

BOROUGH OF WOODCLIFF LAKE
LAND USE BOARD MEETING
July 22nd, 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: *Present*

Nicole Marsh: *Present*

Gerald Barbara: *Present*

Carlos Rendo: *Absent*

Thomas Panso: *Present*

Lynda Picinic: *Present*

Jane Ann Whitchurch-Carluccio: *Absent*

Robert Friedberg: *Present*

Peter Briskin: *Absent*

Sanjeev Dhawan: *Absent*

Ariel Mazor: *Absent*

Brian DiStefano: *Absent*

Michael Kaufman: *Present*

Sal Princiotto, Attorney

Present

Anthony Kurus, Engineer

Present

David Troast, Planner

Not Requested

Clairese Aquilino, Secretary

Present

Minutes

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

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

555 Chestnut Ridge Road- Sign Application

Mr. Mark Madaio, Esq., the applicant's attorney, opened the application to the board. He stated the site is in the B-2 zone, not the R-30 zone in case there was any confusion from the review letter. He stated the existing sign is 32 sq.ft. and the proposed sign will be 48 sq. ft.

Mr. Princiotto confirmed with the board secretary for proper notice of service and notice of publication.

Mr. Princiotto listed the exhibit list as follows:

A-1: Application

A-2: Diagram
A-3: Rendering
A-4: Winter Photo of Current Sign
A-5: Spring Photo of Current Sign
A-6: Survey
A-7: Current Photo of Sign (Summer)
A-8: Current Photo of sign from across Chestnut Ridge Road
A-9: Staged Photo of Proposed sign
WCL-1: NEA Letter
WCL-2: DMR Letter
WCL-3: Shade Tree Letter
WCL-4: WCL PD Letter
WCL-5: WCL FD Letter

Mr. Madaio stated the sign will be between eight inches to a foot slimmer than the current sign. He stated there will be an area on the sign to hold up the swan logo for the rehabilitation center. He stated the skirt of the sign hangs below the legs of the sign. He stated they are seeking a C1 and C2 variances because of the location of the sign and commercial space.

Chairman Belgiovine asked about lighting for the sign.

Mr. Madaio stated there may be some ground lighting, but there was no plan to change any lighting for the sign.

Mr. Princiotto questioned who Rockadian Developers were.

Mr. Madaio stated they were the developers for the owners of 555 Chestnut Ridge Road.

There were no questions or comments from the board members or the board engineer.

Chairman Belgiovine stated the Shade Tree Commission made some comments, but he left it up to the discretion of the applicant.

Mr. Troast, board planner, did not recommend the STC's recommendation.

Public Session

The application was opened to the public on a motion from Councilwoman Marsh, seconded by Ms. Picinic. All members were in favor.

With no members from the public to comment, a motion to close to the public came from Councilwoman Marsh, seconded by Ms. Picinic. All members were in favor.

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

126 Broadway- 3 Story Mixed Use Building

Mr. John Molinelli, Esq., the applicant's attorney, opened the application to the board by stating the site is an abandoned gas station. He stated they waited a little bit to apply to the board, due to the zoning ordinances changing recently. Previously the zone had only allowed commercial use. Mr. Molinelli stated the building would consist of two levels of residence. He stated there is sufficient parking, the front units will have a great view of the lake, and the units in the back are provided with a loft area. The applicant has proposed a roof top lounge for residents only. Referring to the Site Plan, Mr. Molinelli stated the requirement for parking lot entrance/ exit is 17 sq. ft. but the applicant is proposing 30 ft. He stated their max impervious coverage is 75%. Referring to A-6, Mr. Molinelli stated the site borders a residential zone. He stated their proposed buffers, and their tree plantings match the ordinance. He stated that the 50% impervious coverage requirement is not possible with this application. He stated if they met the front yard setback of 70ft, they would be closer to the residents, and the applicant did not wish to do that. He stated the back spaces are to be used only by the 8 tenants, while other parking will be for the commercial use of the building. He stated the left turn onto Campbell from the site is not an issue, providing adequate space for entry/ exit from Campbell to Broadway.

The exhibits were listed as the following:

Exhibit List

A-1 First Floor Plan
A-2 Second Floor Plan
A-3 Loft and Roof Plan
A-4.1 Exterior Elevations
A-4.2 Exterior Elevations
A-5 Rendered Elevations
A-6 Excerpt from Broadway Corridor Study: Phase 2- Burgis Associates
A-7 Stormwater Management Report
T-01 Title Sheet
TS-1 Topographical Survey
S-1 General Site Plan
S-02 Existing Conditions & Demolition Plan
S-3 Grading and Site Plan
EL-1 Site Lighting Plan
L-1 Landscaping Plan
PPD-1 Post Drainage Development Plan
WCL 1- NEA Letter
WCL 2- PD Letter
WCL 3- STC Letter
WCL 4- Park Ridge Water Letter
WCL 5- DMR Letter
WCL 6- FD Letter

Mr. Malek, owner and engineer for the project, is sworn in by Mr. Princiotto.

Mr. Malek stated he is proposing a 3-story mixed-use building. The first floor will be for commercial use only (5,000 sq.ft), the second and third floor will consist of three one- bedroom apartments, and five two- bedroom apartments. He stated the back apartments are duplexes. He is proposing five electric vehicle chargers, three for the commercial portion of the lot and two for the residential portion of the lot. Mr. Malek stated they proposed forty-six parking spaces but only forty-two are required. They have proposed only a left turn on Campbell from the parking lot, no right turn onto Campbell. He stated there are no tenants lined up yet for the commercial spaces. The southwest corner will be the location for loading and unloading commercial spaces. The trash will be adjacent to the loading area. He stated there will be partial parking underneath the building to ensure proper access for all emergency services. Mr. Malek stated there are no easements on the property and there will be a wooden five-foot fence in the rear along the property. The retaining wall will be two and two ½ feet running along the property line. There will be curbing all around in front of the parking spots (eastern side). Sidewalks will be in the front and the side of the property. He stated the exit onto Campbell was made bigger for safety reasons (24.6sq. ft.) and the exit onto Broadway will be 28.5 sq. ft. Mr. Malek stated they are not taking any street- level parking away by making the entrances/exits bigger. He stated he is proposing evergreens and honey locus trees. He stated his proposal meets all the design requirements for Broadway. He stated his proposal meets all ADA requirements; elevator requirements and all the commercial spaces will be ADA compliant. Mr. Malek referred to S3, and TS-1 stating there is no existing stormwater system on site right now. He stated there is a catch basin on the lot line and across Broadway. He stated he has proposed 8 drains to collect from the roof drains and surface areas.

Mr. Kurus, Borough engineer stated Bergen County Soil approval will be required for this application and soil testing will need to be provided.

Mr. Malek referred to the EL-1 exhibition, Site Lighting Plan, and stated the lights will be on from dusk to dawn and can be lowered if needed. The landscape plan L1 showed evergreen trees to be planted, a wooden fence to be installed along with shrubs and grass in the buffer zone. He stated the front of the property will have grass, honey lack trees and pavers, along with irrigation. The Campbell side of the property will have grass with shrubbery. A-1 he described the three retail spaces, one will be 1,320 sq. ft., the second one will be 2,000 sq. ft. and the third will be 1,635 sq. ft. All will have bathrooms, and all will have access through the front of the store except for one store having a second means of egress. There will be a meter room and two stairwells on the first floor. A-2 showed the second-floor layout. Mr. Malek stated this will be the first floor of residential spaces. He stated all back units are duplex units with access to the rooftop. Only three front units will have balconies, and there will be a single hallway on the second floor. A-3 showed the third- floor layout. A4.1 and A4.2 showed the exterior elevations of the site and A-5 showed all sides of the proposed building, with parking, landscaping and lighting. Mr. Malek stated the project will comply with all letters from the borough and its professionals. He stated there will be tree removal, but it will be replaced with buffering.

Mr. Princiotto questioned Mr. Malek about how he got the height calculation.

Mr. Malek stated he started at the middle of the building but proposed to remove soil and make the building have a lower grade.

Mr. Molinelli stated they we would submit calculations to NEA to confirm.

Mr. Malek stated the air conditioning units will be on the Campbell side of the second level roof.

Councilwoman Marsh questioned if the parking spots are made to be 9.5 x 18, how many spaces would be lost.

Chairman Belgiovine stated they would still be fine with parking because they are proposing more than what is required.

Mr. Molinelli stated the applicant would comply with the 9.5 x 18 spaces of the board wishes for them to do so and still meet the requirement.

Mr. David Troast, board planner, stated the spots on the right side are dangerous and recommended making those spots 10ft. for the commercial parking.

Mr. Barbara questioned the distance from the handicapped parking spots to the front of the building.

Mr. Molinelli stated the distance is between 45- 60 ft.

Mr. Malek stated there will be ramps on the side of the building for easy access for handicapped persons.

Councilwoman Marsh questioned which unit would be an affordable unit.

Chairman Belgiovine and Mr. Princiotto stated they both spoke with the Borough's redevelopment attorney, Ms. Wendy Quiroga stating there will need to be two affordable units, one three- bedroom unit and one two- bedroom unit. Mr. Troast agreed.

Mr. Molinelli stated his applicant will comply with the affordable housing laws.

Mr. Friedberg questioned if any tanks needed to be removed.

Mr. Malek stated the tanks were removed over 10 years ago.

There was a brief recess at 8:58pm. The meeting opened back up again at 9:13pm.

Mr. Princiotto asked if the applicant will be complying with the fire department's requests.

Mr. Molinelli stated they would comply with the fire department's requests.

Mr. Princiotto questioned the type of materials for the streetscape ordinance.

Mr. Malek referred to exhibit A-5 stating there will be hardy planks, separated with aluminum reveals. The lower-level shows brick and the color scheme will be tan cement with brown brick. The roof will not be visible because it will be flat. He stated pavers with concrete will be for the sidewalk and the lighting will be in compliance with the borough's ordinance.

Mr. Troast stated he suggests a separate sheet for NEA to review the streetscape and lighting. He suggested to get rid of the grass and add perennials for ground coverage instead of grass, he suggested putting in trees/plantings on the West side of the parking lot, and he suggested a lighting plan for all signs, to ensure uniformity, similar to 62 Broadway.

Mr. Malek stated there will be no street sign, only a number in a visible area on the building.

Chairman Belgiovine stated the board received two letters from residents about this application.

Public Session

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

Ms. Sofia Gonsales, 10 Campbell Ave, questioned if the back parking spaces were intended for residents only, why put the electric vehicle spaces there?

Mr. Malek stated he thought the electric vehicle spaces would be best in the residential parking in case the residents of the building wanted to use but he could move them.

Ms. Christine Fernandez, 11 Campbell Ave, stated she has complained multiple times about how unkept the property of 126 Broadway has been over the years. She stated she does not trust that it will be maintained after new building is done.

Mr. Malek stated there will be ordinances that have to be followed, the property will be properly maintained.

Mr. Craig Padover, 27 Campbell Ave, stated he hopes Mr. Malek will be a good neighbor to all of the surrounding neighbors.

Ms. Gwenn Levine, Campbell Ave, questioned why the spaces for this new building are narrower, when 62 Broadway has five retail spaces but 38 parking spots.

Mr. Malek stated based off of the square footage of the retail spaces, there will be roughly 43 spaces, which will comply with the 42 spaces required and comply with the PD's recommendation and the bedroom count.

Ms. Josephine Higgins, Pond Road, questioned why not keep the existing trees, by planting new trees, this will take a long time for them to mature.

Chairman Belgiovine questioned if there were mature oak trees in the buffer zone.

Mr. Malek confirmed there are in the 30ft. buffer zone.

Chairman Belgiovine asked Mr. Malek if he would try to save the mature trees in the buffer zone.

Mr. Troast stated the mature trees were not in the buffer zone.

Mr. Kurus stated Mr. Malek would need to comply with the newest shade tree ordinance for replanting.

Mr. Brandon Copley, 10 Campbell Ave, questioned Mr. Malek why he proposed three stories instead of two, and why he felt the need for the exit onto Campbell? What about the trees?

Mr. Malek stated the code gives the height restrictions, and the code suggested 2.5 stories. He stated he proposed the exit onto Campbell avenue for easier access for the Fire Department and other emergent vehicles. He stated he will comply with the 30ft buffer zone and the zoning ordinance but the new trees will grow.

Mr. Troast suggested green giants, not spruce trees.

Mr. Princiotta noted he will put in the resolution for there to be a tree/ replanting examination performed.

**A motion to extend the meeting for another thirty minutes came from Councilwoman Marsh, seconded by Mr. Kaufman. The board was in favor.

Mr. John Walik, Campbell Avenue, stated he was worried about the exit onto Campbell.

Mr. Malek stated he felt it was necessary for all emergent vehicles.

Ms. Gwenn Levine stated she was worried about the excess traffic that would be on Campbell if allowed to exit from the parking lot.

Mr. Malek stated it would not create excess traffic, he stated only residents would be allowed to park in the rear of the parking lot, all commercial parking would be in the front of the building on the Broadway side.

With no more members from the public questioning Mr. Malek's testimony, it was closed to the public on a motion from Ms. Picinic, seconded by Mr. Barbara. All members were in favor.

Public Comment

The application opened for public comment on a motion from Councilwoman Marsh, seconded by Mr. Kaufman. All members were in favor.

Mr. Craig Padover, 27 Campbell Avenue, stated Campbell Avenue is parallel to Prospect Avenue and there is a lot of commercial traffic. He stated there are twenty houses on each side of Campbell, and there is a lot of foot traffic, lots of people walking, walking their dogs and kids. He stated he does not understand why the applicant is not excluding right turns onto Campbell Avenue from the parking lot of 126 Broadway. He stated he does not believe that four to five car lengths give enough time for drivers. He stated the letter of recommendation from the Police department was not accurate. He believes there should not be a right turn onto Campbell because it posts a safety issue, he had no issue with a left turn onto Campbell.

Cynthia Grogan, 14 Campbell Avenue, believes that drivers now do not follow the 25mph rule for Campbell Avenue. She stated she has a problem with how much traffic this site will cause the residents of Campbell Avenue once completed.

Joseph Fragiosa, Campbell Avenue, stated the street of Campbell Avenue is very narrow already. People drive fast up and down and he is worried about the safety of those on Campbell. He stated he was worried something serious could happen if this site was approved.

Brandon Cropley, Campbell Avenue, stated the building is going to be 36ft high, and will only be blocked by 10ft. trees. He stated without the trees the noise would be significant. He stated he is worried people will be able to see into his backyard from the rooftop of the building.

Chairman Belgiovine stated the roof will face Broadway with a wall to buffer.

Celia Drennan, Campbell Avenue questioned why does the town want open retail all over Broadway? She questioned who is going to walk Broadway, and why the town wants to make that area a "walkable Broadway"? She stated all of Broadway used to be SFHs.

Michelle Ward, 129 Broadway, stated this building needs to be built and she believed it would be good for Woodcliff Lake and Broadway. She stated she was in favor of this application and thinks it will beautify Broadway.

Christine Fernandez, 11 Campbell Avenue, stated she hates the entrance/exit onto Campbell Avenue. She thinks it causes a big safety issue. She stated landscapers park in Campbell Avenue all the time. She stated she has young kids and wants their street to be safer. She stated the owner of 126 Broadway has not maintained the property and fears he will not maintain the property after this project is built.

**A motion to extend the meeting for another thirty minutes came from Councilwoman Marsh, seconded by Mr. Kaufman. The board was in favor.

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

The application was approved on a motion subject to the shade tree/ streetscape/ parking and no right turn onto Campbell Avenue from Councilwoman Marsh, seconded by Mr. Kaufman. All members were in favor.

A motion to hear Mr. Francis Reiner's presentation of the BMW Site, 300 Chestnut Ridge Road for consistency review was made by Councilwoman Marsh, seconded by Mr. Kaufman.

300 Chestnut Ridge Road- Consistency Review

Mr. Francis Reiner was sworn in by Mr. Princiotto.

Mr. Reiner stated the property is 300 Chestnut Ridge Rd (BMW), the block and lot is 602/1. He stated the property is a redevelopment. This was introduced by the Mayor and Council back on July 21st 2025. He stated the Land Use Board needs to determine if the redevelopment plan is consistent with the Master Plan. He stated that after it is reviewed by the LU Board, the review will go back to the Mayor and Council. Mr. Reiner stated this redevelopment plan allows for residential, commercial, parks, and supportive housing. He stated the plan being shown was modified by FAR Planning. He stated they have to look at how the site is going to be proposed. He stated there will be walkways all around the entire site, with a very open space concept. He stated they meet the affordable housing requirement; the buildings will be a minimum of 2 stories with parking in the rear.

Mr. Panso questioned the supportive housing.

Mr. Reiner stated supportive housing is for those that cannot meet the criteria.

Mr. Reiner stated the use of office space has gone away and was needed more five years ago.

He stated this redevelopment plan allows for affordable housing in an area that does not have significant impact on the residents of the town.

Mr. Reiner stated the redevelopment plan is consistent with Woodcliff Lake's Master Plan because it proposes a mixed use with residential development. He stated it meets the criteria that stated commercial corridors on Chestnut Ridge Road, it enhances the Chestnut Ridge Road corridor, and it will provide residences within proximity to commercial properties allowing for businesses to be supported. He believed it met the criteria of the existing housing in the area as well.

Mr. Reiner's presentation was opened to the public on a motion from Ms. Picinic, seconded by Mr. Kaufman. All members were in favor.

Ms. Josephine Higgins, Pond Road, stated she was in favor of the redevelopment plan and thinks the town has done a beautiful job working with the developer.

A motion to close to the public came from Mr. Kaufman, seconded by Ms. Picinic. All members were in favor.

A motion to approve the plan is consistent with the Master Plan came from Mr. Friedberg, seconded by Mr. Barbara. All board members were in favor.

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

Respectfully Submitted,

Claresses Aquilino