

BOROUGH OF WOODCLIFF LAKE
LAND USE BOARD MEETING
August 26th, 2025
MINUTES

Call to Order:

This meeting was called to order at 7:07 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: *Present*
Nicole Marsh: *Present*
Gerald Barbara: *Present*
Carlos Rendo: *Absent*
Thomas Panso: *Present*
Lynda Picinic: *Absent*

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

Sal Princiotto, Attorney	Present
Anthony Kurus, Engineer	Present
David Troast, Planner	Present
Clairese Aquilino, Secretary	Present

Minutes

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

Resolution of Approval

Resolution 25-14 was approved on a motion from Mr. Barbara, seconded by Ms. Whitchurch-Carluccio. All members eligible to vote were in favor.

Resolution 24-15 was approved on a motion from Ms. DeScherer, seconded by Mr. Friedberg. All members eligible to vote were in favor.

Resolution 25-16 was approved on a motion from Mr. Friedberg, seconded by Ms. Carluccio. All members were in favor.

15 Pascaek Road- Roger & Nancy Gross- Minor Subdivision

Mr. Stephen Sinisi, Esq., opened the application to the board.

He stated this application was a variance fee, minor subdivision application.

He introduced the applicant's engineer, Mr. Christopher Lantelme, he was sworn in by Mr. Princiotto.

Mr. Lantelme stated the applicant wished to transfer 978 sq. ft to lot 8. He stated he has physically inspected the property. He stated they had revised the plan after Neglia's review from April 4th, 2025. He stated the plan shows the survey of both properties and shows the property of transfer, showing the sliver that is being transferred. He stated the transfer is to access the back of their property through another property for maintenance of their tennis court and making it allowable to get the proper equipment back there. He stated the DPW had provided correspondence they had no issue with the transfer as long as access to the easement was kept open. He stated there are no title restrictions for the properties. Transferring the sliver will allow the owner of lot 8 to have better turning radius by adding to their driveway and it will allow the owner of lot 8.01 to have better access to their tennis court for maintenance. Mr. Lantelme stated the berm and the fence are pre-existing and not a part of the application. He stated the DPW will not lose access to the easement, as there will be a gate instead of a fence. He stated everything complies with the subdivision ordinance.

Mr. Panso asked if the driveway exists now as it was depicted on the survey.

Vice Chairman Dhawan questioned if the retaining wall at the top of the driveway was to be deconstructed.

Chairman Belgiovine asked if the height of the wall will be changed.

Mr. Lantelme stated they will take down about 10 ft of the wall to create a gravel pathway and the driveway will remain.

Mr. Sinisi stated the owner of lot 8.01 will maintain the path.

Mr. Kurus stated having a gate instead of a fence will be more helpful to the DPW.

Mr. Lantelme stated they will provide a final as-built to show all improvements.

Mr. Princiotto quoted ordinance number 380-12 into the record, that no lot or land shall allow access within or through properties.

Mr. Sinisi stated Mr. Princiotto never brought this to his attention prior to the hearing.

Mr. Princiotto stated he put it in an email to Mr. Sinisi, this application needed a variance.

Mr. Sinisi stated identifying a variance was in their notice if needed.

Public Session

The testimony from Mr. Lantelme was opened to the public on a motion from Chairman Belgiovine, seconded by Ms. DeScherer. All members were in favor.

With no members from the public to comment, a motion to close to the public came from Mr. Barbara, seconded by Vice Chairman Dhawan. All members were in favor.

Mr. Roger Gross, owner of 15 Pascack Rd., was sworn in by Mr. Princiotto.

Mr. Gross stated he now maintains the easement but that the owner of 5 Pascack wanted a little more space for his driveway. He stated the sole purpose for the minor subdivision was for maintenance. He stated they will not be developing the property.

Public Session

The testimony from Mr. Gross was opened to the public on a motion from Chairman Belgiovine, seconded by Ms. DeScherer. All members were in favor.

With no members from the public, a motion to close to the public came from Mr. Barbara, seconded by Vice Chairman Dhawan. All members were in favor.

Mr. Princiotto made the recommendation the board request limited access and a deed restriction along with an easement agreement.

The application was approved on a motion from Mr. Barbara seconded by Vice Chairman Dhawan.

230 Broadway- BCUW/Madeline Housing Partners- Affordable Housing Units

Mr. Bruce Whitaker, Esq., opened the application to the board.

Mr. Princiotto checked the notice was good for the meeting, and the board secretary confirmed.

Mr. Whitaker stated BCUW and Madeline Housing Partners LLC are very Bergen County oriented. They have worked together on multiple senior housing units, special needs housing units and supportive housing units. He stated there is a lease agreement between the BCUW/Madeline Housing Partners LLC and the Borough of Woodcliff Lake signed by Judge Farrington for four units that are very low income, four units for supportive housing, six units for low income, and ten moderate income. He stated this will satisfy the Affordable Housing/Fair Share housing. He stated the AH-NB zone was created after the agreement from Judge Farrington was decided. He stated they do not need a variance for any bulk requirements but need variances for the streetscape and the steep slope. He stated there are no erosion issues, walls will be built and meet all requirements. He stated the applicant agreed to meet all requirements from Neglia, DMR, the Fire Department, the Police Department, Park Ridge Water and the Shade Tree Committee.

Mr. Whitaker introduced his first witness, Mr. Joseph Vince of Schwanewde, Hals & Vince Engineering. The board accepted Mr. Vince and an expert in his field of engineering, and he was sworn in by Mr. Princiotto. Mr. Whitaker provided a list of Exhibits as follows:

- A-1 - Site Plan Application with Judgment of Repose & Ground Lease attached
- A-2 - Architectural Plan prepared by Virgona & Virgona dated 6/11/24 page AR-1
- A-3 - Architectural Plan prepared by Virgona & Virgona dated 6/11/24 page A-1
- A-4 - Architectural Plan prepared by Virgona & Virgona dated 6/11/24 page A-2
- A-5 - Architectural Plan prepared by Virgona & Virgona dated 6/11/24 page A-3

- A-6 - Architectural Plan prepared by Virgona & Virgona dated 6/11/24 page A-4
- A-7 - Architectural Plan prepared by Virgona & Virgona dated 6/11/24 page A-5
- A-8 - Site Plan prepared by Schwanawede, Hals & Vince, P.E., dated 10/14/24,
Revised 7/30/25, Title Sheet, page 1
- A-9 - Site Plan prepared by Schwanawede, Hals & Vince, P.E., dated 10/14/24,
Revised 7/30/25, Title Sheet, page 2
- A-10 - Site Plan prepared by Schwanawede, Hals & Vince, P.E., dated 10/14/24,
Revised 7/30/25, Grading Plan, page 3
- A-11 - Site Plan prepared by Schwanawede, Hals & Vince, P.E., dated 10/14/24, Revised
7/30/25, Drainage & Utility Plan, page 4
- A-12 - Site Plan prepared by Schwanawede, Hals & Vince, P.E., dated 10/14/24,
Revised 7/30/25, Lighting Plan, page 5
- A-13 - Site Plan prepared by Schwanawede, Hals & Vince, P.E., dated 10/14/24,
Revised 7/30/25, Landscaping Plan, page 6
- A-14 - Site Plan prepared by Schwanawede, Hals & Vince, P.E., dated 10/14/24,
Revised 7/30/25, Soil Erosion & Sediment Control Plan, page 7
- A-15 - Site Plan prepared by Schwanawede, Hals & Vince, P.E., dated 10/14/24,
Revised 7/30/25, Truck Turning Diagram, page 8
- A-16 - Site Plan prepared by Schwanawede, Hals & Vince, P.E., dated 10/14/24,
Revised 7/30/25, Profile, page 9
- A-17 - Site Plan prepared by Schwanawede, Hals & Vince, P.E., dated 10/14/24,
Revised 7/30/25, Grading Plan, page 10
- A-18 - Site Plan prepared by Schwanawede, Hals & Vince, P.E., dated 10/14/24,
Revised 7/30/25, Detail, page 11
- A-19 - Site Plan prepared by Schwanawede, Hals & Vince, P.E., dated 10/14/24,
Revised 7/30/25, Slope Analysis, page 12
- A-20 - Site Plan prepared by Schwanawede, Hals & Vince, P.E., dated 10/14/24,
Revised 7/30/25, Topographic Survey, page 13
- A-21 - Drainage Calculations prepared by Schwanawede, Hals & Vince dated 6/17/24
- A-22 - Stormwater Facilities Maintenance Manual prepared by Schwanawede,
Hals & Vince dated 4/22/24

Mr. Vince referred to the exhibit A-20, the topographic survey to state there is frontage on Broadway and Highview. He stated they are combining the lots to create 2.9 acres where 2.25 acres is required. He stated A-23 shows two buildings, building one with seventeen units and building two with seven units. He stated they will provide a two-way driveway off Broadway; he stated a box truck will be able to get in and out of the site with no issue. He stated they are proposing 49 spaces where 49 are required: 54 with EV charging spaces. Mr. Vince stated all the ADA spaces will meet code. He stated they will be qualifying for a major soil movement. They are proposing pervious pavement for the parking lot. The water quantity will be controlled by drains and collection basins and tie into the county's drainage. He stated this will reduce peak flow rates and will be maintained by the operator on site. He stated he believed all comments were met from Neglia's review. He stated they will be providing (52) shade trees and bushing throughout the property. He stated the street trees will have spacing greater than 30ft. He stated the utilities will be all underground to the extent of utility company approval. He stated they will not be disturbing 49% of the property. He stated the three- story building will act as a giant retaining wall. There will be two six-foot walls behind the building. He stated the lighting will be mounted into the building and have pole mounted lights. He stated the lights should not be a

bother to neighboring properties and will meet all safety requirements. He stated they will have a small ground sign (north of driveway) that will be externally illuminated. He stated they are proposing 5ft. sidewalks for Broadway.

Mr. Kurus stated their comment from NEA's report, comment 2.17 they proposed pavers between curbing. Mr. Vince stated they would meet the Broadway streetscape ordinance.

Mr. Vince stated there will be exterior garbage can/bins, but they will be enclosed and not visible to the public. There will be easy access for the private hauler to remove the garbage. He stated there will be soil of 679 cubic yards brought in but there should not be any disturbance to local traffic. He stated they were seeking two waivers for the slope categories one two and three. He stated the flattest part of the property needed to be the driveway/parking lot. He stated they are not making any steep slopes, but they are removing them. He stated they meet all affordable housing requirements. He stated the only recommendation they cannot meet is the police departments recommendation to make the parking spaces 9 ½ by 18, the spaces will remain 9 x 18. He stated the mechanical equipment may increase the impervious coverage slightly, but it will not encroach on any side yards setbacks. He stated the garage will be at the lowest level for building one, and the garage will be at the first level for building two. Mr. Vince showed the wall on the south will start at three or four feet and gradually build up to six feet. The parking lot goes into the fill and then the wall breaks, and the parking lot goes into the curb. There will be no landscaping in that area.

There was a suggestion from the board for a guard rail to be installed where the wall and parking lot meet. Mr. Vince stated he can make changes to meet 18ft for guide rails.

Vice Chairman Dhawan questioned if there would be vehicle access behind the building.

Mr. Vince stated there will be no vehicle access behind the building.

Mr. Kurus stated the Broadway corridor requires street lighting

Mr. Vince said they could design two lights to be installed. He stated they could fill the wall and leave six inches of curbing with plantings in front instead of modular block. He stated it would meet current and future requirements. He stated NJDEP and BC Soil reviews still needs to happen.

Mr. Princiotto asked how they would meet the fire department requirements.

Mr. Whitaker stated the applicant's architect would cover that in his testimony but they are not required to meet above the state standards.

Mr. Troast, board planner, stated the site is 100% affordable to create affordable housing unity with residential units.

Public Session

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

With no members from the public to comment, a motion to close to the public came from Ms. Whitchurch- Carluccio seconded by Mr. Friedberg. All members were in favor.

Mr. Whitaker introduced his next witness, Raymond Virgona, the architect for the applicant.

Mr. Princiotto swore in Mr. Virgona and the board was satisfied with his credentials.

Mr. Virgona stated there will be four units for supportive housing, these will be middle units and be two-bedroom units. He stated usually residents within these units are paired with residents that compliment each other. He stated they usually have someone who comes in to help the residents, but they do not stay on site. He stated there are sixteen two- bedroom units and five three- bedroom units. He stated they will be converting one three- bedroom unit to a one-bedroom unit to meet the lease agreement. He stated building one will have three levels, the first level will be the basement with retaining walls, the second and third floor will house the living spaces. All air conditioners will be in the rear of the building. He stated building two will face building one with the back of the building facing Broadway. There will be seven units in building two, (3) three- bedroom units and (1) one- bedroom unit. He stated there will be egress windows in all the units. He stated there will be a four- car garage in front of building two and stairs to access all the units. He stated all the buildings will look uniform. He proposed a two-tone scheme to break up the façade and fit in the community. The buildings will be made of wood structures with simulated stone. There will be recessed garage doors, they will be using hardy colors, and the roofs will be accented. He stated they decided on accented roofs because the attics will be unconditioned space. There will be sprinklers installed in the buildings and they will be installing NFPA13R.

Mr. Barbara asked if there would be any balconies or outdoor spaces for the residents.

Mr. Virgona stated there will not be any balconies because they can be safety issues.

Mr. Troast if the garages would be used for storage.

Mr. Whitaker stated it would be the management company's responsibility to keep track of the garages.

Public Session

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

With no members from the public, a motion to close to the public came from Ms. Whitchurch- Carluccio seconded by Mr. Friedberg. All members were in favor.

A motion to extend the meeting for thirty minutes came from Ms. Whitchurch-Carluccio, seconded by Vice Chairman Dhawan. All members were in favor.

Public Session

The application was opened to the public for public comment on a motion from Mr. Friedberg, seconded by Ms. Whitchurch- Carluccio. All members were in favor.

With no members from the public to comment, a motion to close to the public came from Mr. Friedberg, seconded by Ms. Whitchurch- Carluccio. All members were in favor.

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

Board Discussion- Tice Boulevard Zoning

Mr. Friedberg recused himself from the board discussion.

Chairman Belgiovine brought to the boards attention the possible uses up on Tice Boulevard and what options might be for different the town. He mentioned a film studio, a data center, and additional retail.

Ms. DeScherer questioned if there would be enough space for a data center or a film studio.

Chairman Belgiovine stated he spoke with the state and with Mr. Reiner, they both stated Tice Boulevard meets the criteria. He stated a film studio may have more traffic while a data center may not.

A motion to send a recommendation to explore the options for Tice Boulevard to the Governing Body came from Mr. Barbara, seconded by Ms. Whitchurch- Carluccio. All members were in favor.

The meeting was adjourned on a motion from Mr. Barbara seconded by Chairman Belgiovine. All were in favor.

Respectfully Submitted,

Clairese Aquilino

