

BOROUGH OF WOODCLIFF LAKE

**ZONING BOARD AGENDA
TUESDAY, JANUARY 25, 2022
7:30 PM**

Please click the link below to join the Zoom webinar:

<https://us02web.zoom.us/j/86717983579?pwd=REhJSVJSVzFQclRma20xUFAySk1DQT09>

Passcode: 544293

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.

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 APPOINTMENTS AND REAPPOINTMENTS

Member: Robin Malley (term ending December 31, 2025)

Member: Lynda Picinic (term ending December 31, 2025)

Alternate #2: Barbara Bushell (term ending December 31, 2023)

ROLL CALL

Robin Malley

Barbara Bushell

Dianna Cereiyo

Sanjeev Dhawan

Christina Hembree

Michael Kaufman

Philip Maniscalco

Gary Menze

Lynda Picinic

ELECTION OF OFFICERS

Chairwoman

Vice-Chairman

BOARD APPOINTMENTS

Board Attorney – Sal Princiotta

Board Engineer – Anthony Kurus/ Neglia Engineering

Board Planner – Elizabeth Leheny / Phillips Preiss Grygiel LLC

Board Traffic Consultant – Brian Intindola / Neglia Engineering

Board Secretary – Meg Smith

APPROVAL OF MINUTES

December 14, 2021

RESOLUTIONS OF APPROVAL

Lelevani & Kristina Baratelli
4 Knollwood Road

Block: 907 Lot: 2.03
R-30

Requesting a variance for an inground pool which requests Maximum Total Coverage of 31.8% where 30% is required.

APPLICATIONS (Continued)

216 Broadway, LLC
216 Broadway

Block: 2602 Lot: 11
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!Ag0FhFsxDRcgjS6YiV56G5Ehqp0Q?e=tCGBnu>

BOARD DISCUSSION

Review and Discussion of Revised Draft Master Plan
Proposed 2022 Zoning Board Calendar
2021 Zoning Board Annual Report
Zoning Appeal – Review of Zoning Denial at 24 Hunter Ridge Road

PUBLIC SESSION

ADJOURNMENT

APPLICATIONS PENDING COMPLETENESS REVIEW:

Richard Conboy (Revised)
20 Reeds Lane

Block: 2006 Lot: 4
R-22.5 Zone

Request to modify new single-family home previously approved with an addition. Combined yard setback of 43 feet where 60 feet is required for this addition.

Received 12/17/21; Deemed administratively complete 12/28/21;

Link for Application information: https://1drv.ms/u/s!Ag0FhFsxDRcgjSgzrIR7rqSV_tT-?e=OXPUm2