

CALL TO ORDER:

The meeting was called to order at 7:36 p.m. via Zoom webinar by Chairwoman Malley with the reading of the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Robin Malley, Chairwoman	Present
Sanjeev Dhawan, Vice Chairman	Absent
Christina Hembree	Present
Michael Kaufman	Present
Philip Maniscalco	Present
Lynda Picinic	Present
John Altadonna,	Present
Gerald Barbara, Alt.1	Present
Brian Distefano, Alt. 2	Absent
S. Robert Princiotto, Esq.	Present
Anthony Kurus, Engineer	Present
Elizabeth Leheny, Planner	Not Requested
Clairese Neumann, Secretary	Present

APPROVAL OF MINUTES:

The minutes for May 23rd, 2023, were approved on a motion from Ms. Hembree seconded by Ms. Picinic. All board members were in favor of approval.

RESOLUTIONS 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.

The resolution was approved on a motion from Mr. Kaufman, seconded by Ms. Hembree, and favored by all.

APPLICATIONS (NEW):

**John Coban
88 Winding Way**

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

The applicant, John Coban and his professional engineer, Brian Hoarle were sworn in by Mr. Princiotto. They stated the need to build two retaining walls was to alleviate water runoff. Mr. Hoarle stated the steep slopes in the rear yard make it very difficult to control the water runoff.

The exhibits were listed as the following:

- A-1 Survey- Phillip Mackatay
- A-2 Topographic Survey-Prepared by Manning
- A-3 Photographs of the property

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A-4 Slope Analysis/Disturbance Plan- RDH Design Group
WCL-1 Neglia Engineering Review Letter

Mr. Hoarle referred to the second photo provided when he stated the waterflow is right in the direction of the newly constructed house.

Mr. Princiotto questioned if there was any drainage installed on the property previously.

Mr. Hoarle stated there are existing seepage pits previously approved by Neglia Engineering. He stated this was shown on S1.0 from exhibit A-4. He stated the disturbance approved with the original new house plan did not take into account the slope of the property. He stated the two retaining walls will be boulder type walls, being 11ft. apart from each other and run with the length of the property. There are two sets of staircases in the middle, railings will be installed. Planting and landscaping is proposed to be on both the upper and lower parts of the retaining walls.

Mr. Maniscalco questioned how the runoff will be directed.

Mr. Hoarle stated the runoff will be redirected with the use of regrading and added drainage behind each wall. He stated all drainage will tie into the existing drainage pits, as well as the french drain.

Mr. Kurus is sworn in by Mr. Princiotto. He stated the walls require the variances because they need to cut into the slope, and the walls exceed the 1,000 sq.ft. limit of disturbance with 1,900 sq.ft. disturbance. He stated the two walls will be an improvement to the property and will benefit neighboring properties. Mr. Kurus stated there is no substantial detriment to the neighboring properties with the walls and they will allow for soil to be held back.

Mr. Coban stated there will be trees planted, and no soil will be brought in, just moved on the property.

Public Session

A motion to open to the public was made by Ms. Picinic and seconded by Mr. Maniscalco, favored by all.

A motion to close to the public was made by Mr. Maniscalco and seconded by Ms. Picinic, favored by all.

The board all agreed they have no issues with the application of the proposed retaining walls with a condition of landscaping and fall protection.

A motion was made by Ms. Picinic to approve this application, seconded by Ms. Hembree. On a roll call vote, all board members eligible to vote were in favor of the motion.

APPLICATIONS (NEW):

**Sharon Eliran
4 Knollwood Road**

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

Ms. Eliran and her husband, Frank Ratzken are sworn in by Mr. Princiotto. She states they are proposing a three-car garage addition to their existing home.

Mr. Al Dattoli, the applicant's architect, is sworn in by Mr. Princiotto.

The exhibits were listed as the following:

A-1 Photos of the property

A-2 Architectural drawings- Prepared by Al Dattoli

A-3 Site Plan- Prepared by Azzolina & Feury Engineering

Mr. Dattoli stated the three-car garage is proposed in the location of existing pavers, allowing for no issue with additional runoff. Mr. Dattoli stated the 1st story element will be 11ft high, with screening on the property line, ensuring the adjacent neighbor will not see the addition. He stated his clients are applying for a side-yard combination variance, a side-yard variance and a driveway setback. Mr. Dattoli stated all other bulk requirements have been met.

Mr. Princiotto stated a hardship needs to be related to the property for the application to be considered.

Mr. Dattoli stated the proposed location of the garage is the only location that will allow for not adding impervious coverage.

Ms. Eliran stated they are seeking security for the property with the increased crime/ motor vehicle theft in Woodcliff Lake. She stated the garage would allow them to keep their cars out of the weathering elements and they require more space with their growing family. She stated the three-car garage would be consistent with their neighborhood. Ms. Eliran stated the current two-car garage would be converted into a recreation room for her children and allow them to extend the existing kitchen.

Mr. Ratzken reiterated his wife's testimony stating they are looking to enhance the security of their home. The three- car garage addition would allow for storage for their growing family.

Ms. Hembree questioned if they thought of other areas on the property for the garage addition, as she stated it is too close to the neighboring property.

Ms. Eliran stated they had discussed it with their architect, Mr. Dattoli, but thought the proposed location was the best fit.

Mr. Princiotto stated the garage could be built in the building envelope or even suggested a tandem two- car garage to allow it to be a four- car garage.

Mr. Dattoli stated the applicant feels the need for a minimum of a two- car garage addition.

Mr. Princiotto stated there is no hardship for the three- car garage addition. Without a hardship they cannot justify the approval of the three- car garage addition. The house fits all the zoning criteria.

A motion was made by Chairwoman Malley to deny this application, seconded by Ms. Hembree. On a roll call vote, all board members eligible to vote were in favor of the motion.

The meeting was adjourned at 9:19 PM on a motion from Mr. Kaufman, seconded by Ms. Hembree, and carried by all.

Respectfully submitted,

Clairese Neuman
Zoning Board Secretary