

# BOROUGH OF WOODCLIFF LAKE

ZONING BOARD AGENDA  
TUESDAY, JANUARY 24, 2023  
7:30 PM

Please click the link below to join the Zoom webinar:

<https://us02web.zoom.us/j/83233629821?pwd=Y0x1ZFRwV0oxcFc5bjRuNnRERVVvZz09>

Passcode: 245524

**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

## SWEARING IN OF NEW APPOINTMENTS AND REAPPOINTMENTS

Member: Sanjeev Dhawan (new term ending in 2026)

Member: Dianna Cereiyo (new term ending in 2026)

Alternate #2: Gerald Barbara (new term ending in 2024)

## ROLL CALL

Robin Malley	Gerald Barbara
Dianna Cereiyo	Sanjeev Dhawan
Christina Hembree	Michael Kaufman
Philip Maniscalco	John Altadonna
Lynda Picinic	

## ELECTION OF OFFICERS

Chairman

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 – Claressa Neumann

## RESOLUTION OF APPROVAL

**24 Hunter Ridge Road**

**David Yoskowitz**

**Block: 1108 Lot: 5.01**

**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.

**APPROVAL OF MINUTES**

December 13, 2022

Closed Session (12/13/22)- not for publication/ distribution

**BOARD DISCUSSION**

Proposed 2023 Zoning Board Calendar

2022 Zoning Board Annual Report

**PUBLIC SESSION**

**NEW APPLICATIONS:**

**Blair & Brett Moldof**

**Block: 1805 Lot: 20.01**

**35 Winding Way**

**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 12/16/2022.

Link for Application Information: [https://wclnj-](https://wclnj-my.sharepoint.com/:f:/p/tehasst/EqV5VgJlcVZBuuuTZsl5C2UBqEsoZVY0jVEdlhRGrEleeA?e=sdQpo4)

[my.sharepoint.com/:f:/p/tehasst/EqV5VgJlcVZBuuuTZsl5C2UBqEsoZVY0jVEdlhRGrEleeA?e=sdQpo4](https://wclnj-my.sharepoint.com/:f:/p/tehasst/EqV5VgJlcVZBuuuTZsl5C2UBqEsoZVY0jVEdlhRGrEleeA?e=sdQpo4)

**Michael & Jessica Shea**

**Block: 1704 Lot: 4.03**

**17 Dimino Court**

**R-22.5 Zone**

Applicant seeks to add a 682 square foot pavilion/addition to the rear of the existing residence. If constructed the structure will be located 29.1' from the rear of the property line where 40' is required. A variance for 10.9' is requested. Received 12/27/2022; Deemed administratively complete 12/27/2022; Deemed complete by borough Engineer on 01/03/2023

Link for Application Information: [https://wclnj-](https://wclnj-my.sharepoint.com/:f:/p/tehasst/EhZAGFYK0Q5CugrFxDnKn_4Bi4msl_JDdqXkw-A-3DYdPA?e=PAMFTR)

[my.sharepoint.com/:f:/p/tehasst/EhZAGFYK0Q5CugrFxDnKn\\_4Bi4msl\\_JDdqXkw-A-3DYdPA?e=PAMFTR](https://wclnj-my.sharepoint.com/:f:/p/tehasst/EhZAGFYK0Q5CugrFxDnKn_4Bi4msl_JDdqXkw-A-3DYdPA?e=PAMFTR)

**ADJOURNMENT**

**APPLICATIONS WAITING FOR MEETING DATE**

**Christine Fernandez**

**Block: 2702 Lot:27**

**11 Campbell Avenue**

**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 12/2/2022; Deemed complete by borough Engineer on 01/06/2023

