

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

**ZONING BOARD OF ADJUSTMENT**  
**JULY 28, 2020 AT 7:30 PM**

**CALL TO ORDER** This virtual meeting was called to order at 7:30 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	Absent
Dianna Cereijo, Alt 2	Absent
Sanjeev Dhawan	Present
Emilia Fendian	Present
Robert Hayes	Joined at 9:00pm
Michael Kaufman	Present
Robin Malley	Present
Gary Newman	Joined at 7:45pm
Hasmig Yetemian, Alt 1	Absent
S. Robert Princiotta, Esq.	Present
Evan Jacobs, Engineer	Not Requested
Richard Preiss, Planner	Not Requested
Meg Smith, Secretary	Present
Dr. Bruce Eisenstein	Present

**APPROVAL OF MINUTES:**

The minutes for June 23, 2020 were carried to the next meeting due to lack of quorum. The minutes for July 9, 2020 were approved on a motion from Mr. Dhawan seconded by Ms. Fendian. Mr. Newman abstained on the vote due to absence at that meeting. All other board members voted in favor of the approval.

**APPLICATION (New)**

**New Cingular Wireless**  
**100 Tice Blvd**

**Block: 301 Lot: 3.05**  
**EAO II Zone**

Request for wireless telecommunications facility on the roof and at-grade adjacent to the existing 3 story office building. Applicant requires variance relief for maximum proposed building height of 55.5 feet where 36 feet is permitted. Variances are also needed for height of antenna, maximum equipment area and maximum equipment height.

Applicant to provide a transcript of this application.

**RESOLUTION OF APPROVAL**

**Jehovah Witness Kingdom Hall**  
**45 Woodcliff Avenue**

**Block: 2004 Lot: 4**  
**R-22.5 Zone**

A motion was made by Mr. Newman and seconded by Mr. Hayes to approve the Resolution, as amended, granting a variance requested. On a roll call vote, Vice-Chairwoman Malley, Mr. Dhawan, Mr. Newman and Mr. Hayes voted in favor of the motion. Mr. Kaufman and Ms. Fendian abstained from the vote due to absence at the June 23<sup>rd</sup> meeting.

**CLOSED SESSION**

Vice-Chairwoman Malley made a motion to go to Closed Session and it was seconded by Mr. Newman. All board members were in favor of the motion. This closed session was documented by Resolution 20-11 for litigation regarding WCL Broadway Realty at 62 Broadway.

A motion to go to Open Session was made by Mr. Newman and seconded by Ms. Fendian. All board members were in favor of the motion.

**The meeting was adjourned** on a motion from Mr. Newman, seconded by Mr. Hayes, and carried by all.

Respectfully submitted,

Meg Smith