

BOROUGH OF WOODCLIFF LAKE

ZONING BOARD AGENDA

VIRTUAL MEETING

TUESDAY, JUNE 23, 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
Sanjeev Dhawan
Robert Hayes
Robin Malley
Hasmig Yetemian

Dianna Cereijo
Emilia Fendian
Michael Kaufman
Gary Newman

APPROVAL OF MINUTES

April 28, 2020

RESOLUTION OF APPROVAL

Jonathan Blonde

6 Spring House Road

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.

Block: 1104 Lot: 1

R-30 Zone

APPLICATION (New)

Jehovah Witness Kingdom Hall

45 Woodcliff Avenue

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.

Block: 2004 Lot: 4

R-22.5 Zone

BOARD DISCUSSION

PUBLIC SESSION

CLOSED SESSION

Resolution No. 20-09

Resolution Authorizing the Holding of a Closed Session

- Regarding litigation for 188 Broadway LP – 188 Broadway
- Regarding litigation for Valley Chabad – 100 Overlook Drive

APPROVAL OF MINUTES

Closed Session Minutes – April 28, 2020

ADJOURNMENT

STATUS OF PENDING APPLICATIONS:

Applications Deemed Complete and Waiting to be Scheduled:

**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.

Applicant has requested to carry this application until August or September meeting.

**New Cingular Wireless
100 Tice Blvd**

**Block: 301 Lot: 3.05
EAO II Zone**

Request for wireless telecommunications facility on the roof and at-grade adjacent to the existing 3 story office building. Applicant requires variance relief for maximum proposed building height of 55.5 feet where 36 feet is permitted. Variances are also needed for height of antenna, maximum equipment area and maximum equipment height.

Application deemed Administratively complete on 5/12/2020

Application deemed Complete by Engineering on 6/9/2020