

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
JULY 20, 2020
MINUTES**

CALL TO ORDER:

This virtual meeting was called to order at 5:00 p.m. at Borough Hall by Chairman Friedberg.

ADEQUATE NOTICE STATEMENT:

The -Chairman announced that the Meeting was in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231. Notice of this meeting was posted in two newspapers, The Record and The Ridgewood News. Subsequent notice was published in The Record and the Ridgewood News to meet guidelines established for a virtual meeting. The public was advised of the Planning Board's rule that the meetings will be concluded by 11:00 p.m.

FLAG SALUTE

ROLL CALL:

Corrado Belgiovine	Present
Jane Ann Whitchurch-Carluccio	Present
Nilufer DeScherer	Present
Cheryl Dispoto	Present
Stephen Falanga, Councilman	Absent
Robert Friedberg	Present
Josephine Higgins	Present
Jennifer Howard	Present
Brian LaRose	Absent
Thomas Panso	Absent
Carlos Rendo, Mayor	Absent
Craig Marson, Councilman	Present
Brian Eyerman, Attorney	Present
Evan Jacobs, Engineer	Present
Brian Intindola, Traffic Engineer	Not requested
Richard Preiss, Planner	Not requested
Meg Smith, Secretary	Present

APPLICATION - NEW

Ihor & Helen Sochan
32 Prospect Avenue / 35 Campbell Avenue
Request for Minor Subdivision and C variance relief

Block: 2702 Lot: 6 & 23
R-15 Zone

Mr. Conte, attorney for the applicant, stated that the single-family home at 32 Prospect Avenue was built in 1906 and purchased by the Sochans in 1955. In 1970 the owners were approved for a 4 lot subdivision of this property. The owners subsequently sold off 2 of the lots and kept the remaining attached lots which was the lot with their home and the lot to the rear of their home. In 2019 the rear lot, identified as 35 Campbell Avenue, was sold to Mr. Conboy.

This application is before the Planning Board because this lot should have been subdivided before being sold. Additionally, the garage for the existing single-family home is located on the lot which was sold and is expected to be demolished. The existing single-family home would be in non-compliance with Borough ordinances requiring a garage for each single-family home.

Mr. Eyerman, Board attorney, stated that a garage was needed on the existing lot and was proposed in this application.

Chairman Friedberg stated that a garage would be built on the existing property and that a new home will be built on the adjacent lot with a garage. Both properties are undersized lots at approximately 13, 150 feet and 13,200 feet each, where 15,000 feet is required.

Mr. Eyerman asked if the applicant would conform to the Board Engineer's notes and requirements detailed in a review letter dated July 15, 2020.

Mr. McClellan, Engineer for the applicant, was sworn in and accepted by the Board as an expert. Mr. McClellan stated that the applicant is proposing 2 lots with one fronting on Prospect Avenue and one fronting on Campbell Avenue. These are undersized lots but meet all other zoning requirements for proposed garage. Mr. McClellan stated that the applicant will comply with all stipulations of the Board Engineer review letter. Mr. McClellan stated that utilities will need to be provided for the vacant lot and the garage and masonry storage shed on this lot will be demolished. Mr. McClellan confirmed that both properties will provide a garage.

Mr. Belgiovine requested that the resolution stipulate demolition of the existing garage and masonry shed.

Mr. Conte and Mr. McClellan confirmed that the applicant will remove these structures. Mr. McClellan stated that these are shown to be removed on the Subdivision Plan.

Mr. Conte stated that the applicant would like to consult with the historical society for guidance regarding the garage structure and matching it to the style of the existing home. Mr. Conte explained that during current conditions with the COVID-19 health crisis it has been difficult to schedule with the historical society.

Mr. Eyerman questioned the timing for building the garage.

Mr. Conte estimated that it could be 6 months or a year before a garage is built.

Mr. Eyerman advise the Board that a violation for non-compliance could be issued if the garage was not built with-in required timelines but would like to designate a timeframe for this project.

Mr. Belgiovine questioned if this home is on the historical list.

Mr. Conte stated that it was not designated as a historical home by the historical society.

Mr. Belgiovine stated that this garage does not need historical society approval and that the applicant should get a time period appropriate design.

Ms. Knarich, attorney for the owner of 35 Campbell, wanted to confirm that the permit for the new single-family dwelling at 35 Campbell Avenue will not be held due to the construction of the garage at 32 Prospect Avenue.

Mr. Friedberg polled the board for questions and comments. Most members had no questions as long as both properties provided garages and had no variances. Ms. Higgins wanted to confirm that the Shade Tree Committee was aware of any tree removal and questioned the well on the property.

Mr. Jacobs, Board Engineer, did not know if the well was working.

The meeting was opened to the Public with a motion by Ms. Higgins, seconded by Vice-Chairwoman Whitchurch-Carluccio. The phone number was provided to the public to call in with any questions or concerns. With no members of the Public wishing to address the Board, the meeting was closed to the Public with a motion from Ms. Higgins, seconded by Vice-Chairwoman Whitchurch-Carluccio.

A motion to approve the request for minor subdivision and c variance relief for 32 Prospect Avenue was made by Mr. Belgiovine, seconded by Ms. Dispoto. On a roll call vote the motion was approved by Ms. Higgins, Councilman Marson, Mr. Belgiovine, Ms. Whitchurch-Carluccio, Ms. DeScherer, Ms. Dispoto, Ms. Howard and Chairman Friedberg.

APPROVAL OF MINUTES

Minutes – June 15, 2020

A motion to approve the minutes of the June 15th meeting was made by Mr. Belgiovine and seconded by Ms. Dispoto. Ms. Higgins, Ms. Howard and Ms. Whitchurch-Carluccio abstained from this vote due to absence at this meeting. All other board members were in favor of the motion.

The meeting was adjourned on a motion from Mr. Belgiovine, and seconded by Ms. Higgins, and carried by all.

Respectfully Submitted,

Meg Smith
Board Secretary