

**WYCKOFF ZONING BOARD OF ADJUSTMENT
DECEMBER 21, 2023
PUBLIC WORK SESSION MINUTES**

Public Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall
Public Business Meeting: 8:00 p.m. Second Floor Court Room, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meetings Statement by Chairman Fry:

"The December 21, 2023 Public Work Session of the Wyckoff Board of Adjustment is now in session. In accordance with the Open Public Meetings Act, notice of this meeting appears on our annual Schedule of Meetings. A copy of our Annual Schedule has been posted on the bulletin board of Memorial Town Hall; a copy has been filed with the Township Clerk, The Record, The Ridgewood News and the North Jersey Herald and News--all newspapers having general circulation throughout the Township of Wyckoff. At least 48 hours prior to this meeting, the agenda thereof was similarly posted, filed and mailed to said newspapers." Formal action may be taken. Members of the public are welcome to be present at this meeting. However, in accordance with Section 7 (A) of the Open Public Meetings Act, participation on the part of the public at this meeting will not be entertained."

Mr. Fry read the following statement into the record: *"All applicants are hereby reminded that your application, if approved, may be subject to the terms, conditions and payment of the Affordable Housing Development Fee requirements of the Township. Information can be obtained from the Code of the Township of Wyckoff, Chapter 113-8 on the Township's website, www.wyckoff-nj.com"*

"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times."

ROLL CALL

Board Members in attendance: Carl Fry, Mark Borst, Erik Ruebenacker, Brian Tanis, Brian Hubert, Ed Kalpagian, Chris Joachim, and Doug Messineo.

Absent: Nekije Rizvani.

Staff in attendance: Tom Garlick, Acting Board Attorney; Mark DiGennaro, Township Engineer; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the November 16, 2023 Work Session and Public Business Meeting minutes.

Mr. Hubert made a motion to approve the Work Session and Public Business Meeting minutes. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Kalpagian, Mr. Ruebenacker, Mr. Messineo, Mr. Borst, and Chairman Fry. Abstained: Mr. Joachim.

PAYMENT RESOLUTION #23-12

Mr. Borst made a motion to approve Payment Resolution #23-12. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Kalpagian, Mr. Ruebenacker, Mr. Messineo, Mr. Borst, and

Chairman Fry. Abstained: Mr. Joachim.

REQUEST FOR EXTENSION OF APPROVAL

MacLaren 363 Lakeview Dr. 324/14

(The applicant is requesting a one year extension of the approval which was memorialized on March 16, 2023 to construct an addition to the home requiring variance relief for the enhanced side yard setback requirement)

Chairman Fry said the applicant sent an email to Ms. Mitchell requesting a one year extension of the approval granted in March of 2023 due to a delay in securing an available contractor. He said we saw a lot of this during covid with people having difficulty finding contractors and building materials. It sounds like they will be moving forward with the project in the spring, and we would like to see the work get under way during the one year extension.

Mr. Tanis made a motion to approve the one year extension of the approval. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Ruebenacker, Mr. Messineo, Mr. Joachim, Mr. Borst, and Chairman Fry.

RESOLUTION FOR MEMORIALIZATION

Eastern Christian School 518 Sicomac Ave. Block 400 Lot 11

(The applicant is seeking approval for Deviation from Standard of Conditional Use to convert the existing natural grass athletic field to a synthetic turf field with additional related site improvements)

Chairman Fry pointed out that the Resolution does not mention that Board Members Borst and Tanis recused themselves for the application. Ms. Mitchell will ask Attorney Segreto to amend the Resolution to indicate the recusals.

Mr. Hubert made a motion to approve the Resolution. Second, Mr. Messineo. Voting in favor: Mr. Kalpagian, Mr. Hubert, Mr. Ruebenacker, Mr. Messineo, and Chairman Fry.
Abstained: Mr. Tanis, Mr. Joachim, and Mr. Borst.

Treible 120 Crescent Ave. 265/45 Corner lot

(The applicant proposes to construct a second story addition in the rear over the existing first floor and a wraparound porch requiring variance relief for lot area, depth, both front yard setbacks, rear yard setback, side yard setback, principal building lot coverage and combined lot coverage)

Mr. Kalpagian made a motion to approve the Resolution. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Messineo, Mr. Ruebenacker, Mr. Borst, and Chairman Fry. Abstained, Mr. Joachim.

Giudice 710 Highview Drive 732/6.01

(The applicant proposes to demolish the existing home and construct a new single-family home and swimming pool requiring variance relief for lot area and principal building height)

Mr. Kalpagian made a motion to approve the Resolution. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Messineo, Mr. Ruebenacker, Mr. Borst, and Chairman Fry. Abstained, Mr. Joachim.

Grillo - 777 Frederick Ct. 430/18

(The applicant proposes to demolish the existing home and construct a new home requiring variance relief for lot area)

Mr. Ruebenacker made a motion to approve the Resolution. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Messineo, Mr. Ruebenacker, and Chairman Fry. Abstained, Mr. Borst and Mr. Joachim.

Filiposki - 315 Sunset Blvd. 290/9

(The applicant proposes to expand the footprint of the home and construct a full second story and inground pool requiring variance relief for lot area, frontage, front yard setback, both side yard setbacks, principal building lot coverage, and combined lot coverage)

Mr. Kalpagian made a motion to approve the Resolution. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Messineo, Mr. Ruebenacker, Mr. Borst, and Chairman Fry. Abstained, Mr. Joachim.

CARRIED APPLICATIONS**Glanzberg 632 Wishing Well Rd. 245/11**

(The applicant proposes to construct an addition to the existing home requiring variance relief for the enhanced side yard setback requirement)

Mark DiGennaro, the Township Engineer said the application was heard at the November meeting. This is a classic example of the enhanced side yard setback being triggered due to the sprawling ranch style home exceeding the gross building area threshold of 3,700 sf. At the last meeting, the Board recommended getting the left side of the addition closer to the required 25' setback. The Board also requested an improved landscape plan with screening of mechanicals. The applicant revised the plans and the proposed side yard setback #1 is conforming at 25'. The existing side yard setback #2 is 23.8', or 22.7' to the overhang, and will remain unchanged. The proposed principal building lot coverage has been increased to 14.31% and the combined increase to 15.73% which is less the permitted 20%. A landscape plan has been submitted however the applicant will need to clarify the sizes of the proposed plantings because it is not clear what the numbers on the plan represent.

Chairman Fry said the Board had discussions at the last meeting about getting the proposed addition to the required 25' setback and the applicant did exactly what we asked him to do. It's still a beautiful design. We will just get some testimony about the size of the plantings.

Mr. Borst pointed out that the numbers listed on the landscape plan represent the size of the plant containers in gallons.

NEW APPLICATIONS FOR PUBLIC HEARING**Murphy 453 Woodbury Dr. 202/48**

(The applicant proposes to construct a front portico requiring variance relief for the front yard setback)

Mr. DiGennaro provided the following details of the application: I have reviewed the Plot plan and Architectural plan prepared by JCA Architects dated 9/7/23, last revised 10/3/23, sheets V1- V2, Landscape Plan prepared by VisionScape dated 8/31/23, application and photos. The existing single family dwelling is situated in the RA-25 zone and is conforming. The applicant is proposing to add a covered front porch requiring variance relief and a conforming rear covered patio and second story addition. The existing lot area is 25,014 sf where 25,000 sf is required. Existing frontage is 150.5' where 125' is required. Lot depth is 166.2' where 125' is required. The existing front yard setback is 40.7' and proposed is 33.9' where 40' is the requirement. Both side yard setbacks are conforming at 26.4' and 39.7' and will remain unchanged where 20' is the requirement. The existing principal building lot coverage is 8.61% and 10.26% is proposed where 15% is permitted. Proposed combined lot coverage is 10.26% where 20% is permitted. The existing building height is 17.9' and proposed is 25.8' where 35' is permitted. The property is served by municipal sewers and does not qualify for stormwater management requirements.

Chairman Fry said they are doing some renovations to the house, and they are looking to cover the front landing. A lot of those sugar maple splits do not have any cover over the front steps. They are proposing 33.9' to the first step and approximately 36' to the columns so it is a pretty modest application.

Ahlstrom 368 Cornell St. 475/4

(The applicant proposes to construct a front portico and an addition to the rear of the home requiring variance relief for lot area, frontage, depth, front yard setback, side yard setback, accessory structure side yard setback, principal building lot coverage, accessory lot coverage and combined lot coverage)

Mr. DiGennaro provided the following details of the application:

I have received and reviewed the plot plan and Architectural plan JCA Architecture dated 9/25/23, last revised 12/1/23, sheets V1 – V3. landscape Plan prepared by VisionScape Design dated 11/9/23, application and photos. The single family home is located in the R-15 residential zone and is non-conforming as to lot area, frontage, depth, front yard and side yard setbacks, accessory structure side yard setback, principal building and accessory structure lot coverages, and combined lot coverages. The applicant is proposing a one story addition to the rear of the structure and a new covered front porch requiring variance relief. The existing lot area is 8,800 sf where 15,000 sf is required. Lot frontage is 80' where 100' is required. Lot depth is 110' where 125' is required. The existing front yard setback is 31.06' and proposed is 25.8' where 40' is the requirement. The existing side yard setback #1 is 7.4' and 6.1' proposed to the overhang where 15' is required. Side yard #2 existing is 30.7' and will remain unchanged. The existing accessory structure setbacks are 10.9' rear and 5.4' side where 10' is the requirement for each. The existing principal building lot coverage is 16% and proposed is 15.9% where 15% is the max allowed. Accessory lot coverage is 5.7% where 5% is the max allowed. The proposed combined lot coverage is 21.6% where 20% is permitted. The existing building height is 15' where 35' is permitted and will remain unchanged. This application does not require Stormwater Management Plan review. The property is served by sanitary sewer.

Chairman Fry said there are a couple of existing elements that they are looking to replace. The existing side yard setback is 7.4' and they are going to 7.1' because they are extending the house further back on the property and the house is slightly skewed on the lot. The 7.1' is to the overhang. It is a single story addition and a patio in the back. It is not a major addition however I would like to hear testimony about what they are doing to the rest of the house as far as the siding is concerned. The garage also needs to be cleaned up.

Mr. Ruebenacker said he would like to know why the addition is proposed to the left rear of the home instead of the right side where it could be constructed within the building lot. He said he would like to hear if any other options were discussed.

Sturno 531 Old Woods Rd. 231/24

(The applicant proposes to construct a second story addition over the existing attached garage requiring variance relief for the enhanced side yard setback)

Mr. Hubert recused himself and stepped down from the dais.

Mr. DiGennaro provided the following details of the application:

I have reviewed the survey dated 11/1/2002 prepared by Gary F. Hauenstein. PLS, PP, plot plan and Architectural plan prepared by William G. Brown, AIA, revised thru 10/3/23, landscape plan applicant prepared, application and photos. The existing single family dwelling is situated in the RA-25 zone and is conforming. The applicant is proposing a second story addition above the garage triggering the enhanced side yard setback requirement of 25 feet. The lot is currently conforming in all aspects. The existing left side yard setback is 21.9' and will remain unchanged however the addition puts the gross building area of the home above the 3,700 sf threshold which triggers the 25' enhanced side yard setback requirement. The right side yard setback where the addition is proposed over the garage is 36.04' and will also remain unchanged. The property is served by sanitary sewers and stormwater management is not required.

The Chairman said the portion of the house where they are looking to construct the addition is on the right side and that setback is and will remain conforming. By exceeding the gross building area, the left side yard setback now becomes nonconforming because it is below the 25' requirement.

Mr. Borst pointed out that there are 8 green giant arborvitaes shown on the landscape plan along the property line however they are not identified on the plant list so we should get some testimony on that.

Mr. Garlick asked if the applicant received the Affidavit Proof of Publication from the Record. Ms. Mitchell said it typically takes the newspaper 7 to 10 days for the newspaper to mail the affidavit to the applicant after the ad publishes and that she would check the Public Notices website during the recess.

Mr. Hubert returned to the dais.

There being no further business, a motion was made to adjourn the Work Session, was seconded, and passed unanimously. The meeting concluded at 8:05 pm.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment

WYCKOFF BOARD OF ADJUSTMENT

December 21, 2023 PUBLIC BUSINESS MEETING MINUTES

Public Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall

Public Business Meeting: 8:00 p.m. Second Floor Court Room, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meetings Statement by Chairman Fry:

"The December 21, 2023, Public Work Session of the Wyckoff Board of Adjustment is now in session. In accordance with the Open Public Meetings Act, notice of this meeting appears on our annual Schedule of Meetings. A copy of our Annual Schedule has been posted on the bulletin board of Memorial Town Hall; a copy has been filed with the Township Clerk, The Record, The Ridgewood News and the North Jersey Herald and News--all newspapers having general circulation throughout the Township of Wyckoff. At least 48 hours prior to this meeting, the agenda thereof was similarly posted, filed, and mailed to said newspapers." Formal action may be taken. Members of the public are welcome to be present at this meeting. However, in accordance with Section 7 (A) of the Open Public Meetings Act, participation on the part of the public at this meeting will not be entertained."

Mr. Fry read the following statement into the record: *"All applicants are hereby reminded that your application, if approved, may be subject to the terms, conditions, and payment of the Affordable Housing Development Fee requirements of the Township. Information can be obtained from the Code of the Township of Wyckoff, Chapter 113-8 on the Township's website, www.wyckoff-nj.com"*

"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times."

The meeting began with the Pledge of Allegiance.

ROLL CALL

Board Members in attendance: Carl Fry, Mark Borst, Erik Ruebenacker, Brian Tanis, Brian Hubert, Ed Kalpagian, Chris Joachim, and Doug Messineo.

Absent: Nekije Rizvani.

Staff in attendance: Tom Garlick, Acting Board Attorney; Mark DiGennaro, Township Engineer; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the November 16, 2023 Work Session and Public Business Meeting minutes.

The minutes were approved during the Work Session meeting.

PAYMENT RESOLUTION #23-12

The Payment Resolution was approved during the Work Session meeting.

RESOLUTION FOR MEMORIALIZATION**Eastern Christian School 518 Sicomac Ave. Block 400 Lot 11**

(The applicant is seeking approval for Deviation from Standard of Conditional Use to convert the existing natural grass athletic field to a synthetic turf field with additional related site improvements)

Treible 120 Crescent Ave. 265/45 Corner lot

(The applicant proposes to construct a second story addition in the rear over the existing first floor and a wraparound porch requiring variance relief for lot area, depth, both front yard setbacks, rear yard setback, side yard setback, principal building lot coverage and combined lot coverage)

Giudice 710 Highview Drive 732/6.01

(The applicant proposes to demolish the existing home and construct a new single-family home and swimming pool requiring variance relief for lot area and principal building height)

Grillo - 777 Frederick Ct. 430/18

(The applicant proposes to demolish the existing home and construct a new home requiring variance relief for lot area)

Filiposki - 315 Sunset Blvd. 290/9

(The applicant proposes to expand the footprint of the home and construct a full second story and inground pool requiring variance relief for lot area, frontage, front yard setback, both side yard setbacks, principal building lot coverage, and combined lot coverage)

The Resolutions were approved during the Work Session.

CARRIED APPLICATIONS**Glanzberg 632 Wishing Well Rd. 245/11**

(The applicant proposes to construct an addition to the existing home requiring variance relief for the enhanced side yard setback requirement)

Kevin Spink, the applicant's Architect, was reminded that he was previously sworn and is still under oath. Mr. Spink said the applicant took into account the comments made by the Board at the last meeting and revised the plans to meet the 25' enhanced side yard setback requirement on the left side of the house with 24.0' to the overhang. The setback of 23.8' on the right side of the house is pre-existing nonconforming and will remain the same with the exception of the setback to the overhang which is proposed at 21.8'.

Chairman Fry thanked Mr. spink for listening to the Board's request.

Mr. Borst said the landscaping plan seems a little lacking. Mr. Spink said the homeowner likes to plant impatiens and flowering plants in the front of the house in the spring, and mums in the fall so we left some room to accommodate those seasonal plants. Mr. Borst asked if the Board would want to have the height of the proposed plants specified in the Resolution. He added that typically the height of a 5 gallon plant would be 2 ½ to 3' in height and the height of a 7 gallon plant would be 3 to 3 ½'.

OPEN TO THE PUBLIC

NO ONE FROM THE PUBLIC COMMENTED
CLOSED TO THE PUBLIC

Mr. Spink said the only variance we are requesting is for a pre-existing nonconforming condition on the right side of the house.

Mr. Borst made a motion to approve the application as revised. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Ruebenacker, Mr. Joachim, Mr. Messineo, Mr. Borst, and Chairman Fry.

NEW APPLICATIONS FOR PUBLIC HEARING

Murphy 453 Woodbury Dr. 202/48

(The applicant proposes to construct a front portico requiring variance relief for the front yard setback)

Joseph Cestaro, the applicant's Architect was sworn in, provided his professional credentials, and was accepted as an expert in Architecture.

Keith Murphy the applicant and homeowner was sworn in. Mr. Murphy said that his wife grew up on Woodbury Drive and that he and his wife have lived in the home for their last 5 ½ years. He added that his wife's parents also currently live on Woodbury Drive. Mr. Murphy said his children love to play on the street and ride their bikes up and down Woodbury Drive. He would like to create an area in the front of the house to sit and watch the kids. The covered porch will provide a safe entry into the home, and an area to protect packages that get left at the front door.

Mr. Cestaro said the home was built in the 1960's and there have not been any major upgrades or additions to the home since it was built. We are proposing a second story addition on the right side of the home and a covered patio in the rear as well as a portico in the front, which is why we are here this evening. The existing front yard setback is 40.7' to the building which will not change. We are proposing to add a roof covering over the front steps resulting in a front yard setback of 33.9' measured to the first step. The landing itself will be 4' into the 40' setback which is the only variance we are seeking. The proposed portico is a total of 6.10' deep by 12' wide. The home renovation will include new siding, trim, roofing, and stone accents. Aesthetically it will be an improvement while providing a safer entry way into the home. Finally Mr. Cestaro stated that he believes the benefits of this deviation will substantially outweigh any detriments.

The Chairman said the architectural changes are subtle but very nice. The application is pretty simple and will provide a nice safe entry.

OPEN TO THE PUBLIC
NO ONE FROM THE PUBLIC COMMENTED
CLOSED TO THE PUBLIC

Chairman Fry asked if they plan to upgrade the electrical service. Mr. Cestaro said not at this time. The Chairman asked that if the applicant decides to upgrade the electric service we would request that the lines be placed underground if feasible.

Mr. Kalpagian made a motion to approve the application as submitted. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Ruebenacker, Mr. Joachim, Mr. Messineo, Mr. Borst, and Chairman Fry.

Ahlstrom 368 Cornell St. 475/4

(The applicant proposes to construct a front portico and an addition to the rear of the home requiring variance relief for lot area, frontage, depth, front yard setback, side yard setback, accessory structure side yard setback, principal building lot coverage, accessory lot coverage and combined lot coverage)

Joseph Cestaro, the applicant's Architect, was reminded that he was previously sworn and is still under oath. He provided his professional credentials and was accepted as an expert in Architecture. Mr. Cestaro said the homeowner just had knee replacement surgery two days ago and was unable to attend the meeting. He explained the application by stating that this is a small house on a nonconforming lot. We are proposing a small addition to the back left and a portico in the front. There is a structure in the back of the house which is an awkward covered patio at grade and a screened in porch. Those structures will be removed, and we are proposing an addition in that area which will match the height of the existing first floor of the home. The entire house will be resided as will the garage. The house is small at about 1,000 square feet.

To Mr. Ruebenacker's point made during the work session, Chairman Fry asked why the addition is proposed in the left rear versus the right rear where it could be constructed outside of the setback. Mr. Cestaro stated the homeowner is not doing a lot of interior work such as relocating the kitchen or the dining room and if the addition were to be moved to the right, it would eat up most of the habitable back yard space. The existing structure is along the same lines as what we are proposing; we are just going back a little deeper into the rear yard. The addition height will match the existing building height and will not be seen from the front.

Mr. Ruebenacker asked about screening along the left side where the addition is proposed. Mr. Borst said there is a large hedge row existing so the neighbor will probably not even see the addition. Chairman Fry said there are some very tall plantings in the back along the left side of the property.

Mr. Ruebenacker said it is a modest sized addition and shrinking the room to bump it in a couple of feet would not really be worth it. Mr. Cestaro said the room is only 12' wide.

Chairman Fry said the principal building lot coverage will be slightly less than what is existing.

Mr. Tanis asked if the proposed wood landing in the rear of the home is considered an accessory structure. Mr. DiGennaro said it is not a considered a deck or an accessory structure because you cannot fit any furniture or a grill out there. It is a 4' wide landing which is essentially a means for ingress and egress.

Mr. Borst said he reviewed the landscape plan, and it is fine.

OPEN TO THE PUBLIC

NO ONE FROM THE PUBLIC COMMENTED

CLOSED TO THE PUBLIC

Mr. Ruebenacker said he is struggling with this application because although it is a grossly undersized lot, he is not sure the necessity has been proven.

Mr. DiGennaro recommended that if the application is approved, the Resolution should stipulate that the garage will be upgraded with new siding, roofing, trim, window, and a new garage door.

Mr. Borst made a motion to approve the application as proposed with the stipulation that the garage is to be upgraded with new siding, trim, roofing, window, and garage door. Second, Mr. Tanis. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Ruebenacker, Mr. Joachim, Mr. Messineo, Mr. Borst, and Chairman Fry.

Sturno 531 Old Woods Rd. 231/24

(The applicant proposes to construct a second story addition over the existing attached garage requiring variance relief for the enhanced side yard setback)

Board Member Hubert recused himself and stepped down from the dais.

Mr. Garlick said that during the recess he checked the website for New Jersey Public Notices, and he found that the applicant published his notice on December 8, 2023. He recommended that if the Board proceeds with the hearing, it should be made a condition of approval that the applicant must provide the original notarized document from the publication once he receives it.

Bill Brown, the applicant's Architect was sworn in, provided his professional credentials, and was accepted as an expert witness in Architecture. Mr. Brown said the applicant is a builder and has been a Wyckoff resident for 30 years. He wishes to construct an addition to his home for his mother-in-law. The lot is oversized consisting of 43,286 sf where 25,000 sf is the requirement. The lot frontage is 126.77' where 125' is required and lot depth is 317.80' where 125' is required. The existing front yard setback is 53.37' and will remain unchanged where 40' is the requirement. Principal building lot coverage existing and proposed is 4.82% where 15% is permitted. Existing and proposed accessory lot coverage is 2.71% where 5% is permitted for a combined lot coverage of 7.56% where 20% is permitted. Impervious coverage will not change. The left side yard setback is 21.9' where 25' is the enhanced setback requirement due to the gross building area exceeding 3,700 sf. The proposed height is 27.8' where 35' is permitted. We are proposing to add a bedroom for the applicant's mother-in-law and an office on the second floor over the attached garage. The house is a two-story colonial. We are going to replace some of the windows and reside the home.

Chairman Fry asked if it is the intent of the applicant to remain in the home. Mr. Brown said the owner and applicant has lived in the house for 30 years and he plans to remain in the home.

Mr. Kalpagian asked about the siding.

Chris Sturno, the applicant, was sworn in. He said that his wife has not picked out the siding yet. He said they really like cedar shakes however they are very expensive right now so he may go with Hardie board.

Mr. Borst said we need to confirm what species and size screening will be used for the A/C units and confirm that there are 8 green giant arborvitaes on the plan. Mr. Brown confirmed that there will be 8 arborvitaes at 6' to 7' in height at time of planting as well as enough boxwoods, skip laurels, or some type of evergreens at a height of 30" to properly screen the A/C units.

Mr. Tanis said this will be a good application for underground electric service since it looks like the driveway will need to be redone anyway. Chairman Fry said the utility pole is right on the property line also.

OPEN TO THE PUBLIC

NO ONE FROM THE PUBLIC COMMENTED

CLOSED TO THE PUBLIC

Mr. Borst made a motion to approve the application as proposed with the stipulation that 8 green giant arborvitaes at a height of 6' to 7' will be planted on the right side of the property, a sufficient amount of boxwoods or evergreens at a height of 30" will be planted to screen the A/C units, and electric service will be placed underground. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis,, Mr. Kalpagian, Mr. Joachim, Mr. Borst Mr. Ruebenacker, Mr. Messineo, and Chairman Fry.

Mr. Hubert returned to the dais.

Chairman Fry said he sent out an email to the Board members about the fact that he is resigning from the Board after serving for 16 years. He said everyone has been great and we have made some amazing decisions. We have to follow the municipal land use law and sometimes we make people go back to the drawing board in order for us to do what we need to do. Mr. Fry went on to say that the autonomous nature of this Board is great, and the Town has been great to work with. The fact that the Township Committee does not feel the need to sit here and babysit what we are doing is a testament to the confidence they have in this Board. The Chairman said that he has heard from attorneys and applicants who have complimented this Board on the extremely professional and thorough manner in which we handle applications. He explained that due to the recent changes with his career, and the increasing demands that came with those changes, he felt that something had to give for the sake of his family.

Mr. DiGennaro told the Chairman that we have all enjoyed working with him and that he has made it a pleasure to be here. At that point, Mr. DiGennaro presented Carl Fry with an honorary keepsake of his time on the Board which reads "For 15 years of service, presented to Carl Fry, Chairman, on behalf of the Wyckoff Zoning Board of Adjustment, in recognition of serving the Board with character, integrity, and passion for the betterment of the Wyckoff community. Your leadership, dedication, and professionalism has indelibly influenced our mission. With gratitude and appreciation 2008 – 2023 presented this day December 21, 2023".

Mr. Fry said we make a lot of difficult decisions, and we are always scrutinized by people in the Town because of some of those decisions. We have to stay true to what we see, and speak whatever is on our minds, and not be influenced by anyone else and this Board has done that with integrity. He thanked everyone for the special keepsake and said that he truly values everyone as a friend.

There being no further business, a motion was made to adjourn the Public Session, seconded and passed unanimously. The Public Business meeting was adjourned at 9:25 p.m.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment