

**WYCKOFF BOARD OF ADJUSTMENT
WORK SESSION MINUTES
NOVEMBER 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 November 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, Kevin Rooney, Jerry Lombardo, Libby Ciampo, Doug Christie, and Jim Donkersloot. Absent: Warren Schaub and Ron Bavagnoli.

Staff Attendance: Harold P. Cook III, Board Attorney, Mark A. DiGennaro, Township Engineer and Jacqueline Denequolo, Board of Adjustment Secretary.

OLD BUSINESS

Approval of Minutes from the October 18, 2007 Work Session and Regular Meeting.

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

RECOMMENDATION FOR APPROVAL

A. RESOLUTION #07-11 - Approval of vouchers from various developers' escrow accounts.

Jerry Lombardo made a motion to approve the resolution for payment. Second by Kevin Rooney. Voting in favor: Chairman Boonstra, Lombardo, Rooney, Christie, Ciampo, and Donkersloot.

WITHDRAWN APPLICATION

1. **SMITH, FRANK**, BLOCK 278, LOT 21 (RA-25), 46 Dale Ave. Variance requested for a front yard setback.

CONTINUED APPLICATIONS

2. **PRECISION MULTIPLE CONTROLS, INC.**, BLOCK 516, LOT 6.04 (L-1), 200-500 Braen Avenue for the Industrial area and 563 Hopper Avenue for the residence. To permit the residence to remain and to be used as a security office.

Chairman Boonstra stated that a letter from Police Chief Ydo has been received. A police blotter has been submitted from the applicant indicating previous incidents.

Jim Donkersloot, Board Member, stated that he had concerns about the right of way which he stated is a dangerous blind turn and needs to be widened.

Jerry Lombardo, Board Member, stated that the Board had a lot of issues when this application was originally introduced in 1987 but the application was withdrawn. The floor plan submitted looks like a three bedroom house not a guard house. As long as the house is to be used as a guard house, there isn't an issue. The resolution would need to specify that the house should only be used for that purpose.

Kevin Rooney, Board Member, stated that access to the property may need speed bumps as a safety precaution.

Chairman Boonstra posed a question to Doug Christie, a Board Member on the Fire Department, as to whether or not the Fire Department had an issue with access to the property.

Mr. Christie stated that the Fire Department has never had a problem gaining access to the area.

3. **MESSINEO, DOUG & SARAH**, BLOCK 265, LOT 117 (RA-25), 51 Midland Avenue. 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 the Messineos had received approval from their adjoining neighbors to remove the tree shared by both lots. With the tree removed, the house can be centralized on the lot. A maintenance contract has also been submitted for the landscape plan.

Mr. Rooney cautioned the applicant to read contracts before signing them. The last page of the contract refers to a Condominium Association and not the applicant's property.

NEW APPLICATIONS

4. **FILIPIC, PAUL & SHERIDA**, BLOCK 462, LOT 18 (RA-25), 379 Butternut Avenue. Variance requested for a front yard setback, accessory building side and rear yard setbacks and total accessory building lot coverage. The proposal is to allow for a new entryway with front steps which extend into the front yard setback.

Chairman Boonstra stated that the front yard setback is at 28.5' to the step. The main structure sits at 40.5 ft.

Mr. Lombardo questioned what the finished height of the structure would be considering the home is proposed to sit 28.5' from the road.

The overall consensus of the Board was concerns regarding the size of the porch, covered landing and stairs.

5. **MAMOLA, JOE**, BLOCK 510, LOT 5 (R-15), 506 Franklin Terrace. Variance requested for a front yard setback to allow for a new covered front porch. The slope of the property exposes the basement requiring an additional variance for a third story after a second story addition is constructed.

Mr. Lombardo stated that an 8' porch is very large. The front yard setback is at 31.1'.

Richard Bonsignore, Board Member, stated that the side elevation shows the home with a lot of volume due to the size of the front porch.

The Board overall had concerns over the very large size of the front porch.

Mr. Rooney stated that the landscape plan is not detailed enough and needs to be a more comprehensive plan.

Mr. Bonsignore stated that the size of the front porch is at 9.7'. The porch could potentially be enclosed at a later date.

Chairman Boonstra questioned the two car attached garage. The applicant recently built a detached three car garage for a total of five garages.

Mr. Rooney recommended screening in the back of the property due to the three story structure.

6. **DECURTIS, RICHARD & MARIA BELLA**, BLOCK 295, LOT 14 (R-15), 165 Packard Avenue. Variance requested for front and side yard setbacks for a principal building and accessory building rear and side yard setbacks. Total principal, accessory and total lot coverage variances requested as well.

Mr. Lombardo had an issue with the east side of the house which is presented at 9' and is too close to the property line.

Chairman Boonstra stated the Dimension Sheet should state that the proposed structure will remain at 12' not at 25.6' as indicated.

At 8:20 p.m. the Board of Adjustment recessed the Work Session Meeting to enter into a Closed Session via Resolution #07-C1 with the following vote:

**TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #07-C1**

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INTRODUCED: Kevin Rooney **SECONDED:** Richard Bonsignore

MEETING DATE: November 15, 2007 **REFERENCE:** Closed Session

VOTE: BOONSTRA: Yes ROONEY: Yes¹ LOMBARDO: Yes CHRISTIE: Yes CIAMPO: Yes
BONSIGNORE: Yes² SCHAUB: Ab DONKERSLOOT: Yes BAVAGNOLI: Ab

WHEREAS, the Zoning Board of Adjustment of the Township of Wyckoff is subject to certain requirements of the “Open Public Meetings Act”, N.J.S.A. 10:4-6, et seq.; and,

WHEREAS, the “Open Public Meetings Act”, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and,

WHEREAS, it is necessary for the Zoning Board of Adjustment of the Township of Wyckoff to discuss in a session, not open to the public, certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

POTENTIAL LITIGATION – Inaccurate Statements Attributed to the Board of Adjustment

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Wyckoff, County of Bergen, State of New Jersey assembled in public session on November 15, 2007, that an Executive Session closed to the public shall be held on November 15, 2007, in the Town Hall, 340 Franklin Avenue, Wyckoff, New Jersey, 07481, for the discussion of matters relating to the specific items designated above.

BE IT FURTHER RESOLVED, that the minutes of the said closed session will be made public when the Zoning Board of Adjustment of the Township of Wyckoff determines the reason for the minutes to remain closed no longer exists.

Jacqueline Denequolo
Board of Adjustment Secretary

Rudy Boonstra
Chairman

At 9:02 p.m. the Board of Adjustment voted to remove themselves from Closed Session and re-enter the Work Session Meeting:

MOTION:

VOTE: BOONSTRA: Yes ROONEY: Yes¹ LOMBARDO: Yes CHRISTIE: Yes CIAMPO: Yes²
BONSIGNORE: Yes SCHAUB: Ab DONKERSLOOT: Yes BAVAGNOLI: Ab

Mr. Cook stated that a motion to authorize the letter would be necessary to proceed.

MOTION: Doug Christie made a motion to authorize a second letter to the organization which published the misleading and unfair comments to the Board of Adjustment with a deadline 10 days from tomorrow.

VOTE: BOONSTRA: Yes ROONEY: Yes² LOMBARDO: Yes CHRISTIE: Yes¹ CIAMPO: Yes
BONSIGNORE: Yes SCHAUB: Ab DONKERSLOOT: Yes BAVAGNOLI: Ab

The Work Session meeting was adjourned at 9:03 p.m.

Jacqueline Denequolo
Board of Adjustment Secretary