

# **BOROUGH OF WOODCLIFF LAKE**

## **ZONING BOARD AGENDA**

### **VIRTUAL MEETING**

**TUESDAY, SEPTEMBER 28, 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
Christina Hembree	Michael Kaufman
Philip Maniscalco	Lynda Picinic

#### **APPROVAL OF MINUTES**

August 24, 2021

#### **RESOLUTIONS OF APPROVAL**

**Jehovah Witness Kingdom Hall  
45 Woodcliff Avenue**

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

Request for a time extension of approvals given for D-3 Conditional Use Variance for impervious surface coverage of 53% where 30% is allowed. Amended Site Plan proposed a second ingress/egress and A/C equipment to be placed in the front yard setback.

**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.

#### **APPLICATION (Continued)**

**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;

**APPLICATIONS (New)**

**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;

**PUBLIC SESSION**

**ADJOURNMENT**

**STATUS OF PENDING APPLICATIONS**

**APPLICATION TO BE SCHEDULED:**

**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;

**APPLICATION PENDING COMPLETENESS REVIEW:**

**Levani & Kristina Baratelli**

**Block: 907 Lot: 2.03**

**4 Knollwood Road**

**R-30**

Requesting a variance for an inground pool which requests Maximum Total Coverage of 31.8% where 30% is required. Received 9/1/21; Deemed administratively complete on 9/3/21;

**216 Broadway, LLC**

**Block: 2602 Lot: 11**

**216 Broadway**

**R-15**