

**BOROUGH OF WOODCLIFF LAKE**  
**LAND USE BOARD MEETING**  
**April 22<sup>nd</sup>, 2025**  
**MINUTES**

**Call to Order:**

This meeting was called to order at 7:06 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**

**Roll Call:**

Corrado Belgiovine: *Present*  
Nilufer DeScherer: *Present*  
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: *Absent*  
Sanjeev Dhawan: *Present*  
Ariel Mazor: *Absent*  
Brian DiStefano: *Absent*  
Michael Kaufman: *Present*

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

**Minutes**

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

**Resolution of Approval- 8 Eagle Hill Rd.**

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

Mr. Princiotta stated the application for 60 Shaw would be moved to the May 20<sup>th</sup> meeting without the need to re-notice.

**300 Chestnut Ridge Road (BMW) AINR**

Mr. Daniel Hauben of DMR Architects was sworn in by Mr. Princiotta before he began his presentation for the AINR study for 300 Chestnut Ridge Road (BMW).

Mr. Hauben stated there are 8 conditions that can be met when performing a study of Area in Need of Redevelopment, but only one of the criteria needs to be met in order to deem a parcel an area in need of redevelopment. Mr. Hauben stated the parcel, 300 Chestnut Ridge Road met condition one, the generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions. He stated this does not change the zoning, but sets the foundation for redevelopment, and gives the municipality the ability to do what they wish. Mr. Hauben stated resolution 24-311 was approved on December 16<sup>th</sup>, 2024 by the governing body to allow DMR to perform the study of AINR without condemnation. It was stated that DMR checked the entire building, interior and exterior, all drainage, deeds, fire and building violations for their investigation. He stated developers will usually ask for a PILOT (payment in lieu of taxes) when AINR are performed. The site is located in the OR (Office Research) zone.

Mr. Princiotto marks the study as WCL1 for the record.

Mr. Hauben stated the building had been underutilized since covid in 2020, and then it was only 60% occupied. After 2022, the building was only 18% occupied and BMW was relocating employees out of this building.

Mr. Hauben stated there would need to be significant improvements made to the site. The parking garage was significantly deteriorating. The building was not conducive to a working environment, and it is no longer useful to future business owners or BMW. He stated the building is 260,000 sq.ft.

Vice Chairman Dhawan asked the use of the parking garage.

Mr. Hauben stated the garage was for employees before deteriorating, but the rest of the building was used to store computer equipment.

He confirmed there was no asbestos, and the total acreage for this site was 21.18 acres.

Mr. Hauben also confirmed it would cost a significant amount to fix up/ renovate this building. 3.7 million for the garage repair, 1.2 million for each air handler, and 8-10 million for the coolers.

### **Public Session**

**The study was opened** to the public on a motion from Ms. Whitchurch- Carluccio, seconded by Councilwoman Marsh.

**With no questions from the public, the study was closed to the public** on a motion from Ms. Whitchurch- Carluccio, seconded by Councilwoman Marsh.

**The study was approved** on a motion from Chairman Belgiovine seconded by Mr. Kaufman. All members were in favor.

### **200 TICE BOULEVARD (Hilton Hotel) AINR**

Mr. Hauben opened the study up to the board stating DMR Architects were approved to perform the study without condemnation for the Hilton Hotel after resolution 24-222 was passed by the Mayor and Council. The hotel consisted of 338 rooms, 11 suites, banquet halls, and conference rooms. He stated he visited the site December 2024. They noted lots of mold and water infiltration from a previous leak. He stated the building is not safe for living or working. There was limited access to the second floor of the building and would require significant changes to become ADA compliant. He stated the parking area was not in the best shape and police reports had increased at this location over the past few years. Mr. Hauben stated the occupancy decline drastically and the company ceased operation as of February 2024.

Mr. Hauben state the building meets the criteria A, the “buildings substandard, unsafe, unsanitary, dilapidated, obsolescent not conducive to wholesome living/working.” He stated DMR was only made aware of the condition of the building when they conducted their walk-thru.

### **Public Session**

**The study was opened** to the public on a motion from Councilwoman Marsh, seconded by Ms. Whitchurch- Carluccio.

Mr. Rudolph Milian, 28-year resident of Woodcliff Lake stated he is the CEO of a commercial real estate company. He urged the board to look at the whole area of Tice Boulevard for redevelopment as the use/need for offices not only in Woodcliff Lake but the whole country is declining. He stated the area of Tice Blvd. could be used for more retail shops or a central business district.

**The study was closed to the public** on a motion from Ms. Whitchurch- Carluccio, seconded by Councilwoman Marsh.

Ms. DeScherer questioned why there were no other sites where a study was performed.

Chairman Belgiovine and Mr. Hauben stated these two were the only sites the governing body had asked about.

Councilwoman Marsh stated while there are still other properties with vacancies, these properties needed to be studied because of how dilapidated they had become.

Ms. Whitchurch- Carluccio questioned if there was a chance of keeping a hotel in Woodcliff Lake.

Councilwoman Marsh stated there is no interest for the use of a hotel at the moment because it is not financially feasible, but the governing body is actively looking at all options.

**The board re-opened** to the public on a motion from Vice Chairman Dhawan, seconded by Ms. Whitchurch- Carluccio.

Mr. Rudolph Milian, stated he believes the property of 200 Tice Blvd would not be good as only a multifamily area.

Chairman Belgiovine stated the zoning for 200 Tice is not being deemed at this meeting.

**The board closed to the public** on a motion from Ms. Whitchurch- Carluccio, seconded by Councilwoman Marsh.

**The study was approved** on a motion from Chairman Belgiovine seconded by Mr. Kaufman. All members were in favor.

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

Respectfully Submitted,

Clairese Aquilino