

**WYCKOFF BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
FEBRUARY 15, 2007**

Regular Meeting: 8:30 p.m. – Court Room, Second Floor, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meeting Statement by Rudy Boonstra, Chairman:

"The February 15, 2007 Regular Meeting 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."

**Board Member Attendance:** Rudy Boonstra, Richard Bonsignore, Jerry Lombardo, Doug Christie, Ron Bavagnoli and Jim Donkersloot; Absent: Kevin Rooney, Warren Schaub and Libby Ciampo;

**Staff Attendance:** Harold Cook, Board Attorney, Jacqueline Denequolo, Board of Adjustment Secretary.

The Board of Adjustment Meeting began with the Pledge of Allegiance.

**ORGANIZATIONAL BUSINESS**

Jim Donkersloot was introduced as a new Board of Adjustment member. He was appointed and sworn in by Harold Cook, Board Attorney.

**OLD BUSINESS**

Approval of the Minutes from the January 18 Work Session and Regular Meetings all took place at the work session.

**RECOMMENDATION FOR APPROVAL**

**A. RESOLUTION #07-02** Approval of vouchers from various developers' escrow accounts.

Approval of Resolution #07-02 had taken place during the Work Session.

**RESOLUTIONS FOR MEMORIALIZATION**

**B. OSIASON, ANDREW**, BLOCK 411 LOT 20.05 (R25); 506 Julie Court. New home construction. Revised request for height variance due to the topography of the lot.

**C. ROTELLA CONSTRUCTION**, BLOCK 231 LOT 16 (RA-25 CORNER LOT); 633 Fairview Place. Front yard setback variance.

**D. DYSHEKOV, ABDULLA & FARIZA**, BLOCK 377 LOT 5 (RA-25); 546 Russell Avenue. Front yard setback variance.

- E. **DIPIAZZA, JAMES**, BLOCK 497 LOT 99 (MF/AH CORNER LOT); 212 Sunrise Drive. Rear yard setback variance.
- F. **HANSEN, MARIA & BRYAN**, BLOCK 287 LOT 15 (RA-25); 334 Monroe Avenue. Lot size is pre-existing non-conforming at 11,250 sq. ft. in a RA-25 zone. Principal building and total lot coverage variances.
- G. **SCHECK, NEAL & FRANCINE**, BLOCK 346 LOT 53 (RA-25 CORNER LOT); 472 Russell Avenue. Lot size is pre-existing non-conforming at 8,918.6 sq. ft. in a RA-25 zone. Two front yard setbacks and lot coverage variances.
- H. **RACANO, LISA & MICHAEL**, BLOCK 400 LOT 18 (RA-25); 715 Kennedy Court. Lot frontage is pre-existing non-conforming at 115 sq. ft. in a RA-25 zone. Side yard setback variance.

Chairman Boonstra noted on the record that the above referenced resolutions were approved at the Work Session.

Memorialized resolutions are available upon request in Room 110 at Memorial Town Hall.

### **CONTINUED APPLICATION**

1. **BAKER, DONALD & BETTY**, BLOCK 492 LOT 17.01 (R-15); 458 Lincoln Avenue; Conversion of parking lot into one-family house. Variances requested for front yard setback and lot coverage.

Chairman Boonstra gave an overview of the Baker application that had recently submitted a revised Landscape Plan.

David Becker, the applicant's attorney, stated that a revised Landscape Plan had been submitted as requested by the Board.

Mr. Christie wanted to ensure that the applicant had eliminated the drive through from the commercial property to the residential property.

Mr. Becker stated that yes it had been eliminated.

Chairman Boonstra stated that an irrigation system is present on the resubmitted landscape plan. A number of plantings are shown on the left side of the property that will provide adequate screening on the side of the neighbor's property that had an issue.

Mr. Becker stated that it has been screened. The existing Evergreens were temporary screening which will be moved over. The landscape architect stated that the trees are still in a ball and that they should survive.

OPEN TO THE PUBLIC

No comments from the public.

CLOSED TO THE PUBLIC

Mr. Christie made a motion to approve this application. Second by Mr. Bonsignore. Voting in favor: Bonsignore, Christie and Chairman Boonstra.

### NEW APPLICATION

2. **GIUFFRE, RITA**, BLOCK 248 LOT 3.01 (RA-25); 550 Overlook Drive. Lot size is pre-existing non-conforming at 15,750 sq. ft. in a RA-25 zone. Variances requested for side yard setback and lot coverage.

Rita Giuffre, 18 Pamrapo Ct. East, Glen Rock, NJ was sworn in.

Stephen Corrozza, professional architect, 62 Newark Pompton Turnpike, Riverdale, NJ was sworn in. Mr. Corrozza has a BA degree in architecture from Pratt Institute in NY from 1989. Licensed in NJ, NY and PA from 1996-1997. Chairman of Board of Adjustment in Bloomingdale, NJ, during the 1990's.

Mr. Corrozza gave an overview of Ms. Giuffre's application:

- A variance for construction of an addition and renovation for a one story dilapidated ranch style home.
- The home is positioned substantially to the North and is very close to the right side line.
- This new home is designed to improve this condition.
- The design has the master suite on the first floor.
- A ramp is proposed in the garage for future needs.
- This should correct the nonconformity.
- The garage will be knocked down.
- The proposed home will be reoriented to the center line of the structure site.
- This is a significantly undersized house.
- The footprint is identical with the exception of some cost cutting changes.
- The building is on the existing foundation.
- An eave is being created in an attempt to improve the nonconformity along the side yard.
- Twelve feet of garage walls are being removed.
- The house is being pushed over with a fairly modest addition and renovation going in place.
- Recent revisions are a cost cutting measure dealing mostly with interior framing, which weren't submitted. The master suite will be downstairs with another bedroom. All other bedrooms will be eliminated from the second floor. The second floor will consist mainly of a balcony and closet.
- The design from the outside is the same.

Mr. Christie questioned if there was a piece of the house behind the existing garage?

Mr. Corrozza stated that there is a piece that is staying.

Mr. Christie questioned if that wall will remain the same?

Mr. Corrozza stated that the wall portion with the actual basement underneath it will remain the same.

Mr. Christie stated that one foot of eave is allowed. Are any eaves allowed once a structure is within

the setback?

Chairman Boonstra stated that without relief, no eaves are allowed.

Mr. Lombardo asked how many existing bedrooms are on the existing site.

Mr. Corrozza stated that there are three.

Mr. Lombardo asked how old the septic system was and if it had been inspected as to its current condition. A new owner could potentially add additional bedrooms on the second floor.

Mr. Corrozza confirmed that the septic system was okay for three bedrooms. A permit would have to be acquired if additional bedrooms are added.

Ms. Giuffre stated that the home is from about 1940. A septic report confirmed that it was okay last summer when the home was purchased.

Mr. Corrozza submitted Exhibit A2, a Foundation Plan. Existing and proposed crawl space was discussed with the Board.

Mr. Bonsignore questioned whether consideration was given to shifting the house over a bit from the side property line.

Mr. Corrozza stated that the house is in balance. The left side of the property has beautiful landscaping with mature trees. Twelve feet of wall will be taken away from that neighbor's side. This renovation is preserving the floor and the foundation. It's also cost effective to preserve some of the foundation.

Mr. Christie inquired whether Mr. Corrozza could estimate the distance between the existing garage side and the neighbor's house.

Mr. Corrozza stated that the house is rotated but an estimate would be about 16'. Ten feet plus 6' to the side.

Mr. Bonsignore asked what was being retained within the interior of the structure.

Mr. Corrozza stated that the entire foundation and first floor deck are being preserved. The overhangs caused nonconformity on the right side. The English Country design needs the overhangs.

Chairman Boonstra stated that since there isn't a question of preserving basement area just crawl space, could the property be pulled back about 1'-2' ft. in order to grant some relief. The overhang is a structure that is 6.7' off of the property line. Would this request severely diminish the design of the home?

Mr. Corrozza stated that certain rooms can't afford to lose an inch of space.

Chairman Boonstra stated that the lot sits high. The design of the home is very attractive. Could the roof line be lowered without compromising the look of the design. Otherwise, the home may loom

over the neighborhood.

Mr. Corrozza stated that the peaks are not high at all. The scale may be misinterpreted. This home is a cottage style design with a cozy look. The interior volume may not be able to be preserved if the peaks are lowered.

Mr. Bonsignore stated that the side property is very narrow. A new owner could add straight up without any variances. The design could be shifted. Thirty feet is on one side with only 6' on the other.

Mr. Corrozza stated that the house can't just be shifted since it's not a new house. The home is being built on the current foundation.

Mr. Bonsignore stated that the chimney is being removed so the entire home could be adjusted to alleviate some of the square footage on the side property line.

Mr. Boonstra requested that a landscape plan be submitted. Complete removal of an existing structure also requires an irrigation system.

OPEN TO THE PUBLIC

No comments from the public.

CLOSED TO THE PUBLIC

Mr. Bonsignore had an issue with the side yard setback.

Mr. Corrozza stated that the eave is 1.5'.

Chairman Boonstra stated that he would like to see 2' pulled back from the side. An additional variance would be needed for lot coverage.

Mr. Corrozza stated that another design could be submitted without the eave. This would eliminate the variance required for relief. A discussion will need to take place with the applicant.

Mr. Cook stated that in the event the side wall is destroyed during construction, a variance would be required.

Mr. Lombardo questioned if the shed was being removed since it is noted on the application as staying.

Mr. Corrozza stated that the shed is being removed which is part of the lot coverage.

Chairman Boonstra stated that the shed removal would improve the overall lot coverage. Resubmitted calculations would be to the applicant's advantage. A landscape and irrigation plan would need to be submitted for the next meeting.

Mr. Bonsignore requested a foundation plan to be submitted as well.

This application will be carried to the next meeting.

*The meeting was adjourned at 9:30 p.m.*

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Jacqueline Denequolo  
Board of Adjustment Secretary