

**BOROUGH OF WOODCLIFF LAKE**  
**LAND USE BOARD MEETING**  
**March 25<sup>th</sup>, 2025**  
**MINUTES**

**Call to Order:**

This meeting was called to order at 7:05 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: *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: *Absent*  
Brian DiStefano: *Absent*  
Michael Kaufman: *Present*

Sal Princiotto, Attorney	Present
Anthony Kurus, Engineer	Present
Francis Reiner, Planner	Not Requested
Clairese Neumann, Secretary	Present

**Minutes**

**The minutes were approved** as on a motion from Mr. Briskin, seconded by Vice Chairman Dhawan. All were in favor.

**Resolution of Approval- Board Attorney Fees**

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

**Resolution of Approval- 10 Sturbridge Drive**

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

**Resolution of Approval- 91 Blueberry Drive**

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

### **8 Eagle Hill- Deck – New Application**

Mr. Scott Berson was present for the application.

Mr. Princiotto swore in Mr. Berson 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 performed by Azzolina Engineering
- A-3 Deck Footing Plans by Scott Berson
- A-4 Proposed Deck (grill/ fridge/outdoor kitchen plan)
- A-5 Existing Patio
- WCL-1 NEA Completeness Letter

Mr. Berson opened his application to the board by explaining he has an existing deck on the property. He and his wife have had significant renovations to the home. He stated they wish to build a deck off of the kitchen where their existing patio is. He stated he believed it will not affect the neighbors and will add value to the home. He stated the deck would be 4ft from the ground. He stated the deck would be slightly less square footage than the patio.

Mr. Princiotto swore in Mr. Berson's contractor, Mr. Mickael Glickman of M&M Carpentry.

Mr. Glickman stated the deck will be composite, 4ft high, and there will be new stairs. He stated the existing stairs from the kitchen door to the patio are very steep and unsafe.

### **Public Session**

Due to no public attendance, the application was not opened to the public.

**The application was approved** on a motion from Councilwoman Marsh seconded by Ms. Whitchurch- Carluccio. All members were in favor.

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

Respectfully Submitted,

Clairese Aquilino