

# **BOROUGH OF WOODCLIFF LAKE**

## **ZONING BOARD AGENDA**

### **VIRTUAL MEETING**

**TUESDAY, APRIL 28, 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. Subsequent notice was published in The Record and the Ridgewood News to meet guidelines established for a virtual meeting.

**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**

February 25, 2020

### **APPLICATION (New)**

**Jonathan Blonde**

**Block: 1104 Lot: 1**

**6 Spring House Road**

**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.

### **BOARD DISCUSSION**

### **PUBLIC SESSION**

### **CLOSED SESSION**

Resolution No. 20-06

Resolution Authorizing the Holding of a Closed Session

- Regarding litigation for 188 Broadway LP – 188 Broadway
- Regarding litigation for WCL Broadway Realty – 62 Broadway

### **APPROVAL OF MINUTES**

Closed Session Minutes – February 25, 2020

### **ADJOURNMENT**

**STATUS OF PENDING APPLICATIONS:**

**Applications Deemed Complete and Waiting to be Scheduled:**

**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.

**Craig Kaufman  
75 Old Farms Road**

**Block: 1002 Lot: 9  
R-30 Zone**

Request for an addition to existing single family residence requiring a rear yard setback variance for 42.8 feet where 50 feet is required.