

**WYCKOFF BOARD OF ADJUSTMENT  
WORK SESSION MINUTES  
MAY 17, 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 May 17, 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, Kevin Rooney, Doug Christie, Libby Ciampo, and Ron Bavagnoli. Absent: Warren Schaub and Jim Donkersloot.

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

**OLD BUSINESS**

Approval of Minutes from the April 19, 2007 Work Session and Regular Meeting.

Jerry Lombardo made a motion to approve the minutes. Second by Doug Christie. Voting in favor: Chairman Boonstra, Lombardo, Rooney, Christie, and Ciampo.

**RECOMMENDATION FOR APPROVAL**

- A. RESOLUTION #07-05** - Approval of vouchers from various developers' escrow accounts.

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

**RESOLUTIONS FOR MEMORIALIZATION**

- B. ACM CUSTOM HOMES**, BLOCK 262, LOT 12 (R15), 29 Shadyside Drive; Lot is pre-existing non-conforming. Complete demolition of an existing dwelling and construction of a new single family home.
- C. GOBUZAS, TOM & VUKSIC, PAULA**, BLOCK 484, LOT 27.02; (R15 CORNER LOT) 66 Princeton Avenue; Variances required for a rear yard setback and two front yard setbacks to expand kitchen nook.

- D. **BROUWER, SCOTT & CARYN**, BLOCK 462, LOT 17 (RA-25), 375 Butternut Avenue; Request to build a portico and stair case encroaching into the front yard setback.
- E. **PIKAARD, DENNIS & BAUER, PATTY**, BLOCK 263, LOT 34 (R15-CORNER LOT), 192 Franklin Avenue; Variances requested for side yard setback and lot coverage.
- F. **BENSON, ELLEN & JAMES J. JUDD**, BLOCK 461, LOT 7 (RA-25), 417 Glendale Road; Lot size is pre-existing non-conforming at 21,263 sq. ft. in an RA-25 zone where 25,000 is required. Variance requested for principal building lot coverage.

Kevin Rooney made a motion to memorialize resolutions B through F. Second by Doug Christie. Voting in favor: Chairman Boonstra, Bonsignore, Lombardo, Rooney, Christie, Ciampo and Bavagnoli.

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

### **CONTINUED APPLICATION**

1. **BANDAZIAN, RICK**, BLOCK 265, LOT 41 (RA-25), 66 Van Schaik Lane; Demolition of existing home.

Kevin Rooney, Board Member, stated that the revised irrigation plan should include the rotary and mist heads. A two year maintenance plan with one year prepaid would need to be agreed to by the applicant before approval.

Doug Christie, Board Member, stated that the revised plan was reduced quite a bit as requested by the Board. The home has been pulled back off of the road encroaching into the rear yard setback. Drainage improvements to this home were requested by the neighbors behind this lot. Instead of a two story stone structure as proposed, the previous plan had a more suitable porch. The home does encroach into the front yard setback. The stone gives a larger feel close to the road.

Chairman Boonstra stated that his comments from the previous meeting still stand. In specific, the existing footprint could be used with any additions being kept within the building envelope. A second look should be taken for the mature tree in the back of the home.

Richard Bonsignore, Board Member, stated that the first version of the home appeared smaller. The revised proposed home appears to have more volume. The original porch should be reintroduced back into the proposed plan to lessen the appearance of a large structure.

Chairman Boonstra stated that the following variances are being requested for this application: lot area, front and rear yard setbacks, and lot depth. The side yard setbacks and lot coverage of 14.69% are okay. The lot coverage is for principal only. No accessory structure is proposed.

Mr. Bonsignore stated that the proposed porch is a little more vertical. It looks larger than the previous submission.

Mr. Christie stated that the home is on an appealing street. The previous design was more preferable.

**NEW APPLICATIONS**

2. **GORIA, BRUCE & ALEXIS**, BLOCK 411, LOT 19 (RA-25), 590 Farview Avenue; Variance requested to add a walkout basement and three story.

Richard Bonsignore, Board Member, questioned if the previous walkout basement was precode.

Chairman Boonstra stated that the home has a severe slope in the back of the property with about an acre of land. The walkout basement is not visible from the street and wouldn't have any impact on any of the neighbors.

3. **DEPINTO, MATTHEW & JANICE**, BLOCK 250, LOT 45 (RA-25), 383 Oakwood Drive; Variances requested for two principal building side yard setbacks, lot coverage and a rear and side yard setback for an accessory structure.

Richard Bonsignore, Board Member, stated that he one of the properties given notice within 200' of the application before the board. Mr. Bonsignore would not be able to sit on the Board and listen or vote on the application.

Chairman Boonstra stated that some trees have come down in the front of the property thus far.

Doug Christie, Board Member, stated that he had a huge issue with the setback of the garage placement. The size of the detached garage appears like there is an office or gym contained within the structure as well.

Chairman Boonstra stated that the side yard setback, as well as, the detached garage are problem areas. The correct interpretation of the Sherman case could allow a future owner to build straight up over the garage without coming back to the board for approval.

Chairman Boonstra stated he had an issue with the new construction inside the setback.

Kevin Rooney, Board Member, stated that septic is used on that side of town. A new septic system is proposed for this application. There are also a lot of trees coming down.

Mr. Christie stated that the house and the garage are one of the nicest designs he's seen but doesn't see it here on this lot.

*The meeting was adjourned at 8:10 p.m.*

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Jacqueline Denequolo  
Board of Adjustment Secretary