

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD AGENDA
TUESDAY, June 25th, 2024
7:00 P.M**

Call to Order: This meeting is 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.

The public is advised of the Planning Board’s rule that meetings are concluded by 10:00 p.m.

PLEDGE OF ALLEGIANCE

Roll Call

Corrado Belgiovine	Jane Ann Whitchurch-Carluccio	Thomas Panso
Lynda Picinic	Michael Kaufman	Brian DiStefano
Nilufer DeScherer	Robert Friedberg	
Nikki Marsh	Christina Hembree	
Gerald Barbara	Sanjeev Dhawan	
Carlos Rendo	Brian LaRose	

APPROVAL OF MINUTES

Minutes from 5/21/2024

APPROVAL OF RESOLUTION

11 Birchwood Drive

NEW APPLICATIONS

**WOODCLIFF LAKE VETERINARY HOSPITAL
160 BROADWAY**

**BLOCK:2701 LOT:5
S-O ZONE**

The applicant seeks to occupy and use the premises as a veterinary clinic. The property is located in the “Special Office District” zone. The SO zone only permits professional, business, or administrative office buildings. Veterinary use is not permitted. A use or D-1 variance is requested. Received 4/12/2024; Deemed administratively complete 4/12/2024; Deemed complete by borough Engineer on 5/3/2024. Link to application: <https://wclnj-my.sharepoint.com/:f:/p/techasst/EqkHxeolIopGlh8rLY3FPQgBxdQSfENbQPbz3YBIBPbnHw?e=ZpPsJw>

**RITESH & PREETI BANSAL
5 ELLIS COURT**

**BLOCK:1905 LOT: 1.02
R-22.5 ZONE**

The applicant seeks to construct a patio adjacent to a pool in the rear yard of the property for the purpose of providing adequate surface space around the pool. The applicant seeks a variance as to allow for impervious coverage of 31.2% where 30% is the maximum permitted. Received 5/2/2024; Deemed administratively complete 5/2/2024; Deemed complete by borough Engineer on 5/10/2024. Link to application: <https://wclnj-my.sharepoint.com/:f:/p/techasst/ElgdE-ZYLNBBjCsi8GsVfwcBKthahsLHpULny3ryXmLkCA?e=WbpXhp>

**LEVANI BARATELLI
31 OLD FARMS ROAD**

**BLOCK:1002 LOT:2
R-30 ZONE**

Applicant seeks to construct a retaining wall along the side and rear property line. New patio and pool in the rear yard of the subject property. The applicant seeks a variance from 380-111C. (2) (3) and (5) requiring the retaining wall be 3' maximum heights within 3' minimum between tiers and the first tier being at the minimum 5' off the side and rear property line. The applicant is also requesting an exemption from Section 380-110(b), disturbance of minor slope area- 3,000 sf. maximum area of lot occupied by slope area, 2,300 sf steep slope area disturbed. Received 3/13/2024; Deemed administratively complete 3/13/2024; Deemed complete by borough Engineer on 4/3/2024 and 4/9/2024. Link to application: https://wclnj-my.sharepoint.com/:f:/p/techasst/EgI2IX5d0L5CpVO1aoNQvU8B_xwi--6_fcGKNVgqTEHXOA?e=5DKatm

FUTURE APPLICATIONS

**JUSTIN COHEN
12 FOLDING FARMS**

**BLOCK:17.01 LOT:1.05
R-22.5 ZONE**

The applicant seeks to add landscape improvements to the rear of the property which will result in an increase in the improved lot coverage to 32.4% where 30% is permitted. A variance for 2.4% or 553 sq.ft. is requested. Received 5/20/2024; Deemed administratively complete 5/20/2024; Deemed complete by borough Engineer on 5/31/2024. Link to application: https://wclnj-my.sharepoint.com/:f:/p/techasst/Ej2xH3c_eGtJsSeZpTGUyxYB8--vE0ahbAlzUIZbzsls_w?e=cSY5NU