

**BOROUGH OF WOODCLIFF LAKE**  
**MEETING MINUTES**

**ZONING BOARD OF ADJUSTMENT**  
**JULY 9, 2020 AT 7:30 PM**

**CALL TO ORDER** This virtual meeting was called to order at 7:50 p.m. at Borough Hall by Chairwoman Christina Hembree with the reading of the Open Public Meetings Act.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Christina Hembree, Chairwoman	Present
Dianna Cereijo, Alt 2	Present
Sanjeev Dhawan	Present
Emilia Fendian	Present
Robert Hayes	Present
Michael Kaufman	Present
Robin Malley	Present
Gary Newman	Absent
Hasmig Yetemian, Alt 1	Present
S. Robert Princiotta, Esq.	Present
Evan Jacobs, Engineer	Not Requested
Richard Preiss, Planner	Not Requested
Meg Smith, Secretary	Present

**APPROVAL OF MINUTES:**

The minutes of Open Session for April 28, 2020 were approved on a motion from Vice-Chairwoman Malley seconded by Mr. Hayes. Mr. Kaufman abstained for the vote. All other board members voted in favor of the approval.

**RESOLUTION OF APPROVAL**

**Jonathan Blonde**

**6 Spring House Road**

**Block: 1104 Lot: 1**

**R-30 Zone**

A motion was made by Mr. Dhawan and seconded by Ms. Fendian to approve the Resolution, with correction of typo, granting a variance for a two (2) car detached garage and retaining wall. All board members voted in favor of the amended resolution.

Mr. Princiotta reviewed current applications before the Zoning Board and stated that the application for New Cingular Wireless at 100 Tice Blvd. was scheduled to be heard at the next scheduled meeting on July 28, 2020. The application for a generator at 75 Woodland needs to be scheduled and the application for 14 Bliss Court is waiting for Engineering completeness review.

The meeting was opened to the public with a motion by Mr. Hayes seconded by Vice-Chairwoman Malley. All board members were in favor of the motion.

The phone number was provided to the public to call in with any questions or concerns regarding this application.

With no members of the public calling in to ask questions or state any concerns, the meeting was closed to the public with a motion from Mr. Hayes, seconded by Ms. Fendian. All in favor, the motion carried.

Chairwoman Hembree advised the Board that it is important to visit the properties for these applications. Vice-Chairwoman Malley agreed with Chairwoman Hembree that it is important to visit the properties and that it gives a better perspective of the application and the requested variances.

**The meeting was adjourned** on a motion from Vice-Chairwoman Malley, seconded by Mr. Hayes, and carried by all.

Respectfully submitted,

Meg Smith