

CALL TO ORDER This virtual meeting was called to order at 7:30 p.m. at Borough Hall by Chairwoman Christina Hembree with the reading of the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Christina Hembree, Chairwoman	Present
Dianna Cereijo, Alt 2	Present
Sanjeev Dhawan	Present
Emilia Fendian	Present
Robert Hayes	Present
Michael Kaufman	Absent
Robin Malley	Present
Gary Newman	Arrived at 7:40pm
Hasmig Yetemian, Alt 1	Present
S. Robert Princiottto, Esq.	Present
Evan Jacobs, Engineer	Present
Richard Preiss, Planner	Not Requested
Meg Smith, Secretary	Present

APPROVAL OF OPEN SESSION MINUTES:

The minutes of the October 27, 2020 meeting were approved on a motion from Ms. Yetemian seconded by Mr. Hayes. All Board members voted in favor of the approval.

The minutes of the November 24, 2020 meeting were approved on a motion from Ms. Yetemian seconded by Mr. Dhawan. Chairwoman Hembree, Ms. Fendian, Mr. Hayes, and Mr. Newman abstained due to absence at this meeting. All other Board members voted in favor of the approval.

APPLICATIONS (New)

Alfred Lerman

Block: 1704 Lot: 3.02

12 Dimino Court

R-22.5 Zone

Request for a rear yard setback of 27 feet where 40 feet is required and a variance of maximum building coverage of 16.07% where 15% is permitted for a covered paver patio.

Application deemed Administratively Complete by on 10/2/2020

Application deemed by Board Engineer on 10/20/2020

Mr. Hayes has recused himself from this application as his property is within 200 feet of the applicant's property.

Mr. Princiottto confirmed that proof of notice and publication was provided and verified.

Mr. Lerman, owner and applicant, explained that he is requesting a roof over his existing rear patio due to a lot of sun making the area almost unusable. The proposed roof would cover most of the patio.

Mr. Princiottto questioned if there was any change in size of the patio proposed.

Mr. Lerman confirmed that the existing patio would remain the same size.

Mr. Princiotto questioned the size of the roof

Mr. Lerman stated that the roof would be 25' by 30'. Mr. Lerman stated that the rear yard is screened with a fence and trees. Mr. Lerman stated that the adjacent homeowner at the rear of his property has no objection to the patio roof as it will not be visible with the trees.

Mr. Princiotto marked the following Exhibits:

A-1	Site Plan
A-2	Survey
A-3	Photos
WCL-1	Neglia Review letter dated 11/20/2020

Mr. Princiotto asked and Mr. Lerman explained the photos provided in Exhibit A-3.

Mr. Lerman stated that the trees currently exist and exceed 12' in height and the height for the patio roof is 12'6". Mr. Lerman stated that there is no proposed drainage.

Mr. Princiotto asked if there are any drainage concerns on the property.

Mr. Lerman stated that there are no drainage issues.

Ms. Fendian stated that the proposed roof would be covering existing windows.

Mr. Lerman stated that he is aware that windows will be covered and that this will mostly be in the kitchen.

Ms. Fendian advised that this deep roof may cause the kitchen area to be dark in other seasons.

Mr. Lerman stated that he believed this would be ok.

Ms. Malley questioned something on the rear of the property and asked if this was a swingset or a shed.

Mr. Lerman stated that it was a portable soccer net.

Mr. Kosch, contractor for the applicant, was sworn in. He stated that this new roof would have a low pitch and a continuous gutter would be placed around the roof with leaders to the existing underground system. He confirmed the height of the roof to be 12'6".

Mr. Princitto confirmed that this patio would remain open.

Both Mr. Lerman and Mr. Kosch stated that the patio would remain open.

Mr. Princiotto questioned if there will be screens.

Mr. Lerman stated that this patio will not be screened.

Ms. Malley confirmed that this would not be a flat roof.

Mr. Kosch stated that the roof will have a slight pitch – about 3/12s.

Ms. Fendian questioned the existing small roof over the existing door.

Mr. Kosch confirmed that this small roof will be removed.

Mr. Jacobs stated that the applicant needs two (2) variances. A variance for rear yard setback of 27' where 40' is required and a variance for coverage of 16.06% where 15% is allowed. Mr. Jacobs stated that with no increase in coverage, there are no drainage concerns. Mr. Jacobs stated that it was good that the roof would have a gutter system with a down spout. Mr. Jacobs explained that resolution compliance would confirm discharge of water to the underground system.

The meeting was opened to the public for questions with a motion from Vice-Chairwoman Malley which was seconded by Ms. Fendian. All in favor the motion carried.

The phone number was provided to the public to call in with any questions or concerns regarding this application. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

With no members of the public calling in to ask questions or state any concerns, and no members of the public attending on Zoom, the meeting was closed to the public with a motion from Mr. Newman and seconded by Vice-Chairwoman Malley. All in favor, the motion carried.

Vice-Chairwoman Malley confirmed that if approved, the trees and plantings need to be maintained to shield the neighbors' view.

Mr. Princiotto stated that this would be added as a condition of approval.

The meeting was opened to the public for any comments with a motion from Vice-Chairwoman Malley which was seconded by Ms. Yetemian. All in favor the motion carried.

The phone number was provided to the public to call in with any questions or concerns regarding this application. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

With no members of the public calling in to ask questions or state any concerns, and no members of the public attending on Zoom, the meeting was closed to the public with a motion from Mr. Dhawan and seconded by Vice-Chairwoman Malley. All in favor, the motion carried.

A motion to approve this application with a rear yard variance and variance for maximum building coverage for a covered patio was made by Mr. Dhawan and seconded by Ms. Fendian. On a roll call vote Chairwoman Hembree, Mr. Dhawan, Ms. Fendian, Vice-Chairwoman Malley, Mr. Neman, Ms. Yetemian and Ms. Cereiyo were in favor of the motion. None were opposed. Mr. Hayes had recused himself from this application and did not vote.

Mr. Princiotto stated that the Resolution of Approval would be ready for the next Zoning Board meeting and that there was a 45 day appeal period from the date of publication.

Gilbert Gideon
22 Stonewall Court

Block: 302 Lot: 5.22
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

Mr. Acquaviva, attorney for the applicant, stated that the owner would like to construct a patio in the rear yard. The proposed patio would require a rear yard setback variance.

Mr. Princiotta confirmed that Proof of Notice and Publication was received and verified.

Mr. Princiotta marked the following Exhibits:

- | | |
|-----|---|
| A-1 | Survey with patio drawing |
| A-2 | Photo of rear house, fence and retaining wall |
| A-3 | Photo of rear house without showing the fence |

Mr. Gedeon, owner and licensed engineer was sworn in, provided his background and was qualified as an expert.

Mr. Gedeon explained that there are two tiers to his backyard. The upper tier behind the retaining wall is not usable. The proposed patio would be on the lower tier beginning at the base of three steps from the rear door. This patio is proposed to be a 20' by 30' paver patio and would be between the rock wall and the home.

Mr. Acquaviva questioned Mr. Gedeon about any drainage issues.

Mr. Gedeon stated that there is no drainage issues and that there are existing drainage systems onsite.

Mr. Acquaviva stated that this application is requesting a rear yard setback of 13 feet instead of the required 20 feet. He asked Mr. Gedeon to explain why this is necessary.

Mr. Gedeon stated that there is not much room and a smaller patio would be useless.

Mr. Acquaviva addressed page 3 of the Neglia Engineering report requiring side yard setbacks of 20 feet.

Mr. Gedeon stated that the right side currently showing approximately 19 feet would be shortened to comply with the 20 foot required setback.

Mr. Acquaviva stated that the rear of the property abuts another property and the Hilton property. Mr. Acquaviva asked Mr. Gedeon to estimate distance from his rear property line to the neighboring home.

Mr. Gedeon stated that it was approximately 30 feet from his rear property line.

Mr. Acquaviva asked Mr. Gedeon if he will comply with conditions.

Mr. Gedeon stated that he will comply if applicable and believes that Soil Movement would not be applicable.

Page 5
BOA Minutes December 15, 2020

Mr. Acquaviva asked if the patio would be covered.

Mr. Gedeon stated that they are not currently planning on covering the patio.

Mr. Princiotto asked if there would be another rock wall or additional landscaping.

Mr. Gedeon stated that only the existing rock wall and no additional landscaping is proposed.

Ms. Malley asked if there was any Special Zoning or special restrictions on this property from original subdivision.

Mr. Jacobs was sworn in and his review letter of 10/23/2020 was marked as WCL-1. Mr. Jacobs stated that the applicant would need to amend the side yard setback from 19 feet to 20 feet. He clarified that this home has a pre-existing non-conforming rear yard for an existing structure. Mr. Jacobs also clarified that this application proposes a change from currently grass to an impervious coverage and that Soil Movement application will need to be done and drainage information will be recalculated. He will need a signed and sealed plan for this review.

Mr. Gedeon stated that there was an oversized pit which is under used.

The meeting was opened to the public for any questions or comments with a motion from Mr. Newman which was seconded by Mr. Dhawan. All in favor the motion carried.

The phone number was provided to the public to call in with any questions or concerns regarding this application. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

With no members of the public calling in to ask questions or state any concerns, and no members of the public attending on Zoom, the meeting was closed to the public with a motion from Mr. Hayes and seconded by Mr. Newman. All in favor, the motion carried.

A motion to approve this application with a rear yard variance for a patio was made by Mr. Newman and seconded by Vice-Chairwoman Malley. On a roll call vote Chairwoman Hembree, Mr. Dhawan, Ms. Fendian, Mr. Hayes, Vice-Chairwoman Malley, Mr. Neman, and Ms. Yetemian were in favor of the motion. None were opposed.

Mr. Newman advised the Board that he has sold his home in WCL and will be moving March 1st. He will be resigning from the Zoning Board before March 1st.

Ms. Yetemian advised the Board that she will be resigning from the Board and going back to school.

Mr. Princiotto thanked these board members for their service to Woodcliff Lake.

Chairwoman Hembree wanted to thank Ms. Cereiyo for her testimony regarding the Master Plan at the last Mayor & Council meeting.

The meeting was adjourned on a motion from Mr. Hayes, seconded by Vice-Chairwoman Malley, and carried by all.

Respectfully submitted,

Meg Smith