

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
JUNE 21, 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 Erik Ruebenacker, Vice Chairman:

"The June 21, 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."

Vice Chairman Ruebenacker 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](http://www.wyckoff-nj.com)"*

*"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time."*

Roll Call was taken

\* \* \* \* \*

**Board Member Attendance:** Erik Ruebenacker, Vice Chairman; Susan Yudin; Brian Hubert; Ed Kalpagian; Brian Tanis; Robert Ebel, Alt.

**Board Member Absent:** Carl Fry, Chairman; Mark Borst; Rich DeLeo, Alt.

**Staff Present:** Joseph Perconti, Acting Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

**Staff Absent:** David Becker, Board Attorney

The Board welcomed Joseph Perconti, Planning Board Attorney, who will cover the meeting in the absence of David Becker, Zoning Board Attorney.

**OLD BUSINESS**

**APPROVAL OF MINUTES**

May 17, 2018 work session/public business meeting.

Board Member Hubert made a motion to approve the May 17, 2018 work session/public business meeting minutes. Second, Board Member Kalpagian. Voting in favor: Mr. Ebel, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, and Vice Chairman Ruebenacker.

### **RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #18-06** Approval of vouchers from various escrow accounts.

Board Member Kalpagian made a motion to approve Resolution #18-06 for payment of vouchers. Second, Board Member Hubert. Voting in favor: Mr. Ebel, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin and Vice Chairman Ruebenacker.

### **RESOLUTION(S) TO BE MEMORIALIZED**

**309 SUNSET BLVD. LLC** BLK 290 LOT 8 (RA-25); 309 Sunset Blvd. *(The applicant proposes to add an addition and alterations for the construction of a new two car garage which will exceed building lot coverage).*

Board Member Hubert made a motion to memorialize this resolution. Second, Board Member Tanis. Voting in favor: Mr. Tanis, Mr. Kalpagian, MR. Hubert, Ms. Yudin and Vice Chairman Ruebenacker.

### **APPLICATION(S) – CARRIED**

**CHRISTIAN HEALTH CARE CENTER** BLK 443 LOTS 49.03, 52.01 & 51 (RA-25); 301 Sicomac Avenue. *(The applicant proposes to amend the Vista's previously approved variance and site plan to comply with the Bergen County Planning Board approval, dated January 18, 2018, for dedication of property to increase the width and improve Sicomac Avenue along the frontage of the CHCC with a revised driveway at the intersection of Sicomac Avenue and Cedar Hill Avenue. The improvements to Sicomac Avenue and Cedar Hill Avenue intersection include road widening, dedicated turning lanes and signalization. The applicant also proposes to include additions to the lower campus Building No. 1 and Southgate Building).*

This Board confirmed that this application will be carried to the Tuesday, July 10, 2018 special hearing meeting at 7:30 p.m. The applicant will not need to renote the public or the neighboring property owners.

### **APPLICATION(S) – NEW**

**KALOGIANNI, MICHAEL** BLK 231 LOT 17 (RA-25); 503 Old Woods Road. *(The applicant proposes to construct a new two story dwelling which is conforming to setback requirements. The variance request is for median lot width).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non-conforming only due to lot width. The lot width by definition of the code is ***the mean horizontal distance between the side lot lines, measured at right angles to its depth. Frontage shall be measured at the street line.*** The minimum lot width required is 125 feet where the existing lot width is approximately 110 feet. The applicant is proposing to demolish the existing home and construct a new home which is conforming in all respects with

the exception of the lot width deficiency listed above. A Stormwater management plan has been provided by the design engineer and has been determined to satisfy the Township's requirements. The property will continue to be served by sanitary sewer. It is recommended that the proposed driveway be lined with Belgium Block curbing to ensure runoff is directed into the proposed driveway inlets and not onto adjacent property of lower elevation.

Board Member Hubert noted that the variance is due to the pre-existing non-conforming median lot width. Board Member Yudin said that whatever they build they will need a variance. She was concerned with the height and size of the house and whether it will fit into the neighborhood. Acting Chairman Ruebenacker said the height of the house is proposed at 34.8' where 35' is the maximum. He would like to hear testimony at the public hearing meeting about the height of the house on this sub-standard lot. He agreed with Mr. DiGennaro about the installation of Belgium block along the driveway. Board Member Hubert also would like to hear testimony regarding the amount of trees being removed and the slope of the property. He said the house is going to sit high on the property.

**FERENTINOS, ANNE-MARIE** BLK 366 LOT 7 (RA-25 CORNER); 539 Farview Avenue. *(The applicant proposes to install an air conditioner compressor in the front yard on this corner lot which will encroach into the front yard setback).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming due to lot area, front yard setback, side yard setback and rear yard setback. The applicant has installed an air conditioning compressor in the front yard prior to obtaining a permit. Generators, AC Compressors and pool equipment are treated as accessory structures and are not permitted in front yards and must comply with the accessory structure setbacks in the zone. This AC compressor is located within the front yard setback approximately 22 feet from the property line, making this installation non-compliant and would prevent a permit from being issued. The applicant is seeking relief to allow the AC unit to remain in the present non-conforming location. Acting Chairman Ruebenacker would like to hear testimony if this is a new AC unit installation or the replacement of an existing AC unit. Board Member Yudin said it has been installed in a place far from the neighbors. Board Member Ebel said the screening should be enhanced.

\* \* \* \* \*

There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 7:55 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary  
Wyckoff Board of Adjustment