

**WYCKOFF BOARD OF ADJUSTMENT  
WORK SESSION MINUTES  
FEBRUARY 15, 2007**

Work Session: 7:30 p.m. – West Wing Conference 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 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."

**Board Member Attendance:** Chairman 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.

**OLD BUSINESS**

Approval of Minutes from the January 18, 2007 Work Session and Regular meetings.

Doug Christie made a motion to approve the minutes. Second by Richard Bonsignore. Voting in favor: Chairman Boonstra, Bonsignore, Lombardo, Christie, and Bavagnoli.

**RECOMMENDATION FOR APPROVAL**

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

Mr. Bonsignore made a motion to approve this voucher for payment. Second by Mr. Lombardo. Voting in favor: Chairman Boonstra, Bonsignore, Lombardo, Christie, and Bavagnoli.

**RESOLUTIONS FOR MEMORIALIZATION**

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

Mr. Bonsignore made a motion to memorialize this resolution. Second by Mr. Lombardo. Voting in favor: Chairman Boonstra, Bonsignore, Lombardo, and Christie.

**OSIASON, ANDREW**, BLOCK 411 LOT 20.05 (R25); 506 Julie Court. New home construction. Request for bulk variances for 3 stories and the use variance to permit a building height of 41 ft.

***DENIED***

- 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.

Mr. Bonsignore made a motion to memorialize resolutions C, D and E. Second by Mr. Christie. Voting in favor: Chairman Boonstra, Bonsignore, Lombardo, and Christie.

- 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 lot coverage variance
- 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. 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.

Mr. Bonsignore made a motion to memorialize resolutions F, G and H. Second by Mr. Christie. Voting in favor: Chairman Boonstra, Bonsignore, Lombardo, Christie and Bavagnoli.

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.

Doug Christie, Board Member, inquired whether this applicant is removing the existing driveway located between the commercial property and the proposed new home. Mr. Christie also inquired whether the Board had requested the applicant to landscape between these two properties in order to ensure that the properties remain separate.

Harold Cook, Board Attorney, stated that a condition in the resolution could be added to ensure that landscaping is installed between the two properties.

Chairman Boonstra stated that the applicant would need to give an overview of the submitted landscape plan where some questions need to be answered. Application to be reviewed at 8:30 p.m. meeting tonight.

**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 an RA-25 zone. Variances requested for side yard setback and lot coverage.

Chairman Boonstra questioned why a landscape plan was not in this submitted packet when it should have been.

Jerry Lombardo, Board Member, wanted confirmation as to whether this application was a knockdown and also whether the septic system in place was sufficient for this proposed project. He also inquired to the number of bedrooms in the old home.

Richard Bonsignore, Board Member, stated that the home is being taken down to the first deck. The home is also very close to the side property line.

Chairman Boonstra agreed with that assessment and acknowledged that the side being kept is where it's 8' off of the side property line. He also noted that the property sits very high on the lot.

Mr. Bonsignore stated that the home is designed to look like it's 1 ½ stories but will be viewed as a massive structure.

Chairman Boonstra had an issue with the overhang even though it was to the 6.7' side setback.

Mr. Lombardo wanted to confirm the finished height. It was determined to be 30'.

Chairman Boonstra questioned whether an existing wall is planned to be used in order to preserve the current setback.

Mr. Lombardo thought that the house could be situated differently on the property in order not to be so close to the side property line. Maybe centered on the lot.

Mr. Christie thought that if some of side of the home was removed the applicant would need to take out the bathroom. He wasn't sure if the bathroom is being used for another living quarter.

Mr. Bonsignore requested to see a foundation plan.

Chairman Boonstra had an issue with the 6.7' off of the side property line. He noted that he would be willing to grant relief on that side.

*The meeting was adjourned at 8:15 p.m.*

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Jacqueline Denequolo  
Board of Adjustment Secretary