

BOROUGH OF WOODCLIFF LAKE

ZONING BOARD AGENDA

VIRTUAL MEETING

TUESDAY, APRIL 27, 2021

7:30 PM

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 26, 2021 to meet guidelines for a virtual meeting. 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

ROLL CALL

Robin Malley	Dianna Cereijo
Sanjeev Dhawan	Emilia Fendian
Robert Hayes	Christina Hembree
Michael Kaufman	Lynda Picinic
Bill Pulzello	

APPROVAL OF MINUTES

March 23, 2021

RESOLUTIONS OF APPROVAL

Richard Conboy

20 Reeds Lane

Request to build new single-family home with combined side yard setback of 40.2 feet where 60 feet is required.

Block: 2006 Lot: 4

R-22.5 Zone

Seth Landsberger

85 Woodcliff Avenue

Request to install a generator 15 feet from the front yard property line where 35 feet is required.

Block: 2004 Lot:7

R-22.5 Zone

APPLICATIONS (New)

William McMorrow

443 Magnolia Avenue

Request to install a generator in the front yard of a corner lot.

Received: 2/26/21;

Block: 2708 Lot: 4

R-15 Zone

Anthony Policastro

3 Willow Street

Request for a second story addition where rear yard setback of 40 ft is required and 30.2 ft is proposed. A variance of 9.8 ft is requested.

Received: 3/1/21; Deemed complete by Engineering on: 4/6/21

Block: 2104 Lot: 3

R-22.5 Zone

BOARD DISCUSSION

Status of Current Application for 188 Broadway (second application)

PUBLIC SESSION

CLOSED SESSION

Resolution No. 21- 05 Resolution Authorizing the Holding of a Closed Session
- Regarding litigation for 188 Broadway (first application)

APPROVAL OF MINUTES

Closed Session Minutes – March 23, 2020

ADJOURNMENT

STATUS OF PENDING APPLICATIONS

188 Broadway, LP

Block: 2701 Lot: 3

188 Broadway

R-15 & S-O Zones

Use Variance to add 53 apartment units and to permit multi-family residential use in the S-O zone, a variance for front yard setback of 34.1 ft where 35 ft is required, a variance for rear yard setback of 39 ft where 50 ft is required, a variance for building setback from the street centerline of 65.6 ft where 70 ft is required and a variance for deficient parking lot area landscaping where 185 sq ft is proposed and 1,320 sq feet is required.

Received: 3/12/21; Deemed Complete by Board Engineer: 4/5/21;

Time for decision extended to 8/3/21;

Frank & Meline Belgiovine

Block: 1701 Lot: 2.01

7 Birchwood Drive

R 22.5 Zone

Requesting variances for a new garage with associated driveway and an inground pool with associated patios and equipment. This would require three variances: 1) Building coverage from 16.14% to 18.36% where 15% is permitted, 2) Total coverage from 22.39% to 34.65% where 30% is permitted and 3) Front setback of 31.3' where 35' is permitted.

Received: 3/16/21;