

**WYCKOFF BOARD OF ADJUSTMENT
WORK SESSION MINUTES
JULY 19, 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 July 19, 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, and Jim Donkersloot. Absent: Warren Schaub, Doug Christie, Libby Ciampo and Ron Bavagnoli.

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

OLD BUSINESS

Approval of Minutes from the June 21, 2007 Work Session and Regular Meeting.

Jerry Lombardo made a motion to approve the minutes. Second by Kevin Rooney. Voting in favor: Chairman Boonstra, Bonsignore, Lombardo, Rooney, and Donkersloot.

RECOMMENDATION FOR APPROVAL

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

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

RESOLUTIONS FOR MEMORIALIZATION

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

Kevin Rooney made a motion to memorialize the resolution. Second by Jerry Lombardo. Voting in favor: Chairman Boonstra, Bonsignore, Lombardo, Rooney, and Donkersloot.

- C. SMITH, ANGELA & NATHAN**, BLOCK 315, LOT 3 (RA-25), 388 Frances Place. Variance requested for existing lot area, front and side yard setbacks and new variance request for lot coverage to allow the construction of a front porch.

Jerry Lombardo made a motion to memorialize the resolution. Second by Kevin Rooney. Voting in favor: Chairman Boonstra, Bonsignore, Lombardo, Rooney, and Donkersloot.

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

CONTINUED APPLICATIONS

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

Chairman Boonstra stated that revised plans had been submitted depicting a one story garage at the reduced height of 17' as required by the Board. Harold P. Cook has prepared a resolution which includes the five criteria agreed upon at the last meeting in order for a height restriction condition to be enforceable when approving this variance.

Harold P. Cook, Board Attorney, stated that the memorialized resolution will be attached to the property deed which will include a restrictive covenant that will run with the land and be enforceable to future owners as long as the structure exists. The restriction will restrict the height of the structure as resubmitted and then be recorded for the future.

1. **CORNERSTONE CHRISTIAN CHURCH**, BLOCK 346, LOT 7 (RA-25), 495 Wyckoff Avenue. Variance requested for a new sign structure totaling approximately 100 sq. ft.

Chairman Boonstra stated that this application has been postponed.

NEW APPLICATIONS

3. **CHAPIN, BYRON & ERIN**, BLOCK 473, LOT 1 (R15 – CORNER LOT), 350 Kingston Street. Variances requested for a front yard setback and existing lot size. An existing deck is proposed to be made larger along the side yard of the property.

Chairman Boonstra stated that the applicant is proposing a deck on the side of the house adjoining a wooded area.

Jerry Lombardo, Board Member, recommended the applicant screen the side of the deck with landscaping since it can be seen from the street.

4. **DIAZ, JOHN & DEBORAH**, BLOCK 465, LOT 1 (R15), 394 Butternut Avenue. Variance requested for a front yard setback, total accessory and total lot coverage, as well as, any existing non-conformities. A proposed front porch encroaches into the front yard setback.

Chairman Boonstra questioned the number of doors in the back of the home since a rear elevation page was not included in the application. The shed which is 8' off of the property line is non-conforming and increases the accessory coverage over 5%. Without the shed, the accessory structure percentage would reduce the total coverage to 20%.

Kevin Rooney, Board Member, stated that the Landscape Plan was not extensive and therefore not up to the Board's standards.

Chairman Boonstra stated that the applicant would need to address the Landscape Plan, shed and number of doors or entrances in the back of the home.

5. **PUGLISI, KENNETH & KELLY**, BLOCK 250, LOT 29 (RA-25 – CORNER LOT), 367 Pinewood Drive. Variance requested for a side yard setback and any existing non-conformities. This existing home is proposed to be knocked down and rebuilt.

Chairman Boonstra stated that testimony at the regular meeting needs to reference the height of the structure and landscape specifics.

The meeting was adjourned at 8:20 p.m.

Jacqueline Denequolo
Board of Adjustment Secretary