



**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT MINUTES
DECEMBER 18, 2018
7:30 PM**

CALL TO ORDER

Notice of this meeting, in accordance with the "Open Public Meetings Law, 1975, C. "231", has been posted at the Borough Hall and two newspapers, The Record and The Ridgewood News, have been notified.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

ROLL CALL

Chairwoman Hembree called this meeting to order at 7:30 PM and asked for a roll call. The public was advised of the Zoning Board's rule that the meeting will conclude at 10:30 PM.

Sanjeev Dhawan	Absent
Robin Malley	Present
Emilia Fendian	Absent
Victor Bongard	Absent
Robert Hayes	Present
John Spirig	Present
Gary Newman, Alt. #1	Present
James Vercelli, Alt. #2	Absent
Chairwoman Hembree	Present

APPROVAL OF MINUTES

Chairwoman Hembree asked the Board if there were any questions or additions regarding the November 27, 2018 minutes. Ms. Malley asked that it be added that she is a neighbor of Mr. Dattoli. Mr. Newman stated that these are the most complete Minutes that he has ever seen. Mr. Spirig agreed.

Motion to approve the November 27, 2018 Minutes was made by Ms. Malley, second by Mr.

Spirig and approved by Ms. Malley, Mr. Hayes, Mr. Spirig, Mr. Newman and Ms. Hembree.

NEW APPLICATION (CONTINUED)

188 Broadway LP

188 Broadway, Block 2701, Lot 3

Use variance to change portion of building to permit multi-family residential use, variance to raise building to 3 stories in height, and a variance for deficient interior parking lot landscaping.

Mr. Princiotto stated that we have on the Agenda 188 Broadway LP. Just to get us to the point of this application this evening, we received a review letter from the Woodcliff Lake Fire Department this month and it is dated December 2, 2018. This letter was forwarded to the applicant's attorney. There are several comments by the fire department that relates to the building and the site plan, vehicular traffic and movement of the fire equipment. Late today Mr. Princiotto received a letter from the applicant's attorney requesting an adjournment to address the fire department's comments. They have already contact Chief Dan Schuster asking him to schedule a meeting to discuss the issues and resolve the items raised in the fire department's letter. Based upon that they requested that this meeting be postponed until the next available meeting which is January 22, 2019.

Mr. Princiotto stated that this matter will not be heard tonight (188 Broadway LP). It will be carried until January 22, 2019 which is our next scheduled meeting. There will be no additional notice given for that meeting. Chairwoman Hembree stated that they will also be extending the time frame for a decision until the end of March 2019. An additional 30 days was given.

Chairwoman Hembree told the public that they could go home if they wanted to. Mr. Cabrera asked if they could see the letter from the fire department. He was advised that he could and could stop down at Borough Hall to pick it up.

MOTION to go into closed session was made by Mr. Newman, second by Mr. Hayes and unanimously approved by voice call vote.

ADJOURNMENT

MOTION to adjourn was made by Mr. Newman, second by Ms. Malley and unanimously approved by voice call vote. Meeting was adjourned at 9:00 PM.

Respectfully submitted,

Deborah Dakin, RMC, CMR
Borough Clerk