

BOROUGH OF WOODCLIFF LAKE

ZONING BOARD AGENDA

VIRTUAL MEETING

TUESDAY, AUGUST 24, 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 Cereijo	Sanjeev Dhawan
Emilia Fendian	Christina Hembree
Michael Kaufman	Philip Maniscalco
Lynda Picinic	

APPROVAL OF MINUTES

July 20, 2021

July 27, 2021

BOARD APPOINTMENT

Board Planner – Elizabeth Leheny / Phillips, Preiss, Grygiel LLC

REQUEST FOR TIME EXTENSION

**Jehovah Witness Kingdom Hall
45 Woodcliff Avenue**

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

Request for a D-3 Conditional Use Variance for impervious surface coverage of 53% where 30% is allowed. This coverage is being reduced from 56% previously. Amended Site Plan proposes a second ingress/egress and A/C equipment to be placed in the front yard setback.

RESOLUTION OF DENIAL

**188 Broadway, LP
188 Broadway**

**Block: 2701 Lot: 3
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.

RESOLUTION OF APPROVAL

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.

APPLICATIONS (New)

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;

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;

PUBLIC SESSION

ADJOURNMENT

STATUS OF PENDING APPLICATIONS

APPLICATION TO BE SCHEDULED:

Yiwei Zhang

Block: 701 Lot: 1

269 Chestnut Ridge Road

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.

Received: 6/30/21; Deemed administratively complete on 7/8/21; Deemed Complete by Board Engineer: 7/26/21;

APPLICATION PENDING COMPLETENESS REVIEW:

Paulina & Hernan Lovato

Block: 2706 Lot: 1

14 Evergreen Street

R-15

Requesting a variance for a second story addition which requests a front yard setback of 29.34 feet where 35 feet is required. Received: 8/12/21; Deemed administratively complete on 8/18/21;