

BOROUGH OF WOODCLIFF LAKE
LAND USE BOARD MEETING
February 25th, 2025
MINUTES

Call to Order:

This meeting was called to order at 7:04 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

The following members were sworn in by Attorney Princiotto:

Class IV: Michael Kaufman (term ending December 31, 2028)

Roll Call:

Corrado Belgiovine: *Present*

Jane Ann Whitchurch-Carluccio: *Absent*

Nilufer DeScherer: *Absent*

Robert Friedberg: *Absent*

Nicole Marsh: *Absent*

Peter Briskin: *Present*

Gerald Barbara: *Present*

Sanjeev Dhawan: *Present*

Carlos Rendo: *Absent*

Ariel Mazor: *Absent*

Thomas Panso: *Present*

Brian DiStefano: *Present*

Lynda Picinic: *Absent*

Michael Kaufman: *Present*

Sal Princiotto, Attorney

Present

Anthony Kurus, Engineer

Present

Francis Reiner, Planner

Not Requested

Clairese Neumann, Secretary

Present

Minutes

The minutes from December 17th were approved as on a motion from Mr. Panso, seconded by Vice Chairman Dhawan. All were in favor.

The minutes from January 28th were approved as amended on a motion from Mr. Barbara, seconded by Mr. Panso. All were in favor.

Resolution of Approval- 50 Kinderkamack Road- Two Family Home

The resolution was approved as amended on a motion from Vice Chairman Dhawan, seconded by Mr. Barbara. All eligible to vote were in favor.

10 Sturbridge- Inground Swimming Pool with Patio

Ms. Reham Shaaban and her pool contractor, Mr. Michael Panayiotou, were present for the application.

Mr. Princiotto swore in both individuals and checked for proof of notice and service.

Ms. Aquilino, Board secretary, confirmed the notice and service was sufficient.

Mr. Princiotto listed the exhibits as follows:

- A-1 Application
- A-2 Survey dated 2/26/1990
- A-3 Google Photos
- A-4 Photos of Residence (4)
- A-5 Topography Survey
- A-6 Pool Grading Plan
- WCL-1 NEA Completeness Letter

Ms. Shaaban stated her and her husband, and their three children moved to Woodcliff Lake a little over two years ago. She stated they had not performed any renovations to the house, but they wish to install a pool to be able to enjoy their backyard as a family.

Mr. Panayiotou stated they provided the photos of the neighborhood to show that many of the houses have impervious coverage that seems to be over the allowable amount. He stated they plan to install drainage, so the pool does not affect the neighboring properties. He stated the existing deck is 1,229 sq. ft. He stated they need the driveway because of Ms. Shaaban's husband's work, and they would not be able to make the deck smaller because it would be too costly for the mason work that would be required. He stated they proposed a minimum patio around the pool as seen on exhibit A6. The pool would be 12x24 with two bump-outs.

Chairman Belgiovine questioned if the applicant would be able to change the driveway to permeable material so there would not be a coverage issue.

Mr. Kurus, board engineer, stated that it would not work in this case because the application is for lot coverage, not impervious.

Mr. Princiotto stated the house is 3,500 sq. ft. without the deck.

Chairman Belgiovine questioned if they intended to install a retaining wall.

Mr. Panayiotou stated they do not intend to build a retaining wall, and the property is mostly flat. He stated they will be re-grading a portion of the property to adhere to the engineering plans and all soil is to remain on the property.

Mr. Kurus stated if the project is approved, they will issue another letter for the applicant's soil moving application to provide more details for the drainage.

Mr. Panayiotou stated he did not find any seepage pits on the property when he walked the site. He stated there is one section of the property where water could pool, but it would be on the applicant's property, not near the neighbors.

Chairman Belgiovine questioned if they will be installing a fence.

Mr. Panayiotou stated they will be installing a pool code fence.

Ms. Shaaban stated they already have a contractor lined up to install the fence.

Mr. DiStefano questioned why they did not decrease the deck.

Mr. Panayiotou stated it would be more expensive to build the pool and make the deck smaller.

Vice Chairman Dhawan questioned if the pool deck would be raised up.

Mr. Panayiotou stated the pool would be built up and they would re-grade around the pool.

Mr. Princiotto asked about the materials of the pool.

Mr. Panayiotou stated the pool will be vinyl and the patio will be concrete. He stated they will be using a bracing system to support the deck.

Mr. Princiotto asked if any trees would be removed.

Ms. Shaaban stated one cherry tree would be coming down.

Mr. Briskin asked the applicants to describe the lot coverage issue.

Mr. Panayiotou stated for the pool to be installed they will need to re-grade. He stated they initially thought to remove part of the deck, but the family uses the entire deck.

Ms. Shaaban stated they house is in the condition they purchased it two years ago, with no work being done.

Public Session

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

Mr. Anthony Bulzomi, of 9 Edge Hill Road, stated he has been a resident for 29 years. He stated he was worried about storm water runoff from the pool into his yard. He stated he saw from the plans, only one cubic yard of soil would be removed from the property. He stated the previous neighbors and him shared plantings along the two property lines, the new neighbors have now removed them, and he asked they put the new fence up immediately.

Chairman Belgiovine stated if the project is granted the applicant would have to apply to the Zoning/Construction official for a permit for the fence.

Mr. Kurus stated the water runoff will need to be addressed by the applicant's engineer. He stated the soil will be used to create a berm on the property and keep water from traveling elsewhere. He stated the applicant is not raising the grade within 5ft of the property line and then they will grade down on their lot.

Mr. Princiotto asked what the timeline for construction would be.

Mr. Panayiotou stated construction would take 6-8 weeks. He stated the disturbance is under 5,000 sq.ft so they would not be required to apply to Bergen County Soil Conservation.

Ms. Seema Kumar, 4 Edge Hill, questioned if the town is easing up on the regulations with applications that come to the board.

Mr. Princiotto stated the town allows residents to come before the board if they do not meet the zoning requirements, but each situation is different.

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

The application was approved on a motion from Mr. Kaufman, seconded by Vice Chairman Dhawan. All members were in favor, with the exception of Mr. DiStefano.

91 Blueberry- Pergola

Ms. Morgan Mazor and her husband Ariel were sworn in by Mr. Princiotto.

Mr. Princiotto verified the notice, and the publication was sufficient with the board secretary.

Mr. Princiotto listed the exhibits as follows:

- A-1 Application
- A-2 Survey 8/26/24 by Lantelme
- A-3 Photos of Residence
- A-4 Engineer's Plan by Mr. Ariel Mazor
- A-5 Updated Plan 2/14/25
- WCL-1 NEA Letter

Ms. Mazor stated they plan to extend and build a pergola on their existing back patio. It is required for a 50 ft setback, but their house is already pushed back with a front yard setback of 50ft. She stated the house was built in the 1970s and remodeled in the 2010s.

Mr. Mazor is the engineer for the project as well as the owner. He stated the footings for the pergola would be 18-24 sq. ft. from the house, the pergola would be open on all sides. It would

be built on the existing patio, and they would eventually decrease their impervious coverage by removing some of the patio.

Mr. DiStefano asked if they intended to have gutters on the pergola.

Mr. Mazor stated they would have a downspout connected for water runoff.

Mr. Princiotto questioned how much further the portion of the house where the pergola will go is from the rest of the house.

Mr. Mazor stated the house is pushed out 10ft. more than the rest of the house.

There were no more comments/ questions from the board or its professionals.

Public Session

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

With no questions or comments from the public, a motion to close was made by Mr. Barbara, seconded by Mr. DiStefano. All members were in favor.

The application was approved on a motion from Mr. Briskin, seconded by Mr. Panso. All members were in favor

The meeting was adjourned on a motion from Mr. Kaufman, seconded by Mr. Panso. All were in favor.

Respectfully Submitted,

Clairese Aquilino