

# BOROUGH OF WOODCLIFF LAKE

ZONING BOARD AGENDA  
TUESDAY, FEBRUARY 22, 2022  
7:30 PM

Please click the link below to join the Zoom webinar:

<https://us02web.zoom.us/j/85735307302?pwd=WGluUHZTRzUxVXVON1dKTUJZdC9kdz09>

Passcode: 743369

**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 25, 2022, 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

### ROLL CALL

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

### APPROVAL OF MINUTES

January 25, 2022

February 8, 2022

### RESOLUTION OF APPROVAL

2021 Zoning Board Annual Report

### RESOLUTION OF DENIAL

Zoning Appeal – 24 Hunter Ridge Road

**Block:1108 Lots: 4 & 5**

### APPLICATIONS (Continued)

**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!Ag0FhFsxDRcgiS6YiV56G5Ehqp0Q?e=tCGBnu>

**APPLICATION (New)**

**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; Deemed Complete by Board Engineer 1/19/22;

Link for Application information: [https://1drv.ms/u/s!Ag0FhFsxDRcgiSgzrIR7rqSV\\_tT-?e=OXPUm2](https://1drv.ms/u/s!Ag0FhFsxDRcgiSgzrIR7rqSV_tT-?e=OXPUm2)

**PUBLIC SESSION**

**ADJOURNMENT**

**APPLICATION WAITING TO BE SCHEDULED:**

**Jacqueline & Peter Gadaleta**  
**69 West Hill Road**

**Block: 2107 Lot: 1**  
**R 22.5 Zone**

Request to expand existing patio requiring a rear yard setback of 10 feet where 20 feet is required  
Received 2/2/22; Deemed administratively complete 2/1/22; Deemed complete by the Board attorney 2/10/22;

Link for Application information: <https://1drv.ms/u/s!Ag0FhFsxDRcgiVHatZ-hblzGUaIE?e=2gii4m>