

**BOROUGH OF WOODCLIFF LAKE**  
**LAND USE BOARD MEETING**  
**January 27<sup>th</sup>, 2026**  
**MINUTES**

**Call to Order:**

This meeting was called to order at 7:04 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**

**2026 REORGANIZATION**

**The following members were sworn in by Attorney Princiotto:**

**Mayor Designee:** Evan Lazerowitz (term ending December 31, 2026)

**Class II:** Jared Shapiro (term ending December 31, 2026)

**Class III:** Nicole Marsh (term ending December 31, 2026)

**Class IV:** Corrado Belgiovine (term ending December 31, 2029)

**Roll Call:**

Corrado Belgiovine: *Present*

Nilufer DeScherer: *Present*

Nicole Marsh: *Present*

Gerald Barbara: *Present*

Carlos Rendo: *Absent*

Thomas Panso: *Present*

Lynda Picinic: *Absent*

Jared Shapiro: *Present*

Robert Friedberg: *Absent*

Evan Lazerowitz: *Present*

Sanjeev Dhawan: *Present*

Ariel Mazor: *Absent*

Brian DiStefano: *Absent*

Michael Kaufman: *Present*

Sal Princiotto, Attorney Present

Gary Giannantonio, Attorney Present

Anthony Kurus, Engineer Present

Francis Reiner, Redevelopment Planner Present

David Troast, Planner Present

Clairese Aquilino, Secretary Present

**Resolutions of Approval**

The resolution of approval **26-03** for 300 Chestnut Ridge Road was approved on a motion from Councilwoman Marsh seconded by Mr. Kaufman. On a roll call, Mr. Panso, Mr. Barbara, Councilwoman Marsh, Mr. Kaufman, Vice Chairman Dhawan, and Chairman Belgiovine approved this resolution.

The resolution of approval **26-02** for 25 Prospect Avenue was approved on a motion from Mr. Kaufman seconded by Vice Chairman Dhawan. On a roll call, Mr. Panso, Mr. Barbara, Mr. Kaufman, Vice Chairman Dhawan, and Chairman Belgiovine approved this resolution.

**Chairman / Vice Chairman of the Planning Board:**

A motion was made by Councilwoman Marsh to re-appoint Sanjeev Dhawan as Vice Chairman and Corrado Belgiovine as Board Chairman of the Land Use Board for the year 2026. The motion was seconded by Mr. Lazerowitz. All members were in favor.

**Planning Board Professionals and Secretary:**

A motion was made by Councilwoman Marsh to appoint Gary Giannantonio as the Planning Board Attorney, Anthony Kurus, of Neglia Engineering, as the Board Engineer, David Troast, of DRT LLC, as the Board Planner, Francis Reiner, of FAR Planning, as Redevelopment Planner, Brian Intindola, of Neglia Engineering, as Board traffic consultant and Claïresse Aquilino as Board Secretary for the year 2026. This motion was seconded by Vice Chairman Dhawan. All members were in favor of the motion, none opposed.

**Resolution No. 26-01**

Approval of 2026 Planning Board Meeting Dates

A motion to approve the 2026 schedule of the Land Use Board meetings as amended was made by Vice Chairman Dhawan, seconded by Mr. Panso. All board members were in favor, none opposed.

**Annual Report**

The 2025 annual report was approved on a motion to be forwarded to the Governing Body for review from Mr. Kaufman, seconded by Councilwoman Marsh. All members were in favor.

**Preliminary Investigation for Determination of AINR-240, 258, & 264 Broadway**

Mr. Francis Reiner opened his presentation to the board. He stated the Mayor and Council approved resolution 25-239 on September 15<sup>th</sup>, 2025, to conduct the study of an area in need of redevelopment without condemnation. He stated FAR Planning conducted multiple site visits and inspections. They also reviewed the Borough's zoning ordinance and Master Plan. It is Land Use board's job to determine if this property meets the criteria. If they find the properties meet the criteria, they would make a recommendation to the Mayor and Council. There are no changes to the zoning, this allows permitted uses to continue to operate and gives the Borough greater control. All three properties have a significant grade change of 100ft. from the rear of the property to Broadway. The topography for all three sites makes it difficult to develop without the redevelopment designation. Lots 15 & 17 are vacant and do not have any occupiable structures. Lots 15 & 17 also have remanent structures that include walls, driveways, stairs, columns, and a tennis court area in disrepair. With all the properties being within walking distance of the Woodcliff Lake Train Station, it would be considered close enough to warrant a transit-oriented development pattern.

There are 8 criteria points that designate an area of redevelopment. Mr. Reiner stated he believed the properties fell under criteria c, d, and h. Criteria C is publicly owned land or land vacant for at least 10 years that are not likely to be developed by private sector due to constraints. Criteria D is areas with buildings or improvements with dilapidation, faulty arrangement, deleterious land use, faulty arrangement, that are detrimental to the public health, safety and welfare. Criteria H is

if redevelopment of site will promote “smart growth”. He stated when an AINR study is performed they study the properties individually, whereas if it was a rehab designation the properties would be studied as a whole. He mentioned it is important to know the board is looking at each property individually to see if they each meet the criteria for an AINR. If the board finds they do not, they can use Article 3 that says it’s necessary for the redevelopment as a whole. The first property, 240 Broadway, the largest of the three properties. The property is in the R-15 zone, and vacant since 2016, the home was demolished in 2012. It is an oversized parcel for the R-15 zone, there is significant grade change throughout the property, remnants of walls and driveways are in disrepair. This property meets criteria c, d, and h. The second property, 258 Broadway, is the small lot in the middle. They believe this property meets the criteria of d and h. This property has significant grade change, dangerous parking configuration due to grade changes, and a deteriorated garage. It has a significantly lower land improvement ratio of 0.38:1, with anything less than 1:2 is an indication of a need for redevelopment. It is located within walking distance to the train station, and it advances Borough’s Fair Share housing obligation. The third property, 264 Broadway, is a vacant property located in the R-15 zone. The single-family home was demolished in 2020, but unoccupied since 2013. There is a significant grade change and remnants of the former single-family home, including stairs, walls, fence posts and a tennis court in disrepair. It is located within walking distance of the train station. This property meets the criteria for d and h. It is the opinion of Mr. Reiner that all three lots meet either criteria c, d or h and believe all three properties meet the criteria for an AINR.

Mr. Panso asked what happened with the developer for 240 Broadway.

Mr. Reiner stated the developer is still involved in this project but is seeking a redevelopment plan from the Mayor and Council.

Mr. Panso asked how many additional units there will be with the additional two lots.

Mr. Reiner stated the redevelopment plan will determine the number of additional units.

Mr. Barbara asked if lot 16, 258 Broadway is vacant.

Mr. Reiner stated lot 16 has a single- family home with someone living in the house but that owner, owns lot 17 as well. He also stated if the board voted favorably, the presentation would go back to the governing body for them to approve the AINR and then the governing body would present the Redevelopment plan to the LUB for consistency review.

Mr. Lazerowitz asked about eminent domain.

Mr. Reiner stated there is no eminent domain, if there was it would make the process much longer and more approvals from the governing body would be needed.

Ms. DeScherer asked if the developer owned lot 15.

Mr. Reiner stated he was not sure; they are under contract, but the developers typically do not own the property until approvals have been given.

Mr. Shapiro asked how this development would help with the Borough's fourth round housing plan.

Mr. Reiner stated this process with the LUB being presented with the study to determine if these properties meet the criteria for an AINR, the LUB would make a recommendation to the governing body. He stated the developer and his firm are working with the governing body to determine what the project would be in terms of the redevelopment plan, including the improvements to the plan that was originally approved by the LUB in 2024, more units and more affordable units. The redevelopment of this site will go towards affordable housing and improve the Borough's position to ensure more units during the next iteration of the plan.

Ms. DeScherer asked Mr. Reiner to share his thoughts about the next steps.

Mr. Reiner stated the LUB will need to hear another application to include all lots, 15, 16 and 17. He stated his position is to make sure the new application will show the improvements in terms of impacts to the neighbors are significantly better than what was originally approved.

Chairman Belgiovine asked for the acreage of lots 16 and 17.

Mr. Reiner stated the GIS database shows the lots are the same size, but they are clearly not. He stated the three lots combined is a little over 6 acres total, but they will provide that information when a site plan application is submitted to the board.

### **Public Session**

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

With no members from the public **a motion to close to the public** came from Councilwoman Marsh, seconded by Mr. Barbara.

**A motion to recommend** the preliminary study for AINR as drafted by FAR Planning to the governing body came from Mr. Barbara, seconded by My. Lazerowitz. On a roll call, Councilwoman Marsh, Mr. Barbara, Mr, Kaufman, Mr. Lazerowitz, Ms. DeScherer, Vice Chairman Dhawan, and Chairman Belgiovine voted favorably. Mr. Panso voted against the recommendation.

### **Board Discussion**

Mr. Panso stated there does not need to be more housing in Woodcliff Lake.

Mr. Reiner stated the Borough needs to provide affordable housing as a legal requirement and if the Borough does not it could open the town to litigation with a builder's remedy lawsuit.

Councilwoman Marsh stated they governing body is doing this for the best interest of the Borough. They are working together with the developers and the people of Woodcliff Lake to avoid a builder's remedy lawsuit.

Chairman Belgiovine stated the AINR allows for the governing body to have more guidance to what will be built.

**New Business**

There was no new business to be discussed.

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

Respectfully Submitted,

Claresses Aquilino