

# **BOROUGH OF WOODCLIFF LAKE**

## **ZONING BOARD AGENDA**

### **VIRTUAL MEETING**

**TUESDAY, OCTOBER 26, 2021**

**7:30 PM**

**Please click the link below to join the webinar:**

**<https://us02web.zoom.us/j/85773829066?pwd=Vng4VGV1NWtUZEZQdEFmaU0wQlhXQT09>**

**Passcode: 046954**

**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

Christina Hembree

Michael Kaufman

Philip Maniscalco

Lynda Picinic

#### **APPROVAL OF MINUTES**

September 28, 2021

#### **RESOLUTIONS OF APPROVAL**

**Gerald & Karen Barbara**

**Block: 2506 Lot:3**

**15 Franklin Street**

**R-22.5 Zone**

Requesting variances for a two-story addition and extension of the front porch.

**Yiwei Zhang**

**Block: 701 Lot: 1**

**269 Chestnut Ridge Road**

**R-30**

Requesting variances for a second story addition.

#### **APPLICATIONS (New)**

**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;

Link for Application information: <https://1drv.ms/u/s!Ag0FhFsxDRcgjDwMKi4oM-ThooP?e=5plINx>

#### **BOARD DISCUSSION**

Review and Discussion of Draft Master Plan

**PUBLIC SESSION**

**CLOSED SESSION**

Resolution No. 21- 15                      Resolution Authorizing the Holding of a Closed Session  
- Regarding litigation for 188 Broadway

**APPROVAL OF MINUTES**

- Closed Session Minutes – April 27, 2021

**ADJOURNMENT**

**STATUS OF PENDING APPLICATIONS**

**APPLICATIONS TO BE SCHEDULED:**

**Lelevani & Kristina Baratelli**  
**4 Knollwood Road**

**Block: 907 Lot: 2.03**  
**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 9/7/21; Deemed complete by Borough Engineer on 10/14/21.

Link for Application information: <https://1drv.ms/u/s!Ag0FhFsxDRcgjDdOHUWvxQsBtEYu?e=ZklzaX>

**216 Broadway, LLC**  
**216 Broadway**

**Block: 2602 Lot: 11**  
**R-15**

Requesting variances for 1) A Use variance for multiple dwellings in a single-family zone 2) Maximum Building Coverage of 16.1% where 15% is required (Existing non-conforming with no change). 3) Maximum Total Coverage of 60.5% where 40% is required (Existing non-conforming at 55.8%). 4) Total Maximum Height of 40.1 feet where 30 feet is required (Existing non-conforming is 33.5 feet. 5) Minimum Front Yard Setback of 18.5 feet on Broadway and 31.8 feet on Highview Ave where 35 feet is required (Existing non-conforming with no change).

Received 9/8/21; Deemed administratively complete on 9/14/21; Deemed complete by Borough Engineer on 10/14/21.

Link for Application information: <https://1drv.ms/u/s!Ag0FhFsxDRcgjEeMuHMiZycc58ds?e=1bgHXk>

**William Pulzello**  
**4 Andrea Court**

**Block: 104 Lot: 3**  
**R-30**

Requesting variances for an existing in ground pool and patio: 1) Pool patio is located 6 feet from the rear property line where 20 feet is required 2) Pool is located 17.3 feet from the rear property line where 20 feet is required 3) A shed is located 8.4 feet from the rear property line where 10 feet is required. Received 10/4/21; Deemed administratively complete on 10/5/21; Deemed complete by Borough Engineer on 10/11/21.

Link for Application information: <https://1drv.ms/u/s!Ag0FhFsxDRcgjD03ZNRAN2U6hnZ4?e=m5Yuff>