

BOROUGH OF WOODCLIFF LAKE
ZONING BOARD AGENDA
TUESDAY, July 25th, 2023
7:30 PM

Please click the link below to join the Zoom webinar:

<https://us02web.zoom.us/j/88623920513?pwd=NEl0UFBrcmNWh6WGNnKzhNdWxtSzhyZz09>

Passcode: 293388

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 24th, 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

June 27th

RESOLUTION OF APPROVAL:

John Coban

Block: 1901 Lot: 8

88 Winding Way

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.

RESOLUTION OF DENIAL

Sharon Eliran

Block: 907 Lot: 2.03

4 Knollwood Road

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

ADJOURNMENT

UPCOMING APPLICATIONS:

**Gretchen Melman
27 Heather Hill Lane**

**Block: 905 Lot: 3
R-22.5 Zone**

Applicant seeks to add an addition and a patio to the existing property which, if constructed will increase the improved lot coverage to 35.57% where only 30% is permitted. A variance for 5.57% or 1250 sq.ft. is requested. Currently the improved coverage is 35.48%. The actual increase is .09% or 19 sq. ft. Received 7/10/2023; Deemed administratively complete 7/10/2023; Deemed complete by borough Engineer on