

BOROUGH OF WOODCLIFF LAKE

ZONING BOARD AGENDA

VIRTUAL MEETING

TUESDAY, SEPTEMBER 29, 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

August 25, 2020 – Open Session

RESOLUTION OF APPROVAL

**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

APPLICATION (New)

**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.

APPLICATION (New)

**Craig Feustel
75 Woodland Road**

**Block: 1602 Lot:11
R-22.5 Zone**

Request for side yard setback variance of 17 feet 6 inches 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

PUBLIC SESSION

CLOSED SESSION

Resolution No. 20-15 Resolution Authorizing the Holding of a Closed Session

- Regarding litigation for WCL Broadway Realty – 62 Broadway
- Regarding litigation for Valley Chabad – 100 Overlook Drive

APPROVAL OF MINUTES

Closed Session Minutes – August 25, 2020

ADJOURNMENT

STATUS OF PENDING APPLICATIONS:

Application Deemed Complete and Waiting to be Scheduled:

Lysbeth & Robert Espinosa

Block:1505 Lot 17.04

14 Bliss Court

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

Application deemed Complete by Board Engineer on 8/6/2020

Waiting to be scheduled before the Board.

Gilbert Gideon

Block: 302 Lot: 5.22

22 Stonewall Court

R-8.5 Zone

Request for a rear yard variance of 13 feet where 20 feet is required for a paver patio.

Application deemed Administratively Complete by on 8/27/2020

Application deemed Complete by Board Engineer on 9/1/2020

Waiting to be scheduled before the Board.