

BOROUGH OF WOODCLIFF LAKE

ZONING BOARD AGENDA SPECIAL VIRTUAL MEETING TUESDAY, JULY 20, 2021 7:30 PM

Call to Order: This meeting is in accordance with the Open Public Meetings Law, P.L., 1975, Chapter 231 and follows guidelines for a virtual meeting. Notice of this Special meeting was posted in two newspapers, The Record and the Ridgewood News.

The public is advised of the Zoning Board’s rule that meetings are concluded by 10:30 p.m.

PLEDGE OF ALLEGIANCE

SWEARING IN OF NEW APPOINTMENT

Alternate #1: Philip Maniscalco (term ending December 31, 2022)

ROLL CALL

Robin Malley	Barbara Bushell
Dianna Cereiyo	Sanjeev Dhawan
Emilia Fendian	Christina Hembree
Michael Kaufman	Philip Maniscalco
Lynda Picinic	

APPROVAL OF MINUTES

June 16, 2021

APPLICATIONS (Revised)

**188 Broadway, LP
188 Broadway**

**Block: 2701 Lot: 3
R-15 & S-O Zones**

Use Variance to add 53 apartment units and to permit multi-family residential use in the S-O zone, a variance for front yard setback of 34.1 ft where 35 ft is required, a variance for rear yard setback of 39 ft where 50 ft is required, a variance for building setback from the street centerline of 65.6 ft where 70 ft is required and a variance for deficient parking lot area landscaping where 185 sq ft is proposed and 1,320 sq feet is required.

Received: 3/12/21; Deemed Complete by Board Engineer: 4/5/21;

Time for decision extended to 8/3/21;

PUBLIC SESSION

ADJOURNMENT

STATUS OF PENDING APPLICATIONS

SCHEDULED FOR JULY 27, 2021:

**Lawrence & Phyllis Plevoy
15 West Hill Road**

**Block: 2103 Lot: 1
R-22.5 Zone**

Proposing two new porches to the existing residence which would require a variance for building coverage of 18.45% where 15% is permitted.

Received: 4/29/21; Deemed administratively complete on 5/14/21; Deemed Complete by Board Engineer: 5/27/21; Deemed Complete by Board Engineer: 5/27/21;

TO BE SCHEDULED:

**Gerald & Karen Barbara
15 Franklin Street**

**Block: 2506 Lot:3
R-22.5 Zone**

Requesting variances for a two-story addition and extension of the front porch. This would require eight (8) variances: 1) Building coverage from 14.7% to 22.8% where 15% is permitted, 2) Total coverage of 30.9% where 30% is permitted, 3) Front yard setback for the second story addition of 26.6 feet where 35 feet is required, 4) Front yard setback for the front porch of 26.9 feet where 35 feet is required, 5) Front yard setback for the front steps of 23.9 feet where 35 feet is required, 6) Side yard setback for the right side of the front porch of 11.7 feet where 20 feet is required, 7) Side yard setback for the left side of the front porch of 11.75 feet where 20 feet is required and 8) Combined yard setback of 23.65 feet where 60 feet is required.

Received: 5/5/21; Deemed administratively complete on 5/17/21;

**Jane & Steve Sanders
64 Heather Hill Lane**

**Block: 901 Lot: 1
R-30 Zone**

Requesting variances for two additions which would require two variances: 1) Rear yard setback of 43.16 feet where 50 feet is required, and 2) Front yard setback of 48.3 feet where 50 feet is required. A third addition in the rear of the property will not require a variance.

Received: 5/7/21; Deemed administratively complete on 5/17/21;

PENDING COMPLETENESS REVIEW:

**Yiwei Zhang
269 Chestnut Ridge Road**

**Block: 701 Lot: 1
R-30**

Requesting variances for a second story addition which would require three variances: 1) Side yard setback of 19.9 feet where 20 feet is required, 2) Side yard setback of 19.3 feet where 20 feet is required and 3) Combined side yard setback of 39.2 feet where 60 feet is required.