

**BOROUGH OF WOODCLIFF LAKE**  
**ZONING BOARD AGENDA**  
**TUESDAY, June 27<sup>th</sup>, 2023**  
**7:30 PM**

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

<https://us02web.zoom.us/j/88672137744?pwd=bUIyMU5LSEnteUY1UFh1dWk2NXN1UT09>

Passcode: 973810

**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 24<sup>th</sup>, 2023, in the Municipal Building. 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	Gerald Barbara
John Altadonna	Sanjeev Dhawan
Christina Hembree	Michael Kaufman
Philip Maniscalco	Brian DiStefano
Lynda Picinic	

**APPROVAL OF MINUTES**

May 23<sup>rd</sup>

**RESOLUTION OF APPROVAL:**

**Antonia Masvidal**  
**69 Lincoln Avenue**

**Block: 2707 Lot:8**  
**R-15 Zone**

Applicant seeks to build an addition to the left side of the existing home, which if constructed will require three variances. Proposed building coverage is 2965 sq.ft. or 18.9% where 2358 sq.ft. or 15% is permitted. A variance for 607 sq.ft. or 3.9% is requested. Proposed side yard is 11' where 20' is requested, a variance for 9' is required. Proposed combined side yard is 20.5' where 40' is required, a variance for 19.5' is requested. Received 12/15/2022; Deemed administratively complete 12/15/2022; Deemed complete by borough Engineer on 02/08/2023.

**APPLICATIONS (NEW):**

**Sharon Eliran**  
**4 Knollwood Road**

**Block: 907 Lot: 2.03**  
**R-30 Zone**

Applicant seeks to add a three-car garage to the left side of the existing single-family home which, if constructed will require three variances. The proposed garage will be located 9.4' from the left property line where 20' is required. A variance for 10.6' is requested. The combined side-yard required is 60'. The proposed combined side-yard is 37.4'. a variance for 22.6' is requested. Additionally, the proposed driveway will be located at the left property line. The required setback is 5' and a variance is requested for the same. Received 4/18/2023; Deemed administratively complete 4/18/2023; Deemed complete by borough Engineer on 5/9/2023.

Link for Application: [https://wclnj-my.sharepoint.com/:f:/p/tehasst/ElQeNBzh6KdHguGTasXrNhsBYbPDVdN1gW3Tu\\_hf2I5X3w?e=dpEn8t](https://wclnj-my.sharepoint.com/:f:/p/tehasst/ElQeNBzh6KdHguGTasXrNhsBYbPDVdN1gW3Tu_hf2I5X3w?e=dpEn8t)

**John Coban**  
**88 Winding Way**

**Block: 1901 Lot: 8**  
**R-22.5 Zone**

Applicant seeks to construct two retaining walls in the rear of the property which will exceed three of the four required slope category requirements and therefore require three variances. Received 5/12/2023; Deemed administratively complete 5/12/2023; Deemed complete by borough Engineer on 5/22/2023.

Link for Application: [https://wclnj-my.sharepoint.com/:f:/p/tehasst/Ev2AhMI\\_WIxAlN5eRdE1NOsByGmplMNS8MSHi2Ho7vbXtw?e=oTY7Xs](https://wclnj-my.sharepoint.com/:f:/p/tehasst/Ev2AhMI_WIxAlN5eRdE1NOsByGmplMNS8MSHi2Ho7vbXtw?e=oTY7Xs)

**ADJOURNMENT**