

**WYCKOFF ZONING BOARD OF ADJUSTMENT
JANUARY 18, 2018 PUBLIC WORK SESSION MINUTES**

.Public Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall
Public Business Meeting: 8:00 p.m. Second Floor Court Room, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meetings Statement by Susan McQuaid, Board Secretary:

"The January 18, 2018 Public 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." Formal action may be taken.

Members of the public are welcome to be present at this meeting. However, in accordance with Section 7 (A) of the Open Public Meetings Act, participation on the part of the public at this meeting will not be entertained."

Board Member Attendance: Carl Fry; Mark Borst; Susan Yudin; Brian Hubert; Ed Kalpagian; Brian Tanis

Board Member(s) Absent: Erik Ruebenacker; Rich DeLeo, Alt; Robert Ebel, Alt.

Staff Present: David Becker, Board Attorney; Mark DiGennaro, Township Engineer; Susan McQuaid, Board Secretary.

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Board Secretary McQuaid read this statement into the record: *"All applicants are hereby reminded that your application, if approved, may be subject to the terms, conditions and payment of the Affordable Housing Development Fee requirements of the Township. Information can be obtained from the Code of the Township of Wyckoff, Chapter 113-8 on the Township's website, www.wyckoff-nj.com"*

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1. Oaths of Office to Board Members
Board Attorney Becker administered oaths of office to Board Member Hubert.
2. Roll call of Board of Adjustment Members
3. Election of Officers: Chairman and Vice Chairman
Board Member Borst made a motion to nominate Carl Fry as Chairman of the Wyckoff Board of Adjustment for the year 2018. Second, Board Member Kalpagian. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin and Mr. Borst.

Board Member Kalpagian made a motion to nominate Erik Ruebenacker as Vice Chairman of the Wyckoff Board of Adjustment for the year 2018. Second, Board Member Borst. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin Mr. Borst and Chairman Fry.

4. Resolution #18-001 for: Appointment of Board of Adjustment Attorney
Vice Chairman Kalpagian made a motion to reappoint David Becker, Esq. as the Wyckoff Board of Adjustment Attorney for the year 2018. Second, Board Member Hubert. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin Mr. Borst and Chairman Fry.
5. Appointment of Board Secretary
Board Member Yudin made a motion to reappoint to Susan McQuaid as the Wyckoff Board Secretary for the year 2018. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin Mr. Borst and Chairman Fry.
6. Compliance with Open Public Meetings Act: Annual Notice of Meetings, Continuation of Current Rules and Regulations, Official Newspapers – The Record, The Ridgewood News and The North Jersey Herald and News and Acceptance of Annual Report
Board Member Hubert made a motion to accept compliance with the Open Public Meeting Act. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin Mr. Borst and Chairman Fry.

Chairman Fry said the 2017 annual report was very thorough and accurate. Chairman Fry also thanked Erik Ruebenacker for his 3 years as Chairman and noted that he has been a Board Member since 2008

OLD BUSINESS

APPROVAL OF MINUTES

December 21, 2017 work session/public business meeting

Board Member Borst made a motion to approve the December 21, 2017 work session/public business meeting minutes. Second, Board Member Kalpagian. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst and Chairman Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-01 Approval of vouchers from various escrow accounts.

Board Member Hubert made a motion to approve Resolution #18-01 for payment of vouchers. Second, Board Member Kalpagian. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst and Chairman Fry.

RESOLUTION(S) TO BE MEMORIALIZED

CAPRIO, MICHAEL BLK 293 LOT 9.01 (R-15); 161 Godwin Avenue. *(The applicant proposes to expand the first floor with a new kitchen and second floor master bedroom which will encroach into the side yard setback).*

Board Member Yudin made a motion to memorialize the Caprio resolution. Board Attorney Becker said his research on this property found that this house is not on the historic register. Second, Board Member Tanis. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst and Chairman Fry.

APPLICATION(S) – NEW

JAMESON, CHRISTOPHER BLK 352 LOT 17 (RA-25); 246 Wilson Place. *(The applicant proposes to install a decorative aluminum fence along the top of an existing wall).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to side yard setbacks. The applicant is not seeking relief from the code for any expansion to the principal structure but for relief from Section 186-29 A(3) d.4, which stipulates the maximum height walls and required setbacks for fences located atop of walls. The applicant received plan approval and permit to construct a modular block retaining wall along the side and rear perimeters of the property. The plan did not propose the installation of any fence along the property perimeter. Upon inspection, the 54 inch high decorative aluminum fence had been installed in violation of the requirements of the above section of the Code for setbacks to the property line. The applicant was advised of his options and has opted to apply to the Zoning Board of Adjustment for relief from this section of the code. The retaining wall construction and setback complies with the Code. However, the placement of the fence atop and along the wall requires the setback from the property line to be an additional 54" from the face of the retaining wall. Currently the fence is located approximately 15 inches from the face of the retaining wall. He added that the retaining wall is 3' high and the fence is 3 ½ 'in height for a total of 7 ½ '. He said a 6' privacy fence is allowed on the property line. Board Member Borst said the fence could be moved to the property line but it would look horrible. The Board will hear testimony at the public hearing meeting at 8 p.m.

LIZZI, JOSEPH & JULIE BLK 290 LOT 23 (RA-25); 318 Martom Road. *(The applicant proposes to expand the existing single car garage to a two car garage and a covered front porch which will encroach into the front yard setback and also expand the master bedroom and master bathroom which will exceed principle building lot coverage).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area deficiency, frontage and side yard setback. The applicant is proposing to construct a garage addition, covered front porch and rear bedroom addition requiring variances. The application does not qualify for a storm water management plan. Chair Fry noted that currently the front yard setback is at 35' and the applicant is proposing to add a porch and garage with a setback of 29' where 40' is required. He added that he is pleased to see that the house will remain a ranch style home. Board Member Borst noted that the front of the house is already close to the road and by adding 6' to the garage it will make the house stick out even further than the neighboring homes. Board Member Tanis said the architect could be more creative with the master bedroom bump out. He said he

understands why they need to expand the garage. The Board will hear testimony at the public hearing meeting at 8 p.m.

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Township Engineer DiGennaro asked the Board for guidance on an existing project that was approved by the board. The location is 287 Newtown Road, a vacant lot, which was granted a variance approval for a detached garage of 10'. The application would like to move the garage back further onto the property and make the side yard setback fully conforming. He asked if this can be considered a field change. Chairman Fry said that no new variance would be triggered. Board Attorney Becker said the accessory structure side yard variance will be abandoned. Township Engineer DiGennaro said this change can be placed on the as-built along with a letter stating this change. The Board unanimously agreed to amend this variance abandonment as a field change.

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There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 8:20 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment