

BOROUGH OF WOODCLIFF LAKE

ZONING BOARD AGENDA

VIRTUAL MEETING

TUESDAY, MAY 25, 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

April 27, 2021

RESOLUTIONS OF APPROVAL

William McMorrow

443 Magnolia Avenue

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

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.

Block: 2104 Lot: 3

R-22.5 Zone

APPLICATIONS (Revised)

188 Broadway, LP

188 Broadway

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;

Block: 2701 Lot: 3

R-15 & S-O Zones

BOARD DISCUSSION

Update on the Master Plan Development Committee

PUBLIC SESSION

ADJOURNMENT

STATUS OF PENDING APPLICATIONS

Frank & Meline Belgiovine

7 Birchwood Drive

Block: 1701 Lot: 2.01

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; Deemed Complete by Board Engineer: 4/23/21;

Lawrence & Phyllis Polevoy

15 West Hill Road

Block: 2103 Lot: 1

R-22.5 Zone

Proposing two new porches to the existing residence which would require a variance for building coverage of 18.45% where 15% is permitted.

Received: 4/29/21; Deemed administratively complete on 5/14/21;

Gerald & Karen Barbara

15 Franklin Street

Block: 2506 Lot:3

R-22.5 Zone

Requesting variances for a two-story addition and extension of the front porch. This would require eight (8) variances: 1) Building coverage from 14.7% to 22.8% where 15% is permitted, 2) Total coverage of 30.9% where 30% is permitted, 3) Front yard setback for the second story addition of 26.6 feet where 35 feet is required, 4) Front yard setback for the front porch of 26.9 feet where 35 feet is required, 5) Front yard setback for the front steps of 23.9 feet where 35 feet is required, 6) Side yard setback for the right side of the front porch of 11.7 feet where 20 feet is required, 7) Side yard setback for the left side of the front porch of 11.75 feet where 20 feet is required and 8) Combined yard setback of 23.65 feet where 60 feet is required.

Received: 5/5/21; Deemed administratively complete on 5/17/21;

Jane & Steve Sanders

64 Heather Hill Lane

Block: 901 Lot: 1

R-30 Zone

Requesting variances for two additions which would require two variances: 1) Rear yard setback of 43.16 feet where 50 feet is required, and 2) Front yard setback of 48.3 feet where 50 feet is required. A third addition in the rear of the property will not require a variance.

Received: 5/7/21; Deemed administratively complete on 5/17/21;