building would not change. He stated they would be eliminating a more intense use by longer operating as a medical office. Mr. Sinisi stated their ultimate goal is to put in uses closer to conforming to the town's master plan.

Mr. Princiotta checked with the board secretary for sufficient notice and service for this application. It was confirmed they had properly noticed for this application.

Mr. Sinisi introduces his first witness, Mr. Joseph Bruno, architect, for the project.

Mr. Bruno is sworn in by Mr. Princiotto. Mr. Bruno stated the property in question resides at the Northeast corner of Kinderkamack Road and Prospect Avenue. He stated the layout of the dwelling is part residence and part medical office, the second floor is an apartment. He stated where the medical office currently is, will become an open floor plan with a kitchen, living room two bedrooms and one bathroom. He stated the exterior would be refreshed for a residential look. Mr. Bruno stated there will be no changes to the footprint of the dwelling. Mr. Bruno stated diagonal of 50 Kinderkamack Rd., there are (2) two- family residences. He stated the location of the new HVAC equipment would be to the rear of the home to be shielded from neighbors, there is one existing ac unit and one proposed. Mr. Bruno stated he believed this concept for the proposed two- family home provides good civic design. They are proposing additional landscaping to the existing.

Mr. Panso question if the entire dwelling will be renovated and the square footage.

Mr. Bruno stated the entire dwelling will be renovated and the entire square footage will be 3,968 including the garage. The existing square footage is 2,917, the proposed square footage is 1,051.

Ms. Whitchurch- Carluccio questioned if there would be a sharable outdoor space.

Mr. Bruno stated there will be outdoor space, but it is up to the owner, Dr. Karimi, and the future tenant.

Chairman Belgiovine questioned if the exiting entrance would remain.

Ms. Whitchurch- Carluccio questioned how many garages are on site.

Mr. Bruno and Mr. Sinisi stated there would be a two-car garage.

Chairman Belgiovine questioned if there would be any changes to the façade or the roof lines.

Mr. Bruno stated there would be no changes to the façade of the home or the roof line. There would be no changes to the height of the home either, only changes to the windows and some doors.

Mr. Mazor questioned how many means of egress there would be.

Mr. Bruno stated there would be three means of egress added.

Mr. Princiotto asked Mr. Bruno to describe the stone, the color scheme, and the siding they have proposed.

Mr. Bruno stated the stone will be a thin cut granite real stone. The house will have gray tones, and the siding will be white with a dark grey roof. He stated the siding material has not been decided yet. He stated the house will give a similar look and feel to the other residences within the town.

Mr. Kurus, Borough engineer, questioned if there was a basement.

Mr. Bruno stated there is a basement, but it is simply used for storing mechanical equipment such as a water heater/furnace, not living space.

With no more questions from the board or its professionals, Mr. Sinisi introduced his second witness.

Mr. Princiotto swore in Mr. Matthew Clark, the applicant's engineer. Mr. Clark stated the survey was performed by Lantelme, Kurens & Associates. He stated the site plans are not typical for 1 and 2 family homes, they provide done for what is being proposed. Mr. Clark stated the first sheet shows general information of the property, the zoning information for the R-15 zone. He stated the second sheet did not show much engineering. It showed two driveways on site, one at the north and one at the south of the property. He stated the garage is on the north part of the property. There will not be any new utilities required, the garages will be in the rear of the property. He stated four spaces are required for a two-bedroom apartment, but they have proposed five spaces for the existing four bedrooms and three spaces for the two-bedroom apartment. Mr. Clark stated they have proposed high arborvitaes on the left of the property to shield cars making left turns. He stated they believed the application would be subject to county approval, but it is not required because they are proposing less than five apartments. Mr. Clark stated they plan to maintain both driveways. Mr. Clark stated he spoke with a traffic consultant and stated with a medical office there would be 38 trips but with an apartment there would be 7 trips.

Mr. Sinisi stated the applicant would conform to the requests of the Shade Tree commission, as well as conform to the Police Department's letter and make their spaces 9 x 18 ½. He stated both driveways will be maintained and be able to exit with enough space. He stated they will no longer be receiving business deliveries, only residential.

Mr. Clark stated they were not aware of any deed restrictions on this property.

Mr. Sinisi stated they would not be required to apply to Bergen County Soil Conservation District because they will not be disturbing more than 5000 square feet.

Mr. Sinisi stated they will conform to the DMR letter.

Mr. Sinisi asked Mr. Clark if he believed the application complied with Woodcliff Lake's site plan ordinance. He asked Mr. Clark if he believed the application had any adverse impact to the surrounding area.

Mr. Clark stated the application complies with the Borough's site plan ordinance and does not show any adverse impact on the surrounding area.

Ms. Whitchurch- Carluccio questioned if there would be landscaping on the west side of the property.

Mr. Clark stated there is existing landscaping on the west side of the property. He states the removal of some of the asphalt will make the property look more residential and help with stormwater runoff.

Chairman Belgiovine questioned if there would be any changes to elevations that would affect the stormwater runoff.

Mr. Clark stated there would be no changes to elevations, they would all be maintained.

Mr. Panso questioned if they would remove the macadam between the wood wall and the house to shorten the asphalt.

Chairman Belgiovine stated the impervious coverage is reduced for this application.

Mr. Clark stated the impervious is reduced, currently it is 51% and they proposed 42.9%.

Vice Chairman Dhawan questioned if there were any curbs or proposal of curbs.

Mr. Clark stated there are no curbs proposed because of the drainage pattern. He stated they do not plan on changing the driveways because of the elevations on Prospect Ave. He stated the landscaping will be sufficient for winter and for the Shade Tree's requests. He stated by keeping the driveway/ all the asphalt would allow for cars to turn around without backing out onto the county roads.

Mr. Sinisi stated they would not get rid of the driveways as it was not recommended by the Police Department. His next witness was the applicant's planner, Michael Pessolano. He was sworn in by Mr. Princiotto.

Mr. Pessolano stated he reviewed the Borough's Master Plan and the zoning ordinance. He stated the property in question resides in the R-15 zone, zoned for single family residences. He stated the proposed two- family home meets both the negative and positive criteria and promotes safety and general welfare. Mr. Pessolano stated there are six other two- family homes surrounding this property. He stated the home is not your typical single-family residence, it is an existing building that does not need to be modified, it doubles in size that is required in the R-15 zone, meeting the requirement for a two-family home. He stated a two- family home would not be a disturbance because of the mix of uses already in the area. He stated there is no reason to suggest it does not meet the criteria of the borough's master plan. It meets the C1 and C2 variance criteria.

Vice Chairman Dhawan stated the driveways still looks like a parking lot.

Mr. Clark stated the striping would be removed from the driveways, and landscaping would be put in by the main entrance.

Mr. Sinisi stated the planner's photos and site plan are not portrayed as the same but will remain the existing use.

It was questioned by the board if the applicant had considered losing a smaller amount of coverage to meet 40%.

Mr. Clark stated it was thought of, but they agreed to keep it at 42.9%.

Mr. Sinisi stated the applicant would follow all the recommendations from the borough professionals, departments, and boards. He stated they would have the resolution recorded with the county.

Public Session

The application was opened to the public on a motion from Mr. Barbara, seconded by Ms. Picinic. All members were in favor.

With no questions or comments from the public, the application was closed to the public on a motion from Ms. Picinic, seconded by Mr. Barbara. All members were in favor.

The application was approved on a motion from Ms. DeScherer, seconded by Vice Chairman Dhawan. On a roll call, Ms. Whitchurch- Carluccio, Mr. Panso, Ms. DeScherer, Vice Chairman Dhawan, Mr. Barbara, Mr. Mazor, and Chairman Belgiovine approved the application with 7 affirmative votes.

The meeting was adjourned on a motion from Ms. Whitchurch- Carluccio, seconded by Mr. Panso. All were in favor.

Respectfully Submitted,

Clairese Aquilino