

BOROUGH OF WOODCLIFF LAKE

ZONING BOARD AGENDA

TUESDAY, FEBRUARY 25, 2020

7:30 PM

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 28, 2020, 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

Christina Hembree

Dianna Cereijo

Sanjeev Dhawan

Emilia Fendian

Robert Hayes

Michael Kaufman

Robin Malley

Gary Newman

Hasmig Yetemian

APPROVAL OF MINUTES

January 28, 2020

RESOLUTION OF APPROVAL

Farrell Slater

Block 1704 Lot 3.01

4 Dimino Court

R-22.5 Zone

Variances needed for a rear façade addition along with an inground pool and patio. Total lot coverage proposed is 33.1% where 30% is allowed.

BOARD DISCUSSION

Proposed Zoning Changes

PUBLIC SESSION

CLOSED SESSION

Resolution No. 20-03

Resolution Authorizing the Holding of a Closed Session:

Litigation update for 188 Broadway LP – 188 Broadway

APPROVAL OF MINUTES – Closed Session

January 28, 2020

ADJOURNMENT

STATUS OF PENDING APPLICATIONS:

Applications Waiting Completeness Review:

**Jehovah Witness Kingdom Hall
45 Woodcliff Avenue**

**Block: 2004 Lot: 4
R-22.5 Zone**

Request for a D-3 Conditional Use Variance for impervious surface coverage of 53% where 30% is allowed. This coverage is being reduced from 56% previously. Amended Site Plan proposes a second ingress/egress and A/C equipment to be placed in the front yard setback.

**Jonathan Blonde
6 Spring House Road**

**Block: 1104 Lot: 1
R-30 Zone**

Request for construction of a two (2) car detached garage and retaining wall where required minimum side yard setback is 20 feet and 13 feet is proposed.