

BOROUGH OF WOODCLIFF LAKE
ZONING BOARD AGENDA
TUESDAY, February 28th, 2023
7:30 PM

Please click the link below to join the Zoom webinar:

<https://us02web.zoom.us/j/83171388438?pwd=VVhhVTZVbkVGalhTcU5UM05qMGIZQT09>

Passcode: 649555

Call to Order: This meeting in accordance with the Open Public Meetings Law, P.L., 1975, Chapter 231, was announced at the Reorganization Meeting held on January 24th 2023, in the Municipal Building. Notice of this meeting was posted in two newspapers, The Record and the Ridgewood News.

The public is advised of the Zoning Board's rule that meetings are concluded by 10:30 p.m.

PLEDGE OF ALLEGIANCE

SWEARING IN OF NEW APPOINTMENTS AND REAPPOINTMENTS

Member: Dianna Cereijo (new term ending in 2026)

ROLL CALL

Robin Malley	Gerald Barbara
Dianna Cereijo	Sanjeev Dhawan
Christina Hembree	Michael Kaufman
Philip Maniscalco	John Altadonna
Lynda Picinic	

RESOLUTION OF APPROVAL

Blair & Brett Moldoff

Block: 1805 Lot: 20.01

35 Winding Way

R-22.5 Zone

Applicant seeks to add a 9' x 49'-4" room to the rear of the existing home, which if constructed will be located 32.5' from the rear property line where 40' is required. A variance for 7.5' is requested. Additionally, the proposed addition will increase the total improved coverage from 31.8% to 34.7% where a maximum of 30 % is required. A variance for 4.7% or 1,298 sq. ft. is

APPROVAL OF MINUTES

January 24th 2023

BOARD DISCUSSION

2022 Zoning Board Annual Report

CONTINUED APPLICATION:

Michael & Jessica Shea

Block: 1704

Lot: 4.03

17 Dimino Court

R-22.5 Zone

Applicant seeks to add a 682 square foot pavilion/addition to the rear of the existing residence. If constructed the structure will be located 29.1' from the rear of the property line where 40' is required. A variance for 10.9' is requested. Received 12/27/2022; Deemed administratively complete 12/27/2022; Deemed complete by borough Engineer on 01/03/2023

Link for Application Information: https://wclnj-my.sharepoint.com/:f/p/techasst/EhZAGFYK0Q5CuGrFxDnKn_4Bi4msl_JDqXkw-A-3DYdPA?e=PAMFTR

NEW APPLICATION:

Christine Fernandez

Block: 2702 Lot:27

11 Campbell Avenue

R-15 Zone

Applicant seeks to add an addition to the left side of the existing home which, if constructed will be located 15.4' from the front property line where 35' is required. A variance for 19.6' is requested. Additionally, the building coverage will increase to 20.3% from 16.2%, where only 15% is permitted. A variance for 5.3% or 795 sq. ft. is requested. Received 12/2/2022; Deemed administratively complete 12/2/2022; Deemed complete by borough Engineer on 01/06/2023

Link for Application Information: https://wclnj-my.sharepoint.com/:f/p/techasst/EoDXAPxOb31IqRK-_7ax_dkBSEwwjgmsUcCLw4O-f0IRUw?e=P0qZqo

UPCOMING APPLICATIONS

Antonia Masvidal

Block: 2707 Lot:8

69 Lincoln Avenue

R-15 Zone

Applicant seeks to build an addition to the left side of the existing home, which if constructed will require three variances. Proposed building coverage is 2965 sq.ft. or 18.9% where 2358 sq.ft. or 15% is permitted. A variance for 607 sq.ft. or 3.9% is requested. Proposed side yard is 11' where 20' is requested, a variance for 9' is required. Proposed combined side yard is 20.5' where 40' is required, a variance for 19.5' is requested. Received 12/15/2022; Deemed administratively complete 12/15/2022; Deemed complete by borough Engineer on 02/08/2023.

Link for Application Information:

ADJOURNMENT