

**CALL TO ORDER:**

This meeting was called to order at 7:30 p.m. via Zoom webinar by Chairwoman Robin Malley with the reading of the Open Public Meetings Act.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Robin Malley, Chairwoman	Present
Barbara Bushell, Alt 2	Present
Dianna Cereijo	Joined at 7:40pm
Sanjeev Dhawan, Vice Chairman	Present
Christina Hembree	Present
Michael Kaufman	Present
Philip Maniscalco, Alt 1	Present
Gary Menze	Present
Lynda Picinic	Present
S. Robert Princiotta, Esq.	Present
Anthony Kurus, Engineer	Not Requested
Elizabeth Leheny, Planner	Not Requested
Meg Smith, Secretary	Present

**APPROVAL OF MINUTES**

The minutes for February 8, 2022 were approved with corrections on a motion from Ms. Bushell, seconded by Mr. Maniscalco. All board members were in favor of approval with the exception of Ms. Cereijo, Ms. Picinic and Mr. Menze due to absence at the meeting.

The minutes for February 22, 2022 were approved with corrections on a motion from Mr. Menze, seconded by Ms. Bushell. All board members were in favor of approval with the exception of Ms. Cereijo, Vice Chairman Dhawan and Mr. Kaufman due to absence at the meeting.

**RESOLUTION OF APPROVAL**

**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 40.2 feet where 60 feet is required for this addition.

A motion was made by Ms. Picinic and seconded by Mr. Maniscalco to approve the Resolution for variances requested. On a roll call vote Chairwoman Malley, Mr. Menze, Ms. Picinic, Mr. Maniscalco and Ms. Bushell voted in favor of the motion.

**APPLICATION (New)**

**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;

Mr. Princiotto disclosed that he played softball with Mr. Gadaleta about 20 years ago but has not seen him in about 18 years. Mr. Princiotto also noted that Ms. Gadaleta is a councilwoman in the borough of Woodcliff Lake but as a councilwoman does not make appointments to the Zoning Board.

Mr. Princiotto verified that proof of notice and publication had been received.

Mr. and Ms. Gadaleta were sworn in and exhibits were marked for this application.

Ms. Gadaleta stated that they have lived in the Borough for 29 years. Ms. Gadaleta stated that this is an oddly shaped lot with a narrow backyard. Ms. Gadaleta stated that this application is to extend an existing patio which was used a lot during COVID. Ms. Gadaleta stated that this larger patio would improve the home and the neighborhood.

Mr. Princiotto questioned the existing patio.

Ms. Gadaleta stated that the existing patio extends to the driveway and that the proposed extension would cover a small grassy area to the left of her back stairs. Ms. Gadaleta noted that there is an existing 8 to 10 foot plant bed in the front yard that they would like to continue along the back.

Chairwoman Malley questioned a buffer between the neighbor to the rear of the property and the patio.

Ms. Gadaleta stated that there is really no buffer currently.

Ms. Picinic questioned a fence along the tree line.

Mr. Gadaleta stated that there is an existing chicken wire fence which belongs to the neighbor.

Chairwoman Malley stated a concern with safety for both the applicant and the neighbor with a fire pit and outdoor kitchen with barbeque grill based on proximity.

Mr. Princiotto stated that they would need to comply with all Building Codes and standards.

Chairwoman Malley noted that most of the property for this site is located on the side of the home.

Ms. Gadaleta stated that the property owned is from the bottom of the hill and that they could never have a pool but they had the best sleigh riding hill in Woodcliff Lake.

Mr. Dhawan reviewed the drawings provided with the application and noted the location of the outdoor kitchen and noted that other proposed changes included areas already paved. Mr. Dhawan confirmed that the driveway wouldn't change.

Mr. Kaufman checked the property location on Google maps and noted that not much would be changing. Mr. Kaufman asked the applicants if they would be adding a fence.

Ms. Gadaleta stated that this application proposes a fence on their property and that she had spoken with the neighbor. Ms. Gadaleta stated that the neighbor was very happy with the proposed fence as they have a pool and it would provide privacy.

Mr. Dhawan questioned the location of the proposed fence.

Mr. Gadaleta stated that the fence would be on their property line.

Ms. Cereiyo questioned the material to be used for the patio and asked if it would be the same as the current patio.

Ms. Gadaleta stated that they would redo the whole patio and would use pavers. Ms. Gadaleta stated that at first they were just going to improve the old patio but then decided to add to it if they could get the necessary permissions.

Mr. Dhawan questioned where the existing patio and driveway drain to.

Mr. and Ms. Gadaleta stated that the existing patio and driveway drain downhill into the grass.

### **Public Session**

**The meeting was opened to the public** on a motion from Ms. Cerijo, seconded by Mr. Kaufman, and carried by all.

The phone number was provided to the public to call in with any questions or concerns. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

**There were no members of the public calling in or raising their hand on Zoom.**

The meeting was closed to the public with a motion by Ms. Bushell, seconded by Ms. Picinic, and carried by all.

Mr. Princiotto stated that a variance of 10 feet would be needed in the rear yard. Mr. Princiotto noted that this lot was created with a lot depth deficiency. Mr. Princiotto questioned if the applicants were planning on adding a roof over the patio.

Mr. and Ms. Gadaleta stated that they were not planning on adding a roof.

A motion was made by Mr. Kaufman to approve this application and was seconded by Ms. Picinic. On a roll call vote, all board members present were in favor of the motion.

**The meeting was opened to the public** on a motion from Mr. Kaufman, seconded by Ms. Bushell, and carried by all.

The phone number was provided to the public to call in with any questions or concerns. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

Mr. Couto asked the date of the next meeting for 216 Broadway application.

Mr. Princiotto confirmed that the application for 216 Broadway would be continued at the March 30<sup>th</sup> Special Meeting.

**There were no other members of the public calling in or raising their hand on Zoom.**

The meeting was closed to the public with a motion by Ms. Bushell, seconded by Ms. Picinic, and carried

**The meeting was adjourned** on a motion from Ms. Picinic, seconded by Mr. Maniscalco, and carried by all.

Respectfully submitted,

Meg Smith