

**BOROUGH OF WOODCLIFF LAKE
SPECIAL MEETING
LAND USE BOARD MEETING
December 2nd, 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: *Present*

Jane Ann Whitchurch-Carluccio: *Absent*

Robert Friedberg: *Present*

Peter Briskin: *Absent*

Sanjeev Dhawan: *Present*

Ariel Mazor: *Absent*

Brian DiStefano: *Absent*

Michael Kaufman: *Present*

Sal Princiotta, Attorney

Present

Anthony Kurus, Engineer

Present

Francis Reiner, Planner

Present

Clairese Aquilino, Secretary

Present

Minutes

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

300 Chestnut Ridge Road (Continued)

Mr. Leibman, Esq., introduced the application again to the board. He stated Mr. Carmen will continue his testimony as the landscape architect.

Mr. Princiotta, Esq. stated Mr. Carmen is still under oath from the last meeting on November 13th.

Mr. Carmen stated the berm will be enlarged, and there are 43 trees being saved on the berm. He stated they are providing an additional 167 trees to be planted. He stated the redevelopment plan supersedes the tree replacement plan, but they will work to do so. He stated he had spoken with the Shade Tree commissioner, Mr. Clay Bosche and they have agreed to work with the shade tree

committee. He stated 91 trees will be removed from the berm. He stated the roadway behind the berm will remain similar, but the roadway will be changed slightly, and the berm will be regraded to do so. He stated on page 4 of exhibit A shows the berm 180 ft from Chestnut Ridge Road. This plan showed the proposed plan with material to raise the road and the berm; there will be a 4ft increase with plantings on top. Page 5 of Exhibit A shows 160 ft from the berm to the road, this is 185ft to the multifamily buildings from Chestnut Ridge Road. The Chestnut Ridge Roadside of the berm will not be disturbed. He stated there will be a wide variety of plantings on the Chestnut Ridge roadside to provide character.

Mr. Reiner stated he has no issues with the variety of trees and plantings the applicant has provided.

Vice Chairman Dhawan questioned if there will be any transplanting with this project.

Mr. Carmen stated there would be no transplanting done.

Councilwoman Marsh questioned if they had a timeline for the replanting.

Mr. Carmen stated he could not testify to a timeline, but it will most likely be done close to end of the job.

Chairman Belgiovine suggested once grading and the berm is established, the plantings start going in.

Mr. Carmen stated he would need to check on that because irrigation will be going in all the areas of replanting and landscaping.

Mr. Leibman stated there will be a construction schedule once the governing body adopts a redevelopment agreement.

Public Session

A motion to open to the public for Mr. Carmen's testimony came from Councilwoman Marsh, seconded by Ms. Picinic. All members were in favor.

Ms. Hui Kwei, 277 Chestnut Ridge Road, Woodcliff Lake, asked about the changes to the berm and the roadway.

Mr. Carmen stated the grade change to the berm is on the backside of the berm. They will be adding a walkway and only one tree will be removed from the front side of the berm. There will be no changes to Chestnut Ridge Road.

Mr. Bert Taylor, 1 Stratford Court, Woodcliff Lake, suggested here should be fencing around the trees to protect them.

Ms. Laura Jeffas, 39 Kenwood Drive, Woodcliff Lake, questioned the utility work and the roadway and a new sidewalk.

Mr. Carmen stated the engineer will testify to the utilities. The roadway will be further into the berm but the backside of the berm. There will be a new sidewalk on Chestnut Ridge Road.

Ms. Leslie Maltz, 1 Stratfor Court, Woodcliff Lake, asked they do not plant in the winter because the plants and trees will not grow properly.

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

Mr. Leibman, Esq., introduced his next witness, Mr. Adolf Montana, the applicant's engineer. He was sworn in by Mr. Princiotto, Esq. and accepted by the board. He stated the property will be subdivided into four lots. The lots will be 1.04 at 109, 242 sq. ft., 1.01 at 36, 576 sq. ft., 1.02 at 228,162 sq. ft. and 1.03 at 494,427 sq. ft. He referred to C-7, showing a colorized site plan. They will be using the existing driveway that gives access to the BMW site. They are adding two driveways, and a driveway on Glen Road as well. They are proposing 24.9% for 13 buildings where 30% is required. All setbacks are met by the redevelopment plan. Referring to C-8, 45 spaces are required for the retail spaces, they are proposing 67 spaces. They have an additional 40 parking spaces in banked car parking. They will have 5 ADA spaces and 7 EV charging spaces. There will be 13 spaces for the supportive housing building, 231 spaces for the townhomes. The multifamily buildings will have 579 parking spaces, 34 surface parking spaces, and 545 in the garages. There will be a 6'' curbing throughout the site. There will be sidewalks throughout the site that will range 4', 5' and 6' wide. Two pedestrian trails will be provided along with bike racks. The grading for the multifamily building runs North to South from 395-392. They will be maintaining the existing stormwater system, with 6 underground basins and one above ground into the pool at the back of the BMW campus. Twelve retaining walls will be built throughout the site. He stated this is a major development because they're disturbing more than one acre.

Mr. Reiner asked Mr. Montana to describe what a detention basin looks like for the public.

Mr. Montana said the detention basins are below grade they are not seen and they are plastic arches that sit on crushed stone and water filtrates through stone back into the ground. He stated some will be under pavement and some will be under grass areas; they will require maintenance. He stated the above ground detention systems exist on site and the stormwater management is submitted to the county clerk like a deed restriction. He stated they will be providing a sanitary sewer system throughout the site; this will be 8-inch PVC piping, one connection will be in front of the supportive housing and the second will be in front of the Multifamily buildings. For water they will be providing an 8-inch D IP system that will provide water to the entire site and there's two connections for this one on Chestnut Ridge Road and one on Glen Road. All electric and gas will be provided for all 13 buildings and that will all be connected from Chestnut Ridge Road as well. He stated all lighting will be LED. There will be 94 light poles throughout the site, types 3-4 and 5. Each light pole will be 14 feet in height, manufactured by Beacon, and they will

be facing Chestnut Ridge Road straight down. All of them will be 3000 Kelvin and they will be 5-inch aluminum poles. All utilities will be underground and not seen. There will also be 34 LED bollards that are manufactured by Keem lighting. The average foot candle will be 1.7 feet for the retail portion, for the roadways the foot candles range from 1.5 to 2.5, For the sidewalks, the foot candles range from 1.8 to 2 feet, and for the roadway, candles, they will be between. Three feet and 3.9 feet.

Mr. Panso asked Mr. Montana if he mentioned something about a garage.

Mr. Montana stated there will be two garage levels under the multifamily buildings and there will be straight level access.

Vice Chairman Dhawan questioned if there was parking under the courtyard of the multifamily buildings.

Mr. Montana stated there will be parking underneath.

Mr. Kurus, Board engineer, asked Mr. Montana to add the existing pond for stormwater management to the manual.

Chairman Belgium Bini made the comment that everything will drain to the existing pond, but slower based on the new requirements, except for the smaller corner near the banked parking.

Mr. Montana stated they had a meeting with the county, and they planned to meet all their requirements.

Mr. Reiner questioned if all lighting will be on a dimmer system and can be set by different phases. He also suggested to the board there be a six-month period for review for the lighting after construction has been completed.

Mr. Princiotto, Esq., questioned if any drainage system integrates with the remaining 60 acres of BMW.

Mr. Montana stated this will be an independent system apart from the remaining BMW site.

Public Session

A motion to open to the public for Mr. Montana's testimony came from Mr. Kaufman, seconded by Councilwoman Marsh. All members were in favor.

Ms. Donna Abene, 124 Woodcliff Avenue, Woodcliff Lake, questioned what happens to the pond if there is a drought.

Mr. Montana stated the pond has constant water to maintain it.

Ms. Liz Gaelick, 70 Apple Ridge Road, Woodcliff Lake, questioned if there were any other roadways or driveways.

Mr. Montana stated there will be 3 driveways on Chestnut Ridge Rd. and one on Glen Rd.

Ms. Leslie Maltz, 1 Stratford Court, Woodcliff Lake, questioned if there would be soil testing and if the drainage would go into the street. She also questioned whether there would be any safety precautions to keep children out of the pond.

Mr. Montana stated They had not done soil testing for contamination, but they will do it for the storm water and there will be a retaining wall to keep children out from the existing pond, and all drainage will lead to the existing pond.

Ms. Tammy Sibanda, 305 Chestnut Ridge Road, Woodcliff Lake, asked when they are planning to demo the existing building and are there any requirements? She also questioned whether the storm water management manual is available for public viewing.

Mr. Leibman, Esq., stated the building will be demolished but the requirements will come from the UCC and the building department when the time comes. He stated all documentation for this application is on the Borough's website for public viewing.

Ms. Susan Dzerga, 285 Chestnut Ridge Road, Woodcliff Lake, asked if there would be lighting/street signs for the entry roads into the site.

Mr. Montana stated yes, every entrance will have the signs lit up and there will be 3 to 3.9 foot foot candles.

Ms. Laura Jeffas, 39 Kenwood Drive, Woodcliff Lake, asked if the applicants will have access for emergency vehicles and if they had been in contact with Park Ridge Water and PSE&G. She also asked if there will be private maintenance for the roadways and garbage removal.

Mr. Montana stated there will be access for emergency vehicles. They have contacted Park Ridge Water, and they will be speaking with an electrical engineer from PSE&G later about utilities. The roadways will be privately maintained, and the garbage will be removed by a private hauler.

Mr. Reiner stated they are not aware of where the power source will come from, it'll be up to the EMP engineer later.

Mr. Bert Taylor, 1 Stratford Court, Woodcliff Lake, asked if they had been in contact with Bergen County utilities.

Mr. Montana stated they had been in contact with Bergen County utilities.

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

**** A five-minute recess was taken at 8:53pm****

**** Meeting began again at 8:58pm****

Mr. Leibman, Esq., introduced his last witness, Mr. Matthew Seckler, the applicant's traffic engineer. He was sworn in by Mr. Princiotto, Esq., and accepted by the board. Mr. Seckler stated they've reviewed the North End of Chestnut Ridge Rd. and Glen Rd. and the Garden State Parkway. He stated the Chestnut Ridge Rd. and Glen Rd. intersection was the busiest intersection with volumes at its busiest time of 200 to 300 cars but noted this is also a 2-lane road on both sides. He stated they accounted for traffic with the New Goddard School further down the road on Chestnut Ridge and the growth rate for two to three years in the future. He stated they added counts for 2024, and they accounted for traffic if there was no development done. He stated the car count would become 166 to 186 new cars in and out of the site which would equal one to three cars every minute. He stated this would increase the delay by a couple of seconds at the intersections, but most cars would still be able to get through the traffic lights and there is no significant change for those coming in and out of the site. He stated the county is agreeable to the proposal of three driveways on Chestnut Ridge Rd. And the one on Glen Rd. The three driveways on Chestnut Ridge Rd. would allow you to leave and enter both ways whereas the driveway on Glen Rd. would only allow you to leave on the right. He stated the increase in traffic for this site is less than what a corporate building would have. It was said there's no significant impact for traffic control, no variance is required and they meet all requirements of the redevelopment plan adopted on July 21st, 2025.

Mr. Penzo questioned why they did not consider the Hilton or the building at 100 Tice Blvd.

Mr. Seckler stated it would not change the conclusions, but it could raise it slightly. He stated the county did not require turning lanes on Chestnut Ridge Rd. He stated if Chestnut Ridge Rd. was busier, they would need a left turn lane and it would be required from the county, only South on Chestnut Ridge Rd. not North. He stated there would only be a 2.7% increase over the next two to three years and the DOT only requires 2 to three years out and no further. He stated they found no visible issues for drivers either way.

Public Session

A motion to open to the public for Mr. Seckler's testimony came from Mr. Kaufman, seconded by Ms. Picinic. All members were in favor.

Ms. Jill Stratsburg, Mulholland Drive, Woodcliff Lake, Questioned if. School traffic was considered for this study and if there is internal signage, speed limits.

Mr. Seckler stated. The trip generation includes joyrides, travel to work, travel to shopping and travel to school. He stated there are about 1,250 cars at peak traffic time going southbound on Chestnut Ridge Rd. He stated they utilized 2 methods the first one commuting to work and the

existing volumes and mimics the patterns. He stated internal signage can be done but they don't sign private roads and it could be discussed in the redevelopment agreement.

**** A motion to extend the meeting to 10:30pm came from Ms. Picinic, seconded by Councilwoman Marsh. All members were in favor.**

Ms. Josephine Higgins, 10 Pond Rd. Woodcliff Lake, questioned if there would be buses for residents to get to the train.

Mr. Seckler stated there is no busing proposed, but some sites have proposed it later.

Ms. Leslie Maltz, 1 Stratford Court, Woodcliff Lake. asked how low-income housing individuals would get to public transportation and if there would be a median into Glen rd.

Mr. Steckler stated. Public transportation is within walking distance of the site and there would be an island with a six-foot curb to stop the left hand turn into the site from Glen Rd.

Ms. Suzanne Dzerga, 285 Chestnut Ridge Rd. Woodcliff Lake, was sworn in by Mr. Princiotto, Esq., to testify that there is a blind curve on Chestnut Ridge Rd. and questioned what is stopping someone from driving through the site to make the right onto Glen Rd. if they can't turn right on red at the intersection of Chestnut Ridge Rd. and Glen Rd.

Mr. Wanlan Zeng, 269 Chestnut Ridge Road, Woodcliff Lake, questioned the effects of the left turn to go north out of the site.

Mr. Seckler stated. There will be 3 driveways, one at the southern part of the site, one in the middle, that exists and there will be one at the most northern point of the site on Chestnut Ridge Rd. and should have no effect on the left turning to go north. He stated when BMW was at its peak, they had 200 to 250 cars during the busiest hours and operated just fine with only two driveways.

Ms. Yiwei Zhang, 269 Chestnut Ridge Road, Woodcliff Lake, questioned how the traffic increase will help the residents if they put restrictions.

Mr. Seckler stated there would be no restrictions and most commuters go southbound on Chestnut Ridge Road.

Mr. Renner stated only the county would place restrictions on Chestnut Ridge Road; the Land Use Board has no jurisdiction.

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

A motion to open to public comment came from Councilwoman Marsh, seconded by Mr. Barbara. All members were in favor.

Ms. Suzanne Dzerga, 285 Chestnut Ridge Road, stated she likes the open space Woodcliff Lake provides and thinks she may be selling her house soon because of this development.

Ms. Yiwei Zhang, 269 Chestnut Ridge Road, wondered what the noise would be like because she has a medical condition and it is worsened by tinnitus.

Mr. Leibman, Esq., stated they will follow all state and borough noise ordinances.

Ms. Leslie Maltz, 1 Stratford Court, stated the applicant's math does not add up. The building has been unoccupied, so they can't have a credit and there's not sufficient data.

Ms. Laura Jeffas, 39 Kenwood Drive, stated they are not meeting the 20% requirement for affordable housing.

Mr. Reiner stated they do meet the 20% requirement for affordable housing.

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

Mr. Leibman, Esq., stated this is a large project. He has represented the board before, he is a resident and he really likes this project. He believes it will bring lots of revenue to this community. The architects, planners and engineers have all done very well on this job. He stated he does not believe it's going to harm the community. He urged the public to not be afraid of change. He stated the same comments and questions were made when Tice Mall came before the board. He stated he hopes the board votes favorably for this application and to thank them for their service.

The application was approved on a motion from Mr. Kaufman, seconded by Vice Chairman Dhawan. All members voted favorably.

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

Respectfully Submitted,

Clairese Aquilino