

BOROUGH OF WOODCLIFF LAKE

ZONING BOARD AGENDA

VIRTUAL MEETING

TUESDAY, JULY 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

June 23, 2020

July 9, 2020

RESOLUTION OF APPROVAL

Jehovah Witness Kingdom Hall

Block: 2004 Lot: 4

45 Woodcliff Avenue

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.

APPLICATION (New)

New Cingular Wireless

Block: 301 Lot: 3.05

100 Tice Blvd

EA0 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

PUBLIC SESSION

CLOSED SESSION

Resolution No. 20-10

Resolution Authorizing the Holding of a Closed Session

- Regarding litigation for WCL Broadway Realty – 62 Broadway

APPROVAL OF MINUTES

Closed Session Minutes – June 23, 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.

Craig Feustel
75 Woodland Drive

Block: 1602 Lot:11
R-22.5 Zone

Request for side yard setback variance of 17 feet 6 in where 20 feet is required for a generator.

Application deemed Administratively Complete by on 6/29/2020

Application deemed Complete by Board Attorney on 7/7/2020

Waiting to be scheduled before the Board.

Lysbeth & Robert Espinosa
14 Bliss Court

Block:1505 Lot 17.04
R-22.5 Zone

Request for a rear yard variance of 31 feet 3 inches where 40 feet is required for a covered rear patio.

Application deemed Administratively Complete by on 6/29/2020

Waiting to be scheduled before the Board.