

BOROUGH OF WOODCLIFF LAKE
LAND USE BOARD MEETING
May 20th, 2025
MINUTES

Call to Order:

This meeting was called to order at 7:02 p.m. at Borough Hall by Chairman Belgiovine.

Adequate Notice Statement:

Chairman Belgiovine 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

Roll Call:

Corrado Belgiovine: *Present*
Nilufer DeScherer: *Absent*
Nicole Marsh: *Present*
Gerald Barbara: *Present*
Carlos Rendo: *Absent*
Thomas Panso: *Present*
Lynda Picinic: *Absent*

Jane Ann Whitchurch-Carluccio: *Present*
Robert Friedberg: *Absent*
Peter Briskin: *Present*
Sanjeev Dhawan: *Absent*
Ariel Mazor: *Present*
Brian DiStefano: *Absent*
Michael Kaufman: *Present*

Sal Princiotto, Attorney	Present
Anthony Kurus, Engineer	Present
Daniel Hauben, Planner	Not Requested
Clairese Neumann, Secretary	Present

Minutes

The minutes were approved on a motion from Mr. Barbara, seconded by Councilwoman Marsh. All were in favor.

Resolution of Approval- Hilton AINR

The resolution was approved as amended on a motion from Councilwoman Marsh, seconded by Mr. Kaufman. All eligible to vote were in favor.

Resolution of Approval- (BMW) AINR

The resolution was approved as amended on a motion from Councilwoman Marsh, seconded by Ms. Whitchurch- Carluccio. All eligible to vote were in favor.

The board went into a brief closed session before opening the meeting to the application 60 Shaw Road.

60 Shaw Road- Inground Pool- New Application

The applicant's attorney, Lawrence Kleiner opened the application to the board. He stated his clients wish to install an inground pool in their backyard, but they do not meet the side yard requirement of 20 ft. They are applying for a 12.6 ft variance for the pool and an 8.6 variance for the patio.

Mr. Princiotto listed the exhibits as follows:

A-1 Application

A-2 Pool Plan dated 4/20/22

A-3 Proof of Notice and Service

WCL-1 Neglia Letter

Mr. Kleiner stated he had two witnesses, Mr. Todd Vereby, and Michael Panayiotou.

Mr. Vereby was sworn in by Mr. Princiotto. He stated he and his wife had moved from Hillsdale to Woodcliff Lake about a year ago. He stated he has always had a pool, growing up and in his adult life. He and his wife believe the pool will be the place all of their family will gather. He stated they have young kids and hopefully grandkids in the future where they can all spend time together.

The board had no questions for Mr. Vereby and motioned to open to the public.

Public Session

The testimony from Mr. Vereby was opened to the public on a motion from Councilwoman Marsh, seconded by Mr. Kaufman. All members were in favor.

With no members from the public to comment on Mr. Vereby's testimony, it was closed to the public on a motion from Ms. Whitchurch- Carluccio, seconded by Mr. Barbara. All members were in favor.

Mr. Kleiner introduced his second witness, Mr. Michael Panayiotou, of Pool Town. He was sworn in by Mr. Princiotto. Mr. Panayiotou stated he has worked for his family's company, Pool Town since he was 14 years old. He has testified before Woodcliff Lake's Land Use Board before. He stated to the board there is a 40ft. easement on the property, which is why they chose the location of the pool. He stated the property previously had an inground pool but it was filled in. He stated they have less than the 20ft. requirement because they simply do not have the space in the backyard. He stated their impervious coverage is increasing for the seepage pit.

Mr. Kurus, board engineer, stated if they are approved, they would require supporting calculations for the drainage, to show the water will go from the patio to the seepage pit.

Mr. Kaufman asked if any trees were being removed.

Mr. Panayiotou stated no trees were being removed.

Mr. Princiotto asked for the size and type of pool

Mr. Panayiotou stated it would be 14 x 20 and a liner pool with a sand filter.

Chairman Belgiovine asked for the location of the pool equipment.

Mr. Panayiotou stated it is shown on the plan as far from the pool near the side of the house, but it will be moved closer to the seepage pit.

Ms. Whitchurch- Carluccio and Mr. Briskin were concerned by water runoff to the neighboring properties.

Mr. Panayiotou stated the distance from the neighbor is 30ft., and there is a French drain to be installed around the pool to drain to the seepage pit.

Public Session

The testimony from Mr. Panayiotou was opened to the public on a motion from Councilwoman Marsh, seconded by Ms. Whitchurch- Carluccio. All members were in favor.

With no members from the public to comment on Mr. Panayiotou's testimony, it was closed to the public on a motion from Mr. Kaufman, seconded by Councilwoman Marsh. All members were in favor.

Mr. Vereby stated there is mature buffering across the backyard, about 15-20 ft high giant green abbreviates.

Chairman Belgiovine asked Mr. Kurus about the location of the pool, referring to the photo in the WCL-1 letter.

Mr. Kurus stated they do not recommend putting the pool in the easement.

Public Session

The application opened to the public for Mr. Vereby's testimony again on a motion from Councilwoman Marsh, seconded by Ms. Whitchurch- Carluccio. All members were in favor.

With no members from the public to comment on, it was closed to the public on a motion from Councilwoman Marsh, seconded by Ms. Whitchurch- Carluccio. All members were in favor.

Public Session

The application opened to the public for comments on a motion from Councilwoman Marsh, seconded by Mr. Barbara. All members were in favor.

With no members from the public to comment on, it was closed to the public on a motion from Councilwoman Marsh, seconded by Mr. Barbara. All members were in favor.

The application was approved on a motion from Councilwoman Marsh, seconded by Mr. Kaufman. All members were in favor.

11 Oakwood Drive- Covered Patio- New Application

Mr. Matthew Capizzi, opened the application not the board on behalf of his clients, Mr. & Mrs. Grossman. They have proposed a new patio with a roof structure. Mr. Capizzi stated they were seeking three variances, one for 2.2% of building coverage, 0.8% of improved coverage, and a side yard setback with the combined side yard setback for 1.4ft. He stated they have an undersized lot.

Mr. Capizzi's first witness, Mr. Christopher Lopez, is sworn in by Mr. Princiotto.

Before Mr. Lopez began his testimony, Mr. Princiotto listed the exhibits as follows:

- A-1 Application
- A-2 (4) photos of property
- A-3 Survey
- A-4 Architect's Plans
- WCL-1 NEA Letter

Mr. Lopez stated the property is flat and the applicants wish to have a space they can enjoy. They are proposing a one-story extension out the back of the house. He states it will be 30ft from grade, and 14.5ft. from the grade to the arch of the roof.

He referred to exhibit A4, page Va100 to be exact to show the board the existing conditions of the house. He stated the patio will be extended, they will change three windows to become sliders, and they proposed a fireplace. He stated they would be encroaching on the side/rear, the property is slanted, he noted this is existing/non-conforming.

Public Session

The application opened to the public for Mr. Lopez's testimony on a motion from Councilwoman Marsh, seconded by Ms. Whitchurch- Carluccio. All members were in favor.

Mr. Joseph Santoro, Woodcliff Lake questioned the water runoff from this property onto his because 11 Oakwood is slightly higher than his property.

Mr. Kurus stated the applicant would be required to submit a drainage plan to their office if the board voted favorably.

Mr. Santoro stated there are no trees where the two properties meet, only a fence that is 7 ½ feet off the property line. He also noted the structure seems too large for the property.

Mr. Princiotto stated the zoning ordinance was created after the lots were sized.

Mr. Kaufman noted they would be under coverage if the plan was changed slightly.

Mr. Briskin asked if there was another location for the patio that would not require a variance.

Mr. Lopez stated the applicants chose this location because they did not want to the patio right off the kitchen, and it would minimize the impact to the existing patio. He stated there will be landscaping but there are existing trees in place.

With no more members from the public to comment on, it was closed to the public on a motion from Councilwoman Marsh, seconded by Mr. Kaufman. All members were in favor.

The application was approved on a motion from Councilwoman Marsh, seconded by Mr. Kaufman. All members were in favor.

23 Maple Hill Drive- Accessory Structure- New Application

Chairman Belgiovine recused himself from this application as he lives within 200 ft. of the applicant, Mr. Kaufman was asked to take over for this application.

Mr. Richard Sparke, owner, was sworn in by Mr. Princiotto.

Mr. Princiotto listed the exhibits as follows:

A-1 Construction Plans

A-2 Elevations

A-3 Site Plan

A-4 Board Application

A-5 Survey

A-6 Photos

O-1 Letter from neighbor

Mr. Sparke stated he wanted to put a shed on his property, but he did not believe a 10 x 10ft shed would be large enough for the storage he needed. He stated he grew up in the house and moved back into it after his parents left. He informed the board that the property is landscaped all around with mostly mulch in the rear yard. He had proposed landscaping around the shed, and near the fence to ensure the neighbors do not see it all the time. The shed would be built on site.

Ms. Whitchurch- Carluccio questioned the use of the shed.

Mr. Sparke told the board he wishes to use the shed for storage of tools and his lawn mower.

Mr. Princiotto asked Mr. Sparke if he considered another location for the shed.

Mr. Sparke stated the shed would be 15 x 24ft. and he believed the very back of the property was the best location for the shed.

Mr. Barbara asked the type/types of doors the shed would have.

Mr. Sparke stated facing the house the shed would have two doors that opened outward and from the Hillcrest street side of the shed, there would be a door similar to a garage door.

Public Session

The application opened to the public for Mr. Sparke's testimony on a motion from Councilwoman Marsh, seconded by Ms. Whitchurch- Carluccio. All members were in favor.

Mr. & Mrs. Murphy, Woodcliff Lake, read their objection letter into the record, (please see attached). They stated they were not in favor of the shed because they believe it should have to meet the zoning criteria. They believe they will see it from their backyard and not want to look at it all the time. Their property slopes down. They believe the location is a huge problem and it would change the character of the neighborhood. Mrs. Murphy stated they would see the shed from their dining room where Mr. Sparke wished to build the shed. Mrs. Murphy stated they would have no problem if Mr. Sparke decided to put a shed that met the zoning criteria.

Mr. Sparke offered to plant trees on his neighbor's property to hide the shed from their view.

Mr. & Mrs. Murphy were not in favor of having trees planted on their property.

Councilwoman Marsh reminded Mr. Sparke if he did plant trees on his neighbor's property, those trees would now become the neighbor's responsibility and there is a possibility they might not do well or grow, leaving all the responsibility to the neighbor.

Councilwoman Marsh asked if there would be any compromise to move the shed so it would not be as close to the neighbor's property.

Mr. Sparke stated he could move the shed in a few more feet to 20ft.

Mr. Princiotto stated to the board again, the shed is considered an accessory garage because it is over 200 sq. ft.

With no more members from the public to comment on, it was closed to the public on a motion from Councilwoman Marsh, seconded by Mr. Barbara All members were in favor.

The application was approved on a motion from Mr. Barbara, seconded by Councilwoman Marsh. All members were in favor.

The meeting was adjourned on a motion from Councilwoman Marsh, seconded by Mr. Barbara. All were in favor.

Respectfully Submitted,

Clairese Aquilino