

**CALL TO ORDER:**

The re-organization meeting was called to order at 7:34 p.m. via Zoom webinar by Chairwoman Robin Malley with the reading of the Open Public Meetings Act.

**PLEDGE OF ALLEGIANCE**

**2023 REORGANIZATION**

**SWEARING IN OF NEW APPOINTMENTS AND RE-APPOINTMENTS**

The following members were sworn in by Attorney Princiotta:

Member: Dianna Cereijo (new term ending in 2026)

**ROLL CALL:**

Robin Malley, Chairwoman	Present
Dianna Cereijo	Arrived at 7:45
Sanjeev Dhawan, Vice Chairman	Present
Christina Hembree	Present
Michael Kaufman	Absent
Philip Maniscalco	Arrived at 7:32
Lynda Picinic	Arrived at 7:32
John Altadonna, Alt.1	Arrived at 7:36
Gerald Barbara, Alt. 2	Present
S. Robert Princiotta, Esq.	Present
Anthony Kurus, Engineer	Present
Elizabeth Leheny, Planner	Absent
Clairese Neumann, Secretary	Present

**APPROVAL OF MINUTES:**

The minutes for January 24th, 2023, were approved as amended on a motion from Mr. Maniscalco, seconded by Ms. Picinic. All board members were in favor of approval.

**RESOLUTIONS OF APPROVAL**

**Blair & Brett Moldoff**

**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.

**BOARD DISCUSSION**

The 2022 Annual Report was approved on a motion from Ms. Hembree, seconded by Mr. Maniscalco, to forward to the Mayor & Council.

**APPLICATIONS(CONTINUED/NEW):**

**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.

**Page 2**  
**BOA Minutes February 28th, 2023**

Mr. Michael Shea was sworn in by Mr. Princiotta.

Two emails of objection from Jill Janowski, and Mark & Sandra Rubenstein were read into the record by the board secretary. Both emails shared concern of privacy for the neighboring properties, drainage issues, and noise disturbance.

Mr. Shea addressed Ms. Janowski's letter first by stating the project would only take three weeks. He stated everything would be done by hand and not require any heavy machinery to construct the pavilion. Mr. Shea stated the structure will only be 682 sq. ft. and has the same footprint of the patio that was previously approved by the zoning officer. Mr. Shea stated regarding the water table, they have backfilled all trenches, and leveled the grade with sand. They installed a seepage pit when the pool was installed and have drainage improvements in place.

Mr. Anthony Kurus is sworn in by Mr. Princiotta.

Mr. Kurus stated he reviewed the drainage plan for this address when the pool application was submitted. He stated the seepage pit has been installed and the applicants have drainage plans in place.

**Public Session**

**A motion to open to the public** was made by Ms. Hembree and seconded by Mr. Maniscalco, favored by all.

**A motion to close to the public** was made by Ms. Hembree and seconded by Mr. Maniscalco, favored by all.

**No hands were raised on zoom.**

The board all agreed they have no issues with the application of the proposed pavilion.

**A motion was made** by Ms. Picinic to approve this application and was seconded by Vice Chairman Dhawan. On a roll call vote, all board members eligible to vote were in favor of the motion.

**A motion was made** by Ms. Picinic to approve the resolution and seconded by Mr. Maniscalco. On a roll call vote, all board members eligible to vote were in favor of the motion.

**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.

Mr. Princiotta listed the documents of the application; they were marked as follows:

**A-1 Application for 11 Campbell Avenue**

**A-2 Denial Letter from Mark Berninger dated 10-4-2022**

**A-3 Survey by Russell S. Kauffman dated 9-9-2020**

**A-4 Architectural Drawings by Sean R. Crane, RA dated 11-21-2022**

**A-5 Elevation Drawings by Sean R. Crane, RA dated 11-21-2022**

**A-6 Six photographs of the existing structure**

**A-7 200 Ft List/Key Map**

**WCL-1 Neglia Completeness Letter dated 1-6-2023**

The applicant Christine Fernandez and her husband Javier Jareno Diaz introduced themselves and their design builder Keith Mellen.

Ms. Fernandez is sworn in by Mr. Princiotta.

Ms. Fernandez explained to the board they would like to construct an addition to allow her mother to move in and live with her and her family. She stated the house is set closer to the street than any other houses on the street. She stated all places they thought of constructing the addition would cause hardships. She stated any other way other than what is proposed would ruin the architecture of the house.

Mr. Princiotta asked Ms. Fernandez if they were proposing a second kitchen for the addition.

Ms. Fernandez stated no.

Ms. Cereijo questioned the kitchen and the separate doorway for the addition because Woodcliff Lake's Master Plan does not allow for two- family homes.

Ms. Fernandez described the addition for her mother as a bedroom, bathroom, small living area, and within the living area, allow her to have a small refrigerator, and a microwave. She stated they would like her to have a small wet bar, to allow her to make herself coffee in the morning.

Mr. Keith Mellen, the design builder was sworn in by Mr. Princiotta. He stated the kitchen on the plans are mislabeled and they could take it out. He stated it was intended for entertainment for either the mother or Mrs. Fernandez. Mr. Mellen stated the two living rooms will be connected, not creating a two-family house.

Ms. Fernandez stated the square footage of the house is 2,890.

Anthony Kurus is sworn in by Mr. Princiotta.

Mr. Kurus stated the existing building coverage is 2,519 sq. ft. and the proposed coverage was 3,201 sq. ft.

Mr. Mellen came up with the rough number of 3,400 sq. ft. for the existing house, including the garage. Without the garage, the square footage would be between 2,900-3,000. The addition was 572 sq. ft.

Mr. Princiotta swore in Mr. Javier Jareno Diaz.

Chairwoman Malley stated she did not believe there was a hardship or positive criteria for this application.

Ms. Fernandez stated their hardship was that they could not build the addition anywhere else on the property due to the house being built so close to the street.

Vice Chairman Dhawan questioned the deck and the view with the addition.

Ms. Fernandez stated if they pushed the addition back, they would see the addition from their deck and ruin their view.

Mr. Mellen stated if the addition were pushed back, the deck would only be attached to the house by a few feet.

### **Public Session**

**A motion to open to the public** was made by Ms. Cereijo and seconded by Ms. Hembree, favored by all.

**A motion to close to the public** was made by Ms. Picinic and seconded by Ms. Hembree, favored by all.

**No hands were raised on zoom.**

Ms. Picinic and Ms. Cereijo agreed with Chairwoman Malley that she did not see a hardship for the application.

Mr. Barbara agreed there is no other place for the addition than where they proposed it but stated if it were to be built where the existing deck is, it would still be over on coverage.

Ms. Hembree stated the addition is not appropriate having such a large house on a small lot.

Mr. Maniscalco questioned the zoning criteria provided for this application.

Mr. Kurus stated he believed the existing deck was included in the building coverage calculation.

**A motion to withdraw the application** was made by the applicant, **a motion to accept the withdrawal** without prejudice was made by Ms. Hembree and seconded by Ms. Picinic, favored by all.

This application was withdrawn.

**The meeting was adjourned at 9:38 PM** on a motion from Mr. Maniscalco, seconded by Ms. Picinic, and carried by all.

Respectfully submitted,

Clairese Neumann