

BOROUGH OF WOODCLIFF LAKE

ZONING BOARD AGENDA

Tuesday December 13th, 2022

7:30 PM

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81932558585?pwd=Nkl0TDhSNEZ2YzFRemdQZBmZjR0UT09>

Passcode: 703977

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	Sanjeev Dhawan
John Altadonna	Gerald Barbara
Dianna Cereijo	Christina Hembree
Michael Kaufman	Philip Maniscalco
Lynda Picinic	

APPROVAL OF MINUTES

October 25th, 2022

APPLICATION – (Carried/Continued):

24 Hunter Ridge Road

Block: 1108 Lot: 5.01

David Yoskowitz

R-30

Requesting a use variance to permit a recreational court / basketball court in the front yard of the property. This would also require a variance for an accessory structure in a front yard where only side or rear yard is permitted and a front yard setback of 6.2 ft. where 50 ft. is required.

Received 7/1/22; Deemed administratively complete on 7/13/22; Deemed complete by Borough engineer on 8/1/22.

Link for Application information: <https://wclnj-my.sharepoint.com/:f:/p/techasst/EmY454FZq4NLj3rDbTHAqwEBRqXYQwXXAVITSLhBe4jJ3g?e=desTcl>

CLOSED SESSION

Update on Litigation

ADJOURNMENT

APPLICATION WAITING TO BE SCHEDULED:

Christine Fernandez & Javier Janero Diaz
11 Campbell Ave

Block: 2702 Lot: 27
R-15 Zone

Applicant seeks to add an addition to the left side of the existing home, which if constructed will be located 15.4' from the front property line where 35' is required. A variance for 19.6' is requested. Additionally, the building coverage will increase to 20.3% from 16.2% where only 15 % is permitted. A variance for 5.3% or 795 sq. ft is requested. Received 12/2/2022; Deemed administratively complete on 12/2/2022; Deemed complete by Borough Engineer on
[Link for Application Information:](#)

Blair & Brett Moldoff
35 Winding Way

Block: 1805 Lot: 20.01
R-22.5 Zone

Applicant seeks to add a 9' x 49'-4" room to the rear of the existing home, which if constructed will be located 32.5' from the rear property line where 40' is required. A variance for 7.5' is requested. Additionally, the proposed addition will increase the total improved coverage from 31.8% to 34.7% where a maximum of 30 % is required. A variance for 4.7% or 1,298 sq. ft. is requested. Received 12/5/2022; Deemed administratively complete 12/5/2022; Deemed complete by borough Engineer on
[Link for Application Information:](#)