

BOROUGH OF WOODCLIFF LAKE

ZONING BOARD AGENDA

VIRTUAL MEETING

TUESDAY, DECEMBER 14, 2021

7:30 PM

Please click the link below to join the Zoom webinar:

<https://us02web.zoom.us/j/86542898068?pwd=T3B0dFFHYnFDK0Y2RE1ZdUltRG9pUT09>

Passcode: 733141

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 26, 2021 to meet guidelines for a virtual meeting. Notice of this 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

ROLL CALL

Robin Malley	Barbara Bushell
Dianna Cereijo	Sanjeev Dhawan
Christina Hembree	Michael Kaufman
Philip Maniscalco	Gary Menze
Lynda Picinic	

APPROVAL OF MINUTES

November 23, 2021

RESOLUTIONS OF APPROVAL

William Pulzello

Block: 104 Lot: 3

4 Andrea Court

R-30

Requesting variances for an existing in ground pool and patio.

APPLICATIONS (New)

Lelevani & Kristina Baratelli

Block: 907 Lot: 2.03

4 Knollwood Road

R-30

Requesting a variance for an inground pool which requests Maximum Total Coverage of 31.8% where 30% is required. Received 9/1/21; Deemed administratively complete on 9/7/21; Deemed complete by Borough Engineer on 10/14/21.

Link for Application information: <https://1drv.ms/u/s!Ag0FhFsxDRcgjDdOHUWvxQsBtEYu?e=ZklzaX>

216 Broadway, LLC

Block: 2602 Lot: 11

216 Broadway

R-15

Requesting variances for 1) A Use variance for multiple dwellings in a single-family zone 2) Maximum Building Coverage of 16.1% where 15% is required (Existing non-conforming with no change). 3) Maximum Total Coverage of 60.5% where 40% is required (Existing non-conforming at 55.8%).

4) Total Maximum Height of 40.1 feet where 30 feet is required (Existing non-conforming is 33.5 feet). 5) Minimum Front Yard Setback of 18.5 feet on Broadway and 31.8 feet on Highview Ave where 35 feet is required (Existing non-conforming with no change).

Received 9/8/21; Deemed administratively complete on 9/14/21; Deemed complete by Borough Engineer on 10/14/21.

Link for Application information: <https://1drv.ms/u/s!Ag0FhFsxDRcgiEeMuHMiZycc58ds?e=1bgHXk>

PUBLIC SESSION

ADJOURNMENT

STATUS OF PENDING APPLICATIONS

[Review of Zoning Denial:](#)

24 Hunter Ridge Road