

**WYCKOFF BOARD OF ADJUSTMENT
AUGUST 21, 2014 PUBLIC BUSINESS MEETING MINUTES**

Work Session: 7:30 p.m. Second Floor, Memorial Town Hall

Public Meeting: 8:00 p.m. – Court Room, Second Floor, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meetings Statement by Chairman Donkersloot:

"The August 21, 2014 Public Business Meeting 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.

Board Member Attendance: Jim Donkersloot, Chairman; Mark Borst; Susan Yudin, Carl Fry, Brian Hubert, Alt.

Board Members Absent: Vice Chairman Ruebenacker; Ed Kalpagian, Alt.

Staff Present: John A. Spizziri, Sr. Esq., Board Attorney; Mark DiGennaro, Township Engineer; Susan Schilstra, Board Secretary.

The Board of Adjustment Meeting began with the Pledge of Allegiance.

Chairman Donkersloot stated that all phones, pagers, PDAs, etc. should be turned off or switched to vibrate in order to avoid interrupting the public session.

OLD BUSINESS

APPROVAL OF MINUTES

The July 21, 2014 public work session/public business meeting minutes were approved at the public work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-08- Approval of vouchers from various escrow accounts.

Resolution #14-08 was memorialized at the public work session meeting.

RESOLUTIONS TO BE MEMORIALIZED

RAGONE, GRACE BLK 497 LOT 2 (RA-25); 484 Grandview Avenue. *(The applicant proposes to add a second floor addition and rear addition to the existing house).*

KOZLOWSKI, MARIUSZ BLK 516 LOT 25 (R-15 CORNER); 522 Ravine Court. *(The applicant proposes to add a second floor addition which will encroach into the second front yard (Ravine Avenue) and also create 3 stories due to the topography of the property).*

FINE, PAUL BLK 215 LOT 8 (RA-25 CORNER); 750 Wyckoff Avenue. *(The applicant proposes to construct a detached garage in the front yard setback of a corner lot).*

MURTHA, ERIC & LAURA BLK 436 LOT 19.01 (RA-25); 685 Mountain Avenue. *(The applicant proposes to construct an addition to the first and second which will encroach into the side yard setback).*

The above referenced resolutions were memorialized at the public work session meeting.

APPLICATION(S) – NEW

SCHALK, JOSEPH & IRMA BLK 241 LOT 7 (B1A); 256 Everett Avenue. *(The applicant proposes to expand the existing footprint of the house towards the rear of the property which will exceed principle building lot coverage and total lot coverage).*

Joseph Schalk, 256 Everett Avenue, Wyckoff, NJ was sworn. He said that he would like to enlarge the existing home for his own personal use since he and his wife live on the first floor of this two family house located in the B1A zone and the second floor will be rented out. He added that bedrooms will be added to each floor.

Chairman Donkersloot said he would like additional information on the site plan and asked the applicant what the status of the dilapidated garage is.

Mr. Schalk said he plans on updating the garage at a later time.

Township Engineer DiGennaro said the garage in its current condition is non-conforming. He said the applicant would need to return to the board with any garage demolition in the future. He added that he would like to see a new site plan with defined parking and the precise area that will remain gravel and grass.

Mr. Schalk said he would like to keep the garage.

Chairman Donkersloot said the percentage of total lot coverage is quite high and he would like to see dry wells installed.

Chris Schappert, 22 Shawnee Terrace, Sparta, NJ was sworn. He said he is the general contractor for the applicant. He said he understands the concept the board is conveying to the applicant and will submit revised plans to include the updating the garage.

Chairman Donkersloot summarized the following requests from the Board:

1. The side yard setback is at 3.3'. The addition should be stepped in 1'.
2. A landscaping plan is required to show front yard landscaping and the applicant is advised to screen on the right side of the property.
3. The architectural drawings show a different roof line than the site plan. The roof line should be consistent with what is proposed for construction that you want the board to review.

4. The exterior housing material should be noted on the architectural drawings.
5. The left and right elevation need to be switched in order to coincide with the architectural drawings.
6. The front porch portico should be shown on the site plan.
7. The air conditioner condenser location should be noted on the site plan in the rear yard near the bilco door.
8. The rear yard should indicate the designated parking for the first and second floors.
9. A dry well will be placed on the site plan to show where the roof water will be collected.
10. Section J of the applicant should be revised.
11. The applicant will need to renotice for the front yard setback if the portico extends to the front yard and also renotice for the existing garage.

Board Member Fry asked what the intended use will be for the basement and the third floor.

Mr. Schalk said the basement will be for laundry and the third floor will be used for storage only.

Board Attorney Spizziri said the site plan should indicate basement laundry only and the third floor will be used for storage only.

Board Member Borst opined that this is a very large addition for this small lot.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Irma Schalk, 256 Everett Avenue, Wyckoff, NJ was sworn. She said the house is old and they are trying to make it look nicer. She added that the garage will be rebuilt.

The Board unanimously agreed to carry this application until the September 18, 2014 meeting. They requested updated plans and the applicant will need to renotice if the front portico extends into the front yard setback and any construction done to the existing garage.

KEHOE, ROBERT & FRANCINE BLK 500 LOT 1.01 (R-15 CORNER); 75 Colgate Avenue. *(The applicant proposes to aesthetically improve the existing home with a front porch portico and second floor dormers).*

Francine Kehoe and Robert Kehoe, 75 Colgate Avenue, Wyckoff, NJ were sworn. Mr. Kehoe stated that they would like to construct 2 modest sized doghouse dormers over the existing roof and add a portico over the front steps to protect the steps from the elements. He said that since he needs to replace his existing roof this is a good time to add the dormers and the portico. This addition will add character to his house and the neighborhood. Mr. Kehoe added that the existing front yard landscaping will remain.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Attorney Spizziri noted that the site plan had been prepared by the applicant.

Township Engineer DiGennaro noted that the site plans are self-prepared and will be noted in

the minutes and the memorializing resolution.

Board Member Yudin made a motion to approve this application. Second, Board Member Hubert. Voting in favor: Mr. Hubert, Ms. Yudin, Mr. Fry, Mr. Borst and Chairman Donkersloot. Yudin

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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 9:00 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary
Wyckoff Board of Adjustment