

BOROUGH OF WOODCLIFF LAKE

ZONING BOARD AGENDA

VIRTUAL MEETING

TUESDAY, JULY 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	Barbara Bushell
Dianna Cereiyo	Sanjeev Dhawan
Emilia Fendian	Christina Hembree
Michael Kaufman	Philip Maniscalco
Lynda Picinic	

APPROVAL OF MINUTES

June 22, 2021

RESOLUTION OF APPROVAL

**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;

APPLICATIONS (New)

**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; Deemed Complete by Board Engineer: 5/27/21; Deemed Complete by Board Engineer: 5/27/21;

PUBLIC SESSION

ADJOURNMENT

STATUS OF PENDING APPLICATIONS

APPLICATIONS TO BE SCHEDULED:

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; Deemed Complete by Board Engineer: 6/14/21;

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; Deemed Complete by Board Engineer: 6/14/21;

APPLICATION PENDING COMPLETENESS REVIEW:

Yiwei Zhang
269 Chestnut Ridge Road

Block: 701 Lot: 1
R-30

Requesting variances for a second story addition which would require three variances: 1) Side yard setback of 19.9 feet where 20 feet is required, 2) Side yard setback of 19.3 feet where 20 feet is required and 3) Combined side yard setback of 39.2 feet where 60 feet is required.