

BOROUGH OF WOODCLIFF LAKE
LAND USE BOARD MEETING
February 24th, 2026
MINUTES

Call to Order:

This meeting was called to order at 7:08 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

The following members were sworn in by Attorney Giannantonio:

Alternate: Brian Distefano (term ending December 31, 2027)

Alternate: Lynda Picinic (term ending December 31, 2027)

Roll Call:

Corrado Belgiovine: *Present*

Nilufer DeScherer: *Absent*

Nicole Marsh: *Absent*

Gerald Barbara: *Absent*

Carlos Rendo: *Absent*

Thomas Panso: *Present*

Lynda Picinic: *Present*

Jared Shapiro: *Present*

Robert Friedberg: *Absent*

Evan Lazerowitz: *Present*

Sanjeev Dhawan: *Present*

Ariel Mazor: *Absent*

Brian DiStefano: *Present*

Michael Kaufman: *Present*

Gary Giannantonio, Attorney

Present

Anthony Kurus, Engineer

Present

Francis Reiner, Redevelopment Planner

Present

David Troast, Planner

Present

Daniel Hauben, Planner/AH

Present

Clairese Aquilino, Secretary

Present

Minutes of Approval

The minutes from January 27th were approved on a motion from Mr. Lazerowitz, seconded by Mr. Kaufman. All members were in favor.

Resolutions of Approval

The resolution of approval **26-08** for 240,258 & 264 Broadway was approved on a motion from Mr. Lazerowitz seconded by Mr. Kaufman. On a roll call, Mr. Panso, Mr. Lazerowitz, Mr. Kaufman, Mr. Shapiro, Vice Chairman Dhawan, and Chairman Belgiovine approved this resolution.

Amendment to Fair Share Housing 4th Round Plan

Mr. Dan Hauben, the affordable housing consultant, introduced himself to the board and the public. He stated the fourth-round fair share housing plan approved in June 2025 is to be amended due to two challenges, one from Fair Share, and one from the owner of 100 Tice Boulevard. He stated in 2024 there was a new set of rules for the current round and further plans. October of 2024, Fair Share informed all towns their number for affordable housing. The Borough did not agree with the number given, they received a new number in May of 2025, just before the 4th round plan had to be adopted by the governing body. The governing body adopted their 4th round housing plan on June 24th, 2025. Between June 2025 and August 2025, challenges to the plan were allowed to be made. The Borough of Woodcliff Lake received two challenges, the first from Fair Share, stating the calculations/ zones were not compliant, and the second challenge, the owner of 100 Tice Boulevard, due to not being included in the plan adopted on June 24th, 2025. Between September and December 2025, the Borough met with Fair Share and 100 Tice through mediation sessions, monitored by the special judicator, Joseph Burgis and came to an agreement to settle and avoid a builder's remedy lawsuit. The state determined the Borough had to create an opportunity for 329 affordable units. Because the Borough is so largely built out, they were allowed to perform a vacant land analysis. They tried to zone down for 87 units, and it was adjusted to 131. This includes projects that have already started. They are also required to meet 25% of the unmet need, the difference of units the state told the Borough to create, and the 31 units mapped out to say the Borough is at capacity, this number is 58 units. The amended plan consists of 240 Broadway, previously approved, which is now expanding and rezoning 100 Tice to allow for 91 townhome units, 18 being affordable.

Chairman Belgiovine questioned is this amended plan settles the two challenges.

Mr. Hauben stated this amended plan will settle the challenges. 100 Tice will be rezoned if approved at the second reading of the ordinance at the Mayor and Council meeting on March 16th, 2026. The new plan will have 189 units, but the Borough has 32 bonus credits, making the number 157.

Chairman Belgiovine asked if 100 Tice was included, if they were they would reduce the 58 units to 40 unmet.

Mr. Hauben stated that was correct.

Vice Chairman Dhawan questioned when Mr. Hauben stated the board has nothing more to do.

Mr. Hauben stated he meant there is no more new development, 300 Chestnut Ridge Rd is included from the previous plan adopted in June 2025. The plan addresses all requirements from the state of New Jersey. He stated if another property goes forward with a redevelopment plan, they could possibly have to change the plan in the future, but they would have to meet suitability criteria.

Chairman Belgiovine asked if there were any exceptions to the Builder's remedy lawsuits?

Mr. Hauben stated the Borough is protected from Builder's remedy if they file by all required dates.

Mr. Troast, Board planner, stated as long as everyone involved with the 4th round housing plan, follows the plan, including the Borough, they should not have any issues.

Mr. Shapiro added there have been comments of overdevelopment in the town. He asked Mr. Hauben if he could provide a little more insight to the Board about families and vehicles for these new developments.

Mr. Hauben stated there are fewer children per family than expected the ratio for every family with 2-bedroom houses, is 0.03-0.06 children. He stated it depends on the type of unit and income. He stated the Borough had an affordable housing administrator and they are required to inspect the units, to ensure not too many children are in a unit. He stated there will not be overcrowding with the units. 100 Tice will have senior units as well.

A motion to adopt the Amendment to the 4th Round Housing Plan, drafted by Daniel Hauben came from Mr. Shapiro, seconded by Mr. Lazerowitz. On a roll call, Mr. Kaufman, Mr. Lazerowitz, Mr. Panso, Mr. DiStefano, Ms. Picinic, Vice Chairman Dhawan, and Chairman Belgiovine voted favorably.

Ordinances 25-02, 25-03, 25-04, 25-05

26-02- Amended Affordable Housing Development Fees

Mr. Hauben stated the state has updated their rules and regulations, and the Borough is required to update their ordinance. The Borough has an affordable housing trust fund for affordable housing staff and professionals. The borough is allowed to collect their own fees, but the state has made new rules for how the money is spent. There is flexibility regarding new residential fees collected.

26-03- Article V Development of Low & Moderate-Income Housing

Previously adopted to codify state rules but now updated based on updated state rules. Updates rules with creating, marketing, and pricing of sales and rentals.

26-04- Creating Affordable Housing Overlay Zone 4 100 Tice Boulevard

This is part of the challenge the borough received, allowing for the development of 91 townhome units, and 18 of those being affordable units. 25 will be marketed/age targeted.

26-05- Amending the Code of the Borough of Woodcliff Lake to Establish an Affordable Housing Set Aside for the THO-II Townhome Overlay District

Amending the code to 25% expected to provide affordable units.

Chairman Belgiovine stated these ordinances were brought before the board for consistency review, to go back to the Mayor and Council for the second reading and adoption on March 16th.

Mr. Troast stated all ordinances and amendment to the plan is consistent with the Borough's Master Plan.

Mr. Shapiro asked who the administrative liaison is for the Borough.

Ms. Aquilino stated she is the affordable housing administrator for the Borough but the Borough has an outside company, Piazza Associates, who handles the affordable housing applications/placements.

A motion for consistency review of the ordinances to go back to the Mayor and Council came from Ms. Picinic, second by Mr. DiStefano. On a roll call, Mr. Kaufman, Mr. Lazerowitz, Mr. Panso, Mr. DiStefano, Ms. Picinic, Vice Chairman Dhawan, and Chairman Belgiovine voted favorably.

200 Tice Boulevard- Redevelopment Plan

(Please see attached Presentation)

Mr. Francis Reiner, Borough Redevelopment Planner, of FAR Planning, was sworn in by Mr. Giannantonio. Mr. Reiner stated the property is block 301, lot 3.04. This property was included in the fourth-round housing plan and spending plan to meet the Borough's affordable housing criteria. There will be 8 units per acre. This site met the requirements for available and suitable for the fourth round. Mr. Reiner stated the site was designated as an area in need of redevelopment in June of 2025. The next step would be for the Land Use board to determine if the plan is consistent with the Borough's Master Plan. The Mayor and Council would then adopt the plan at the second reading. This plan will supersede the underlying zoning. After the plan has been adopted by the Mayor and Council, the site plan application will come before the Land Use Board for public review and comment. He stated the permitted uses for this zone will now allow for multi-family apartments, townhomes/ manor townhomes/stacked flats, affordable, or any combination. It also allows accessory uses such as sales, management, leasing offices, community/amenity club house, conference center, meeting rooms, business center, community kitchen, billiards room, pool, game, arcade, simulator, spa, lounge, private indoor recreation, drop off/pick up area, outdoor amenity space, and rooftop amenities, open space or any parking/ road/ or utility related facilities. Mr. Reiner stated there is 20% affordable housing requirements and will be required to meet all UHAC regulations. Meeting all the requirements, they plan to maintain vitality of commercial property. It will improve the walkthrough with Tice Mall, and the townhomes are more complimentary with the residential properties behind. Mr. Reiner stated the governing body and the developer met to make the townhomes look more like single family homes. The plan presented to the board was not the original plan the developer proposed.

Mr. Troast stated the plan was very thorough and there is no negative impact on the surrounding municipalities.

A motion to recommend the redevelopment plan for 200 Tice Blvd to the Mayor & Council came from Mr. Kaufman, seconded by Mr. Shapiro. All members voted favorably.

240, 258, & 264 Broadway Redevelopment Plan

(Please see attached presentation)

Known as block 2601, lots 15, 16 and 17. Lot 15 was previously approved by the land use board for 41 units total, 39 townhomes and 2 single family homes. The developer is currently in

contract to buy lots 16 and 17. The governing body agreed to a redevelopment plan if the developer included the requests/concerns of the public. There will be stacked townhomes and townhomes. If the redevelopment plan is recommended back to the Mayor & Council, there will be a single site plan application to come back to the land use board. This project will be completed in three phases. There is a minimum of 12 units for affordable housing. There will be specific height requirements, including a 10ft minimum retaining wall, that will only be seen by the residents within the complex, not externally. Mr. Reiner stated the Fire Department will now be able to make all turns on the site with the changes made. This plan is consistent with the 4th round plan and the master plan. It provides the goals for Broadway and future developments and supports retail uses.

Mr. Lazerowitz questioned if there was sufficient parking.

Mr. Reiner stated the developer will need to meet all RSI parking requirements. There will be parking within the site for the residents and visitor parking.

Chairman Belgiovine questioned if the retaining walls were moved further off the property line from the South/West side.

Mr. Reiner stated the retaining walls will be a maximum of 9ft tall for both walls and they will be further away from the property line as well as the building.

Chairman Belgiovine stated this will provide a better buffer with trees and plantings to the neighbors.

Mr. DiStefano questioned the elevation on the front side of the site.

Mr. Reiner stated the buildings can be built to 52ft high max. They redefined the building height because of questions and concerns from the public. They have proposed significant landscaping. The retaining wall will be seen at first, but it will be hidden once landscaping has grown in.

Mr. Troast noted the driveway has been moved.

Mr. Reiner stated there are less grades and a better balance.

Mr. Shapiro asked if the fire department has reviewed the height with regard to the trucks.

It was stated they will have the chance to review when the site plan application is submitted.

Mr. Reiner recommended to the board they ask for specifics of the traffic study.

A motion to recommend the redevelopment plan for 240, 258, & 264 Broadway to Mayor and Council came from Mr. Shapiro, seconded by Mr. Lazerowitz. All members voted favorably.

Public Session

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

Mr. Bert Taylor, Woodcliff Lake, asked for the future if presentations could please be posted on the website before the meetings. He also stated an article in the Pascack Press about affordable housing, if you add all up of the developments, there are 11 applications, and if you add all the units, you come up with 755 units. There are currently 2,100 units in the borough according to the state. He stated that it is a 35% increase. He asked if that is typical of what is happening throughout the state of New Jersey. He asked if his questions could be sent over to Secretary Aquilino and they be put on record.

Chairman Belgiovine stated no, 20% is typical and told Mr. Taylor to look at what happened in Montvale, with about 2,000 units added. He suggested Mr. Taylor call his state representative to voice his concerns because the Borough is doing the best with what they are given from the state. Chairman Belgiovine stated it would be fine to send his questions over to secretary Aquilino.

Ms. Gail Levinson, Woodcliff Lake, stated as a resident, she thanked the board members for all their hard work. She stated while she knows how difficult this has been for the board and the Borough with the affordable housing they have been required to provide, agrees the supportive housing is wonderful, and families that will be in affordable units, who might never get to own their own homes are hardworking people and they will be given the opportunity to live in a beautiful town like Woodcliff Lake. She stated the third part is the senior housing, for individuals 55 and older. She is very happy about the senior housing, stating it provides the opportunity to those who wish to downsize and stay where they have lived for most of their lives. She stated there is a silver lining to all of this, but the board should feel very good about it.

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

The meeting was adjourned on a motion from Mr. Lazerowitz, seconded by Mr. Kaufman. All were in favor.

Respectfully Submitted,

Clairese Aquilino