

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
JANUARY 18, 2024  
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 Ms. Mitchell:

"The January 18, 2024 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."

*"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](http://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."*

**ORGANIZATIONAL BUSINESS**

1. Oaths of Office to be administered to the new and reappointed Board members  
Tom Garlick Esquire administered the Oath of Office to reappointed Board members Brian Tanis, and Doug Messineo.
2. Roll call of Zoning Board Members  
Board Members in attendance: Mark Borst, Erik Ruebenacker, Brian Tanis, Nekije Rizvani, Chris Joachim, Doug Messineo, and Zvonko Veskov. Absent: Brian Hubert, and Ed Kalpagian.
3. Election of Chairman for 2024  
Mr. Ruebenacker made a motion to nominate Mark Borst as Chairman of the Zoning Board for 2024. Second, Mr. Joachim. Voting in favor: Mr. Tanis, Ms. Rizvani, Mr. Joachim, Mr. Ruebenacker, Mr. Messineo, Mr. Veskov and Mr. Borst.

Election of Vice Chairman

Mr. Tanis made a motion to nominate Erik Ruebenacker as Vice Chairman of the Zoning Board for 2024. Second, Mr. Joachim. Voting in favor: Mr. Tanis, Ms. Rizvani, Mr. Joachim, Mr. Ruebenacker, Mr. Messineo, Mr. Veskov and Chairman Borst.

4. Resolution #24-001: Appointment of Zoning Board Attorney for 2024  
Chairman Borst made a motion to appoint Thomas Garlick as Zoning Board Attorney for 2024. Second, Mr. Tanis. Voting in favor: Mr. Tanis, Ms. Rizvani, Mr. Joachim, Mr. Ruebenacker, Mr. Messineo, Mr. Veskov and Chairman Borst.
5. Re-appointment of Board Secretary  
Mr. Ruebenacker made a motion to reappoint Maureen Mitchell as Zoning Board Secretary for 2024. Second, Ms. Rizvani. Voting in favor: Mr. Tanis, Ms. Rizvani, Mr. Joachim, Mr. Ruebenacker, Mr. Messineo, Mr. Veskov and Chairman Borst.
6. Compliance with Open Public Meetings Act:
  - 6.1- Annual Notice of Meetings Has Been Posted
  - 6.2- Continuation of Current Rules and Regulations
  - 6.3- Official Newspapers – The Record, The Ridgewood News and The North Jersey Herald and News
  - 6.4- Acceptance of Annual ReportChairman Borst made a motion to accept and approve the Compliance with the Open Public Meetings Act 6.1 – 6.4. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Ms. Rizvani, Mr. Joachim, Mr. Ruebenacker, Mr. Messineo, Mr. Veskov and Chairman Borst.

#### **OLD BUSINESS**

Approval of the December 21, 2023 Work Session and Public Business Meeting minutes.

Mr. Tanis made a motion to approve the December 21, 2023 Work Session and Public Business meeting minutes. Second, Mr. Messineo. Voting in favor: Mr. Tanis, Mr. Joachim, Mr. Messineo, Mr. Ruebenacker, and Chairman Borst. Abstained: Ms. Rizvani and Mr. Veskov.

#### **PAYMENT RESOLUTION #24-01**

Vice Chairman Ruebenacker made a motion to approve the Payment Resolution #24-01. Second, Mr. Tanis. Voting in favor: Mr. Tanis, Mr. Joachim, Mr. Messineo, Mr. Ruebenacker, and Chairman Borst. Abstained: Ms. Rizvani and Mr. Veskov.

#### **RESOLUTIONS FOR MEMORIALIZATION**

##### **Glanzberg 632 Wishing Well Rd. 245/11**

(The applicant proposes to enlarge the existing attached garage and convert it from a rear loading to a front loading garage requiring variance relief for the enhanced side yard setback requirement)

##### **Murphy 453 Woodbury Dr. 202/48**

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

##### **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)

**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. Joachim made a motion to approve the four (4) Resolutions. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Joachim, Mr. Messineo, Mr. Ruebenacker, and Chairman Borst. Abstained: Ms. Rizvani and Mr. Veskov

**REQUEST FOR EXTENSION OF APPROVAL**

**Haner 282 Voorhis Ave. 258/25.01**

(The applicant applied to the Zoning Board of adjustment for variance relief for the front yard setback and both side yard setbacks to expand the second story of the home. The application was approved in February of 2023 and the Resolution was memorialized in March 2023. The applicant is now requesting a one year extension of the approval)

Mr. Tanis made a motion to approve the extension of approval. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Ms. Rizvani, Mr. Joachim, Mr. Messineo, Mr. Ruebenacker, and Chairman Borst. Abstained: Mr. Veskov

**NEW APPLICATIONS FOR PUBLIC HEARING**

**Thorne 303 Crescent Ave. 214/130**

(The applicant proposes to construct an addition to the home requiring variance relief for the front yard setback on Landi Ct.)

Chairman Borst recused himself from the application.

Vice Chairman Ruebenacker provided the details of the Township Engineer's report on the application as follows:

The submission consists of a survey prepared by Schmidt Surveying last revised 4/12/2023, plot plan and architectural drawings by Young Architecture last revised 11/16/2023 sheets ZV – 1&2, landscape plan prepared by Borst Landscaping dated 9/13/2023, application and photos. The lot is conforming. This is a split level house with 2 front yards facing Crescent Avenue and Landi Court. The applicant is requesting a variance for the front yard setback on Landi Court. They are proposing to convert the existing attached garage facing Crescent Avenue into living space and construct an addition off the rear of the home consisting of living space and a new attached 2 car garage facing Landi Court. The proposed front yard setback to the new addition is 24.2' where 40' is the requirement. I struggle with the fact that the new construction is not being proposed for at least 25' which is the requirement for a side yard setback where they are required to have 40' in the second front yard.

Mr. Veskov said the challenge is the fact that this is a corner property.

Mr. Tanis said this is a very uniquely shaped lot and the design is a bit more creative than just building over the top of existing. In addition, having the driveway on Landi Court instead of Crescent Avenue will be safer. Mr. Tanis said that he likes the design, and he is not opposed to

what they are proposing, however he agrees with Mr. Ruebenacker about getting the setback to 25'.

Ms. Rizvani said she would like to hear testimony about the number of existing and proposed bedrooms and bathrooms. She also said that she would like to hear testimony about the proposed living space over the new garage specifically if there will be a separate entrance to that living space or if the access will be through the main portion of the house. She added, we need clarification on that because we do not want to see this become a potential rental space.

Vice Chairman Ruebenacker said that is a very good point and we may want to have a deed restriction or something to that effect built into the resolution if the application is approved.

Ms. Rizvani pointed out that the plan shows that the existing fence and shed are going to be relocated about 15' to the northeastern portion of the property and she is concerned as to whether or not the neighbor has been notified about that. She added that some people think that a fence means property line and she would not want the applicant to have any issues with the neighbors thinking the fence is being moved onto their property. Mr. Vesko agreed saying we should get some testimony about the fence.

With regard to the landscape plan, Mr. Ruebenacker said it does not look like any trees are going to be removed, however if any trees are removed he would like to see them replaced in kind.

#### **Cifarelli 390 Circle Dr. 462/47.01**

(The applicant proposes to expand the second story of the home requiring variance relief for lot area, frontage, front yard setback, side yard setback, and accessory structure side yard setback)

Chairman Borst said moving forward, when an application is presented, he would prefer to hear the Board members comments on the application before he weighs in with his thoughts and opinions. He then provided the following details of the Township Engineer's report on the application:

The submission consists of property survey prepared by Greg Schwerzler LS dated 5/4/23, architectural and plot plan prepared by applicant, application, and photos. This is an undersized lot with 15,512 sf where 25,000 sf is required. The existing front yard setback is 34.66' where 40' is required and the front yard setback will remain unchanged. The existing side yard #1 setback is 17.9' where 20' is required. The side yard setback will remain unchanged. In looking at the section J, we have boxes checked for undersized lot area, frontage, front yard setback, side yard setback, and accessory shed side yard setback. The height of the structure is going up 5'. No landscape plan was submitted with the application. There are a lot of very aged shrubs in the front, and they will not be able to replace them in kind if they are damaged or destroyed due to the size of the existing plantings.

Mr. Tanis said much of the existing landscaping has already been cut back pretty hard because it looks like they are adding a stone veneer to the bottom half of the house. He added that we would at least need to see some foundation plantings in the area where the new second story addition is going to be constructed because when they take the roof off, the existing plants will be destroyed. Other than that, this is a modest addition to add some height to the second story. The renovations that have already been done on the house are a substantial improvement to what existed before, so overall I am okay with the plan.

Mr. Joachim agreed saying that the homeowners have done a tremendous job with the work that they have completed so far, and they are trying to enhance it. Mr. Joachim added that he would like to see a landscape plan as well.

Ms. Rizvani said it is an adorable home, and what they are proposing makes sense for the home.

Mr. Tanis commented about the fact that the drawings were not prepared by a licensed Architect and are not as detailed as most of the plans submitted to the Board. Chairman Borst said that he believes the homeowner can prepare a plan for the Board to review and approve however, when they apply for construction permits, they will need to submit adequate construction sets to the Building Department. Board Attorney Garlick said that is correct.

**Bodino 334 Sunset Blvd. 291/18**

(The applicant proposes to construct an addition to the home requiring variance relief for the front yard setback and enhanced side yard setbacks)

Chairman Borst announced that the application has been withdrawn by the applicant.

There being no further business, a motion was made to adjourn the Work Session, was seconded, and passed unanimously. The meeting concluded at 8:00 pm.

Respectfully Submitted,  
Maureen Mitchell, Secretary  
Wyckoff Board of Adjustment

## WYCKOFF BOARD OF ADJUSTMENT

### JANUARY 18, 2024 PUBLIC BUSINESS MEETING MINUTES

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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 Borst:

"The January 18, 2024 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."

*"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](http://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."*

#### Pledge of Allegiance

#### ORGANIZATIONAL BUSINESS

1. Oath of Office to be administered to the new and reappointed members.  
The Oath of Office was administered to the new and reappointed members during the work session.
2. Roll call of Zoning Board Members.  
Board Members in attendance: Mark Borst, Erik Ruebenacker, Brian Tanis, Nekije Rizvani, Chris Joachim, Doug Messineo, and Zvonko Veskov. Absent: Brian Hubert, and Ed Kalpagian.
3. Election of Chairman and Vice Chairman for 2024.  
The Chairman and Vice Chairman were elected during the work session.
4. Resolution #24-001: Appointment of Zoning Board Attorney for 2024.  
The Board Attorney was appointed during the work session.
5. Appointment of Board Secretary.  
The Board Secretary was reappointed during the work session.

6. Compliance with Open Public Meetings Act:
  - 6.1- Annual Notice of Meetings Has Been Posted
  - 6.2- Continuation of Current Rules and Regulations
  - 6.3- Official Newspapers – The Record, The Ridgewood News and The North Jersey Herald and News
  - 6.4- Acceptance of Annual ReportCompliance with the Open Public Meetings Act was approved during the work session.

#### **OLD BUSINESS**

Approval of the December 21, 2023 work session and public business meeting minutes. The meeting minutes were approved during the work session.

#### **PAYMENT RESOLUTION #24-01**

The Payment Resolution was approved during the work session.

#### **RESOLUTIONS FOR MEMORIALIZATION**

##### **Glanzberg 632 Wishing Well Rd. 245/11**

(The applicant proposes to enlarge the existing attached garage and convert it from a rear loading to a front loading garage requiring variance relief for the enhanced side yard setback requirement)

##### **Murphy 453 Woodbury Dr. 202/48**

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(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)

##### **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)

The Resolutions were approved during the work session.

#### **REQUEST FOR EXTENSION OF APPROVAL**

##### **Haner 282 Voorhis Ave. 258/25.01**

(The applicant applied to the Zoning Board of adjustment for variance relief for the front yard setback and both side yard setbacks to expand the second story of the home. The application was approved in February of 2023 and the Resolution was memorialized in March 2023. The applicant is now requesting a one year extension of the approval)

The extension of time was approved during the work session.

**NEW APPLICATIONS FOR PUBLIC HEARING****Thorne 303 Crescent Ave. 214/130**

(The applicant proposes to construct an addition to the home requiring variance relief for the front yard setback on Landi Ct.)

Chairman Borst recused himself from the application and stepped down from the dais.

Andrew Thorne, the applicant, was sworn in. Mr. Thorne stated that he, his wife, and their 2 children moved to Wyckoff in 2020 and they would like to stay here for a long time. Mr. Thorne said this project was designed to update the home and provide the space they need to stay in the home as well as provide space for visiting family members. He went on to say that one of the main reasons for pursuing this variance request is for the relocation of the driveway from busy Crescent Avenue to Landi Court, which is a quiet street. He added that the change will benefit the Town and his family.

Lynne Williams, the applicant's Architect was sworn in, provided her credentials, and was accepted as an expert witness in the field of Architecture. The Architectural plans were marked exhibit A-1. Ms. Williams provided the following details of the plan:

This is a corner lot with frontage on Crescent Avenue and Landi Court. The lot width is nonconforming which presents a hardship. The existing house is also nonconforming with respect to the existing front yard setback of 13.9' on Landi Court. The existing home is a split level with a 2 car attached garage facing Crescent Avenue which is a very busy street. In order to provide more space for the growing family, we are proposing 2 additions. One will be extending the second story over the existing attached garage, and the other is to extend off the rear of the home with living space and the relocated 2 car garage facing Landi Court. The existing home contains 4 bedrooms which are quite modest in size. We are increasing the size to a 5 bedroom house. We are creating a guest suite over the garage, which will be for visiting relatives. The guest suite will be accessible by an interior stairwell within the house. The goal is also to increase the size of the living area, kitchen, dining area, and playroom. We feel that relocating the garage to Landi Court is a big safety factor verses pulling out onto Crescent Avenue. We used the Ordinance for a side loading garage, which requires 27', as a benchmark and set the garage back 27' from Landi Court to the wall of the building. The proposed setback of 24.22' is actually to the roof canopy on the garage. We can reduce the size of the roof canopy by 10" if the Board would like us to do that to get to the magic number of 25'. The hardships are the position of the existing house on the lot, the lot width, and that fact that we are dealing with a split level house. There are windows on 3 levels across the rear of the house and if we were to construct the new addition back there, we would lose those windows and have no light in the interior portion of the house. We are kind of limited as to where we can place the addition.

Mr. DiGennaro pointed out that Ms. Williams mentioned that they used the side loading garage requirement of 27' as the benchmark however, Landi Court is considered a front yard therefore 40' is the requirement which is why a variance is required.

Mr. Ruebenacker asked if the property has a septic system or sewer connection. Mr. Thorne stated the property is sewer.

Ms. Rizvani asked if there will be a separate outside access to the suite over the garage. Ms. Williams stated there will only be access to the suite from inside the house.

Ms. Rizvani asked what type of fencing is proposed to replace the existing fence. Mr. Thorne stated it will be a timber fence similar to what is existing there now. Ms. Rizvani pointed out that according to the plan, the applicant will gain about 15' when the fence is moved to the property line and asked if the neighbor has been made aware of the fence being moved 15'. She recommended having a conversation with the neighbor prior to moving the fence. Mr. Thorne stated that when the surveyors came out to the property he spoke with his neighbors about it, and they were fine with it.

Mr. Ruebenacker asked for confirmation that when the existing shed is relocated it will be 15' off the side and 20' off the rear property line. Ms. Williams stated the shed will conform to the required setbacks when it is relocated.

Vice Chairman Ruebenacker said the question for the Board is whether or not they are comfortable with the 27' setback to the garage wall with a 3' overhang where 40' is required.

Mr. Joachim said he would like to see the encroachment of the garage pushed back a little more, however he likes the design and understands the challenge of the existing house on the property in the setback on Landi Court.

Mr. Ruebenacker asked about the height of the proposed attached garage. Ms. Williams stated it is 25'.

Mr. Messineo asked about the height of the main portion of the house. Ms. Williams stated it is 22.2'. She added that the lot slopes a little bit as it goes down towards the garage.

Mr. DiGennaro said the height of the new addition is 25' and asked if that is measured from the lowest grade to the highest point as per the Township Ordinance. Ms. Williams said the proposed height is the average grade so from lowest grade to highest the house will be higher than 25' however it will still be under 30'.

Mr. Tanis asked about the intended use for the suite above the garage. Mr. Thorne stated it is for visiting family members, primarily his in-laws. Mr. Tanis pointed out that the plan also shows a guest bedroom on the lower level of the house. He asked if there will be a full kitchen in the suite over the garage. Mr. Thorne stated there will not be a kitchen in the suite over the garage. Mr. Tanis said he asked the question because the plan shows a refrigerator and kitchen counter in the suite. Ms. Williams stated that Mr. Thorne's in-laws live out of state. They would like to come to visit for longer than just a weekend and would like to be comfortable in their own private space. Mr. Tanis said we need to ask these questions because second dwelling units are not permitted in town so we need to make sure there will not be a full kitchen up there.

Mr. DiGennaro asked the applicant if he would have any objections to a deed restriction that this cannot be converted into a second housekeeping unit and no kitchen will be added. Mr. Thorne said he would not object. Ms. Williams said we have not asked for a change of use. Mr. DiGennaro said he understands they are not asking for a change of use however we need to prevent that from happening in the future once the addition is constructed. Mr. Tanis emphatically agreed.

Mr. Tanis said they did a great job with the design however there is always some concern about having that separate area with a refrigerator and washer/dryer. He went on to say that with

guests staying in the suite and the guest bedroom, you are adding more cars in the driveway on that narrow side street which is concerning.

There was a discussion about the fence. Mr. DiGennaro said any fence in a front yard cannot be taller than 4' in height and must be 50% open. However, a fence along the rear and side property lines can be 6' tall and solid.

With regard to the A/C units, Ms. Williams stated there is an existing A/C condenser in the front yard on Landi Court and a second unit is proposed to go on the opposite side of the house. There will be a third unit near the garage to serve the area above the garage. Ms. Williams said the A/C unit facing Landi Court will be screened with a fence. Mr. DiGennaro recommended moving the condenser unit on the Landi Court side behind the plane of the house. Mr. Messineo said using evergreen plants to screen the unit will be more aesthetically pleasing than a fence. Mr. Tanis pointed out that the plan shows 6' to 7' junipers proposed on the left side of the house so the A/C unit will be screened.

Mr. Ruebenacker said the undersized lot width is a hardship, however this is a big lot. Regarding the new garage addition at 27', Mr. Ruebenacker said this is self-inflicted hardship because the applicant already has a 2 car garage however he wants his garage in a different location. He asked the Board members if they feel the 27' setback is adequate or if it would make sense from a practical standpoint to push the garage further back from Landi Court. Ms. Williams said she feels that pushing the garage back 3' would compromise the design.

Mr. Veskov, Mr. Tanis, and Ms. Rizvani said they are comfortable with the 27' setback. Mr. Messineo agreed saying that the existing house is already 14' from Landi Court and having the garage angle back to 27' is acceptable in his opinion.

Mr. Joachim asked how many vehicles would be able to park in the driveway if the setback is 27'. Mr. DiGennaro said a typical parking space is 9' by 18'. The distance from the garage to the property line is 27' however you add an additional 12' to 14' to the street due to the right of way. Ms. Williams said it is a little over 40' from the garage to the street.

Mr. Veskov asked what type of siding is proposed. Mr. Thorne stated they are planning to side the house with Hardie plank.

Vice Chairman Ruebenacker said the Board will require a deed restriction pertaining to having no second kitchen in the addition over the garage. We will also include the Hardie board siding in the Resolution.

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

Mr. DiGennaro said the plan shows that the existing driveway on Crescent Avenue is to be removed. He asked the applicant to consider planting a 2 ½ to 3 inch caliper October Maple Glory in the front yard. He also pointed out that the existing asphalt sidewalk on the left side of the driveway along Crescent Avenue is in disrepair and will need to be repaired before a Certificate of Occupancy is issued.

Mr. Ruebenacker summarized by saying the sidewalk along Crescent Avenue shall be repaired, a deciduous tree will be planted in the front yard where the existing driveway is to be removed, the siding will be Hardie board, and there will be a deed restriction regarding a second housekeeping unit above the proposed garage.

Mr. Joachim made a motion to approve the application as submitted with the aforementioned conditions. Second, Mr. Messineo. Voting in favor: Mr. Tanis, Ms. Rizvani, Mr. Joachim, Mr. Messineo, Mr. Veskov, and Vice Chairman Ruebenacker.

Chairman Borst returned to the dais.

### **Cifarelli 390 Circle Dr. 462/47.01**

(The applicant proposes to expand the second story of the home requiring variance relief for lot area, frontage, front yard setback, side yard setback, and accessory structure side yard setback)

Dominick Cifarelli, the applicant came forward and was sworn in. Mr. Cifarelli stated that he, his wife, and their 4 children moved into the home in 2005. He said they wish to remain in the house however they have outgrown it and need to add more room. The bedroom ceilings on the second story are pitched so we are proposing to raise the roof to create a true second story. That presents a problem because the front corner of the house is in the front yard setback existing at 34.66' where 40' is required which is why we are here.

Mr. Veskov asked Mr. Cifarelli who drew the plans and if he intends to hire an Architect to prepare the final drawings. Mr. Cifarelli stated that he drew the plans himself and that he does not plan to hire an Architect. However, he plans to hire a framer, plumber, and electrician to do the work while he will oversee the project as the contractor.

Chairman Borst asked Mr. DiGennaro what the applicant needs to provide, as far as the drawings go, in order to obtain a construction permit. Mr. DiGennaro said any homeowner can design their own plan however it has to meet the Uniform Construction Code which Tom, the Construction Official has to approve.

Tom Garlick, the Board Attorney asked Mr. Cifarelli to identify the drawings which consisted of 3 sheets for the purpose of marking the exhibits. The side elevation was marked exhibit A-1, floor plan A-2, and front elevation A-3.

The Chairman asked the applicant for an explanation of exactly what they will gain with this addition. Mr. Cifarelli stated that due to the existing roof line, there is very limited living space on the second floor.

Natalie Cifarelli was sworn in. Ms. Cifarelli stated that there are 2 attic bedrooms and 1 bathroom on the second floor which will be expanded by this addition. There is also a third bedroom up there which will not be touched.

Mr. Ruebenacker asked the applicant to address the landscaping. Mr. Cifarelli said he did not include a landscape plan because he is leaving the existing landscaping untouched. Mr. Tanis said the plants in the area of the proposed addition will most likely be destroyed. He suggested adding some foundation plantings in that area once the work is complete. Chairman Borst said we need to get on the record what will be planted around the foundation. Mr. Cifarelli said he

would like to line the front with boxwoods to soften the façade. The Chairman said we will put in the Resolution that you will plant a row of boxwoods along the foundation.

Mr. Messineo asked about the power lines that are connected to the house pointing out that they are very low. Mr. Cifarelli said that from his understanding, there is a utility easement there and that at one time there was a road that went past the front of his house which faces sideways on the lot. Mr. Joachim said he believes there was paper street there at one time which cut through to Annette Court. Mr. DiGennaro suggested that Mr. Cifarelli check with the Utility Company to see if the lines can be placed underground if he wishes to do so.

OPEN TO THE PUBLIC

NO ONE FROM THE PUBLIC COMMENTED

CLOSED TO THE PUBLIC

Chairman Borst said the only stipulation we have is to add an adequate amount of boxwoods along the foundation, planted 2' to 3' on center.

Mr. Tanis made a motion to approve the application with the stipulation that an adequate amount of boxwoods, planted 2' to 3' on center, will be planted along the foundation. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Ms. Rizvani, Mr. Joachim, Mr. Messineo, Mr. Veskov, Mr. Ruebenacker, and Chairman Borst.

**Bodino 334 Sunset Blvd. 291/18**

(The applicant proposes to construct an addition to the home requiring variance relief for the front yard setback and enhanced side yard setbacks)

This application has been withdrawn by the applicant.

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