

**BOROUGH OF WOODCLIFF LAKE
LAND USE BOARD MEETING
November 13th, 2025
MINUTES**

Call to Order:

This meeting was called to order at 7:03 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: *Absent*

Nicole Marsh: *Present*

Gerald Barbara: *Present*

Carlos Rendo: *Absent*

Thomas Panso: *Present*

Lynda Picinic: *Present*

Jane Ann Whitchurch-Carluccio: *Absent*

Robert Friedberg: *Absent*

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

Present

Francis Reiner

Present

Clairese Aquilino, Secretary

Present

New Application- 6 Meadow Lane

Mrs. Arielle Hasson, owner of 6 Meadow Lane, introduced herself to the board and was sworn in by Mr. Princiotto. She stated she and her husband were seeking an eight-foot variance for the rear line setback for an egress staircase. The required setback is 40ft and they were proposing 32ft for the stairs. She stated the stairway would be about 4ft wide, and no more than 30ft deep.

Mr. Princiotto stated the setback is further because the house is on a cul- da- sac.

Public Session

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

With no members from the public, A motion to close to the public came from Ms. Picinic, seconded by Mr. Barbara. All members were in favor.

A motion to approve the application came from Councilwoman Marsh, seconded by Mr. Barbara. All members were in favor.

New Application- 54 Prospect Avenue

Mr. Santo Alampi, Esq., the applicant's attorney, introduced the application to the board. He stated they were before the board that night to request a minor subdivision and some C variances. Before the application, the exhibits were premarked by Mr. Princiotto, Esq. as the following:

- A-1 Notice, affidavit/proof of service, affidavit of publication
- A-2 Application
- A-3 Elevation Drawing and Floor Plan Dwelling A dated 7/12/25 by John S. Cohen Associates Architect
- A-4 Elevation Drawing and Floor Plan Dwelling B dated 7/12/25 by John S. Cohen Associates Architect
- A-5 Existing Conditions Survey dated October 15, 2024, last revised 7/23/25 by Houser Engineering
- A-6 Proposed Subdivision dated October 15, 2024, last revised 7/23/25 by Houser Engineering
- A-7 Planning exhibit
- WCL-1 Neglia Engineering Review Letter dated September 2, 2025
- WCL-2 DMR Planning Review Memo dated 9/17/25
- WCL-3 Park Ridge Water specifications and comment letter dated March 5, 2025
- WCL-4 Email from Police Department dated March 11, 2025
- WCL-5 DPW email dated March 14, 2025
- WCL-6 Email from Shade Tree Committee (no comments) dated 11/5/25
- WCL-7 Fire Department email dated November 6, 2025

Mr. Alampi, Esq. introduced his first witness, Mr. Jefferey Houser, the applicant's engineer. The board accepted his credentials. He stated the property in question is in the R-15 zone, the block and lot are 2702/10. The lot is 20, 511 sq. ft. The property slopes from the Northwest to the Southeast. It currently is developed as a two-family home. The existing house is non-conforming. They are proposing to demo the two-family home, subdivide the property into two lots and build two single family homes. Both homes will have garages and individual driveways. Lot 10.01 will have a footprint of 1,572.1 sq. ft. and lot 10.02 will have a footprint of 1,504 sq.ft. He stated both dwellings are compliant with front, rear and side yard setback requirements and building height requirements. He stated the existing house has 3,670 sq.ft. of impervious surface. They are proposing stormwater management for both lots. They are proposing underground electric to run off an exiting pole. The variances they were seeking were for lot coverage and lot frontage for both. He stated the building heights will be 2 ½ ft high or 30ft max for both homes. He stated he was not aware of any current stormwater management for the property. Mr. Alampi questioned Mr. Houser if he had reviewed the WCL-1 Neglia Engineering letter. Mr. Houser stated he had reviewed the letter. He stated they plan to fully comply with all requirements from Neglia.

Mr. David Troast, Board Planner questioned what the permitted uses are in the R-15 zone. He also questioned if there was proof the existing home was a legal non-conforming use.

Mr. Alampi, Esq stated they do have proof, the tax office has this property classified as a two-family and the house has two meters. Mr. Alampi, Esq. modified the application by adding the

copy of the tax record card to the exhibit list as A-8 and the current tax bill as A-9. They provided photos of the existing structure, marked as A-10 and A-11.

Public Session

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

Ms. Gwenn Levine, Campbell Ave, stated the house directly behind her is a two-family home.

Chairman Belgiovine stated there is no zones in Woodcliff Lake, zoned as Two Family homes. The existing two-family homes are pre-existing non-conforming homes.

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

Mr. Alampi, Esq. introduced his second witness to the board, Mr. Michael Pessolano, the applicant's planner. He was sworn in by Mr. Princiotto, Esq., and the board accepted his credentials. Mr. Pessolano stated he photographed the site. It can be seen there are two meters on the house and two mailboxes. He referred to exhibit A-7, six sheets of maps/ photos of the subject property and the surroundings. The first page showed the Borough of Woodcliff Lake tax map showing a series of parcels around 54 Prospect that are of a similar size. Several were undersized as well ranging from 6,400 sqft. To 12,000 sqft. The second sheet showed the subject property located in the R-15 one. The third sheet outlined the property in question, showing the full extent of the lot size and the house. Mr. Pessolano stated zoning has kept this zone as a single-family use only. Sheet four showed lightly shaded boxes to indicate the houses around the two single family proposed homes. Sheet five showed four ground photos taken by Mr. Pessolano of the two-family home. Lastly sheet six showed two family dwellings to the East of the subject property and two-family dwellings opposite of the subject property. He stated he believes the application meets the analysis for the c variances. He testified that the lots are reasonable size for the proposed single-family homes. He stated the application conforms to the 2022 Master plan, by removing a non-conforming two-family use and provide a single-family use. The patios will be at grade level of 310 and 320 sq. ft.

Mr. Troast suggested to the board if the variances are approved, they should have limitations, in case other applications come in in the future with similar requests.

Public Session

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

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

Public Session

A motion to open to the public for public comment on the application came from Councilwoman Marsh, seconded by Ms. Picinic. All members were in favor.

With no members from the public, 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 Mr. Kaufman, seconded by Councilwoman Marsh. All members were in favor.

New Application- 300 Chestnut Ridge Road

Mr. Marc Leibman, Esq. introduced himself and the application for 300 Chestnut Ridge Road. he stated the site in question located at 300 Chestnut Ridge Rd, Block 602, lot 1 is a major subdivision application with supportive housing, multifamily buildings, townhome development and retail shops.

Mr. Princiotto, Esq. verified with the board secretary for proper notice and service.

Mr. Leibman, Esq. introduced his first witness, Mr. Michael Lawson, the applicant's architect. He was sworn in and accepted by the board. Mr. Lawson stated each building has its own requirements within the redevelopment that was approved by the governing body. He referred to A-01 of the architectural plans, stating there would be 297 multifamily units, with 34 affordable units meeting all COAH requirements. He stated the supportive housing has 26 units with 40 beds available. He stated the multifamily building would have two levels. Of basement below the four-story buildings with a parking garage and a resort like amenity space, that the landscape architect would go into further detail about during his testimony. He stated Building A and Building B are manicured to provide secure buildings. There would be 36 one-bedroom units, 35 one-bedroom units with a den, 129 two-bedroom units, 65 two-bedroom units with a den, and 32 three-bedroom units. He stated all amenities would be at the center between the two buildings. Mr. Lawson stated the materials for the multifamily building will be fiber cement veneer. It will have architectural windows and forums. They are proposing a stand seen roof. He stated they worked with Borough professionals to create a beautiful front yard. They plan to make town homes next to the multifamily compatible with each other by using the cast stone materials. He stated residential stoops on Chestnut Ridge Road allow separate entrances and there would be slightly different brick to coincide the buildings. There will be a double story entrance into the building, this is where deliveries, drop-offs, and pickups would be. He stated they did this to not cause problems on Chestnut Ridge Road. Mr. Lawson stated the supportive housing will have 40 beds towards the boroughs affordable housing requirement with 16 one-bedroom units, 16 two-bedroom units and 8 four-bedroom units. He stated the supportive housing will have a stone veneer with fabricated material. Mr. Lawson stated the retail. We'll have masonry stone with a fabricated veneer. There will be two buildings, building one will be 3,000 square feet and the second building will be 6,000 square feet. The restaurant will be in the second building, allowing for indoor and outdoor dining. The town home units will consist of 47 units total. There will be three rows of units creating that neighborhood feeling. All units on site comply with the height requirements. All townhomes have the option for elevators to be installed, and they are slightly pushed back into the site. They will all have a stone veneer with fiber cement and paneling. The front row of units will face the park area on Chestnut Ridge Road. The trash for the multifamily. Units will have a shoot into the lower level of the garage and will be handled by the property management. There will be trash rooms on all floors of the supportive housing building. There will be garbage outside for retail spaces and supportive housing that is enclosed.

Mr. Francis Reiner, the Board planner, asked the architect and the applicant's attorney to please provide a timeline for construction.

It was stated that all site work will be done at once and the multifamily building will be the first to be built.

Mr. Panso asked for an approximate timeline.

It was stated that the multifamily building will take 24 to 48 months and the townhomes and supportive housing could be a shorter timeline. The townhomes will be 100 feet from the road and the multifamily building will be 150 feet from the road.

Public Session

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

Mr. Gerald Bedman, 166 Portland Drive, Saddle River Grand, questioned if this was the entire BMW site or just a portion, and is the density what the redevelopment plan called for? He stated the site was massive as Saddle River Grand is only 68 townhomes on 20 acres.

Mr. Leibman stated this is only a portion of the BMW site, 20 acres, and this plan is fully compliant with all requirements for the redevelopment plan.

Mr. Randall Dzerga, 285 Chestnut Ridge Rd, Woodcliff Lake, questioned how high above street level the multifamily buildings will be and is the berm that is currently there remaining. He questioned what the height of the existing office building is above street level.

Mr. Lawson stated the multifamily buildings will be less than 50ft above street level, at 45ft from grade level and the deferred to the landscape architect about the berm. He stated he did not have the height of the existing office level building.

Mr. Nicholas Letizia, 74 Heritage Court, Woodcliff Lake, questioned if the average height is 50ft or is that the highest point?

Mr. Lawson stated each building will be different heights, but the multifamily will be compliant at 45ft, under the 50ft requirement. The buildings are measured at the average median from Chestnut Ridge frontage.

Ms. Josephine Higgins, 10 Pond Road, Woodcliff Lake, questioned the snow removal, and the height of the restaurant.

Mr. Lawson stated the snow removal will be contracted out and the restaurant will be 30 ft. high.

Mr. Fran Reiner stated the minimum is 2 stories 24ft, maximum 3 stories 40 ft. He stated, "he wanted to clarify the measurement of every building is the exact same of term of how it is measured, each use allows for different heights and different stories, but they're all measure from the median grade, 6ft from the building."

Mr. Lawson stated they will work with the Fire Department and EMS so they are well versed where they should go should they be called.

Ms. Judith Curran, 186 Werimus Road, Woodcliff Lake, questioned if the snow and trash removal would fall onto the Borough with regards to the Kelly Act when these PILOTs take place. She also questioned how supportive housing became apart of the redevelopment.

Mr. Leibman stated this was not relevant to this matter, it would be subject to the Redevelopment agreement that will be discussed with the Governing body. He stated this is the law and they will abide by the law just as the Borough is required to abide by the law.

Chairman Belgiovine state the supportive housing is a requirement of the Borough Ordinance. He stated there will be testimony given about the supportive housing.

Mr. Lawson stated there will be private haulers for garbage and snow removal.

Mr. Bert Taylor, 1 Stratford Court, Woodcliff Lake, questioned the amount of soil brought in to level out the ground for building. He asked if there would be any provisions provided for the residents of the redevelopment to get to public transportation.

Mr. Lawson state the soil brought in was not a question for him as the architect, and they do not have any provisions proposed at this time for means of transportation to public transportation.

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

Mr. Leibman, Esq. introduced his second witness, Mr. Steven Setteducati, the CEO of New Concepts for Living, who was sworn in by Mr. Princiotto, Esq.

He stated he is the CEO of New Concepts for Living. It is a set of group and support homes for adults with special needs. They provide day programs and living facilities. He stated there is a large demand for this throughout the state of New Jersey. He stated they have waitlists, and they are building as fast as they can to meet these demands. He stated special need individuals they provide for our individuals with down syndrome, traumatic brain injuries, autism, cerebral palsy and several other diagnoses. It provides a semi- independent living for individuals with these diagnoses. He stated there can be 24- hour supervision but it is not always needed, but there is always someone on site. Some individuals need 24-hour supervision whereas some do not. He stated the residents are very highly functioning, a lot of them work. He stated this is an ideal location for this site as there are working opportunities within walking distance.

Chairman Belgiovine asked if Mr. Setteducati would be managing the facility on site, and if someone lived in Woodcliff Lake, would they have preferential opportunity to live in the supportive housing?

Mr. Setteducati stated he will be managing the site, and they have a very long waiting list but if someone lived in Woodcliff Lake, they would try to give them the preferential opportunity for supportive housing. He stated it would make sense because they would be close to their families

in town. He stated he was not sure they could allow Woodcliff Lake first, but they would like to give them the referential treatment. They have to be a good fit for the program as well. He stated staff will be there, but they are not living there.

Mr. Panso, asked about food and transportation and if that was provided by New Concepts of Living.

Mr. Setteducati stated all food, and transportation is provided by them for the residents of the supportive housing. He stated there will be kitchens for the residents to use and it becomes one big family between the residents and the staff.

Mr. Reiner stated the supportive housing will have no school-age children and this is not a drug rehabilitation facility.

Mr. Setteducati agreed with Mr. Reiner's statement.

Public Session

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

Ms. Carol Williams, Woodcliff Lake, questioned if there will always be 40 beds.

It was stated there will always be 40 beds.

Councilwoman Marsh asked how pairing the of residents works.

Mr. Setteducati stated they take the time to ensure everyone will fit with whom they are rooming/living with. They take into consideration dietary restrictions and other items to ensure there is a perfect fit.

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

Mr. Leibman, Esq., introduced his third witness, Mr. Thomas Carmen, the applicant's landscape architect. He was sworn in by Mr. Princiotta, Esq, and accepted by the board. Mr. Carman stated the berm on Chestnut Ridge Road will be staying and they will be saving as many of the existing trees as possible. The yellow trees indicated on the plan are existing trees that are to be kept. He stated they are trying to maintain the slope from Chestnut Ridge Road, and they plan to fully comply with the tree replacement, but if not, they are aware of the tree replacement fund. He stated there is a walkway through. He stated there is a walkway by the multifamily buildings and the supportive housing building where they will try to save as many trees as possible. There will be sidewalks linking up all over the site. He stated the stormwater will be maintained but some trees will be removed from the berm where the townhomes are proposed to make sure the stormwater system will work properly.

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

Mr. Carmen stated the trail is a soft surface, not a concrete walkway. There will be drop off at the multifamily building and there will be 4 signs along the roadway frontage. One at the southern point, the second one will be at the entrance of the north point of the site, the third sign will be by the retail, and the fourth sign will be by the multifamily buildings. He stated they will be adding ornamental trees and bushing the restaurant will provide outdoor dining and have plush planting. He stated there will be courtyard spaces, pools, and restaurants. The residents of the multifamily buildings will be able to access the courtyards from the inside of the multifamily buildings.

Councilwoman Marsh questioned if the dog park would be open to just residents.

Mr. Carmen stated all amenities will only be accessible to the residents of the site.

Mr. Diago Santos, applicant's associate, stated there has been agreements before with other developments, where townhouse residents have been able to use the amenities.

Mr. Reiner questioned if the applicant would think of making the banked parking another dog park and if they will be lighting the trail.

Mr. Carmen stated the trails will not be illuminated but they could add benches.

Mr. Princiotto, Esq. questioned if the landscaping would be sprinklered.

Mr. Carmen stated primarily all plantings and grasses will be sprinklered.

Mr. Reiner asked Mr. Carmen, they provide how many trees will be on the berm and will be removed.

Mr. Carmen agreed to provide this. He stated a planting schedule was provided.

Chairman Belgiovine asked if there will be any trees to be planted that will be of substantial size.

Mr. Carmen stated there will be 20ft, 8-14ft trees planted, growing up to 3ft a year. He stated they will be providing a variety in height and caliper. There will be planting in the courtyard, outside of the amenity areas and by the pools. There will be ornamental plantings by the townhomes as well. He stated they will be using high quality materials, signs are proposed, and it is all designed to the ordinance.

Public Session

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

Mr. Bert Taylor, 1 Stratford Court, Woodcliff Lake, asked if the shade tree committee could receive a copy of the landscape plan.

Mr. Carmen agreed to provide a copy and Mr. Leibman, Esq. stated it was posted on the Borough website.

Ms. Josephine Higgins, 10 Pond Road, Woodcliff Lake, questioned if the stormwater and the pools would be secure to protect children.

Mr. Carmen stated the pools will be built and secured to UCC requirements. He stated the engineer will speak to the stormwater management.

Mr. Randall Dzerga, 285 Chestnut Ridge Road, Woodcliff Lake, questioned if the trees will be the same height they are currently on the berm.

Mr. Carmen stated the berm and the trees to remain will remain at the same height as they are now. He deferred to the engineer for the berm that will be constructed.

Ms. Susan Dzerga, 285 Chestnut Ridge Road, Woodcliff Lake, questioned the height of the signs at the entry road and whether the development will be gated.

Mr. Carmen stated the signs will be from 10-15ft tall. He stated the development will not be gated, it will be open to the public.

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

Mr. Princiotto, Esq. made an announcement that the application for 300 Chestnut Ridge Road will continue at a special meeting on December 2nd with no further notice.

The meeting to adjourn came from Ms. Picinic, seconded by Mr. Kaufman. All members were in favor.

Respectfully Submitted,

Clairesse Aquilino

