

BOROUGH OF WOODCLIFF LAKE
ZONING BOARD AGENDA
TUESDAY, June 27th, 2023
7:30 PM

Please click the link below to join the Zoom webinar:

<https://us02web.zoom.us/j/88672137744?pwd=bUIyMU5LSEnteUY1UFh1dWk2NXN1UT09>

Passcode: 973810

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 24th, 2023, 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 | Gerald Barbara |
| John Altadonna | Sanjeev Dhawan |
| Christina Hembree | Michael Kaufman |
| Philip Maniscalco | Brian DiStefano |
| Lynda Picinic | |

APPROVAL OF MINUTES

May 23rd

RESOLUTION OF APPROVAL:

Antonia Masvidal

Block: 2707 Lot:8

69 Lincoln Avenue

R-15 Zone

Applicant seeks to build an addition to the left side of the existing home, which if constructed will require three variances. Proposed building coverage is 2965 sq.ft. or 18.9% where 2358 sq.ft. or 15% is permitted. A variance for 607 sq.ft. or 3.9% is requested. Proposed side yard is 11' where 20' is requested, a variance for 9' is required. Proposed combined side yard is 20.5' where 40' is required, a variance for 19.5' is requested. Received 12/15/2022; Deemed administratively complete 12/15/2022; Deemed complete by borough Engineer on 02/08/2023.

APPLICATIONS (NEW):

Sharon Eliran

Block: 907 Lot: 2.03

4 Knollwood Road

R-30 Zone

Applicant seeks to add a three-car garage to the left side of the existing single-family home which, if constructed will require three variances. The proposed garage will be located 9.4' from the left property line where 20' is required. A variance for 10.6' is requested. The combined side-yard required is 60'. The proposed combined side-yard is 37.4'. a variance for 22.6' is requested. Additionally, the proposed driveway will be located at the left property line. The required setback is 5' and a variance is requested for the same. Received 4/18/2023; Deemed administratively complete 4/18/2023; Deemed complete by borough Engineer on 5/9/2023.

Link for Application: https://wclnj-my.sharepoint.com/:f:/p/tehasst/ElQeNBzh6KdHguGTasXrNhsBYbPDVdN1gW3Tu_hf2I5X3w?e=dpEn8t

John Coban
88 Winding Way

Block: 1901 Lot: 8
R-22.5 Zone

Applicant seeks to construct two retaining walls in the rear of the property which will exceed three of the four required slope category requirements and therefore require three variances. Received 5/12/2023; Deemed administratively complete 5/12/2023; Deemed complete by borough Engineer on 5/22/2023.

Link for Application: https://wclnj-my.sharepoint.com/:f:/p/tehasst/Ev2AhMI_WIxAlN5eRdE1NOsByGmplMNS8MSHi2Ho7vbXtw?e=oTY7Xs

ADJOURNMENT