

**WYCKOFF BOARD OF ADJUSTMENT
DECEMBER 18, 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 Jim Donkersloot, Chairman:

"The December 18, 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; Erik Ruebenacker, Vice Chairman; Carl Fry; John Carolan; Ed Kalpagian, Alt. Brian Hubert, Alt.

Board Member(s) Absent: Susan Yudin; Mark Borst.

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.

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APPROVAL OF MINUTES

The November 20, 2014 public work session/public business meeting minutes were approved at the public work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-12- Approval of vouchers from various escrow accounts.
Resolution #14-12 was memorialized at the public work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

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).*

STEIMEL, RICHARD & LISA BLK 202.02 LOT 13 (RA-25); 444 Lake Road. *(The applicant proposes to make alterations to the existing first floor and expand the second floor which will trigger the enhanced side yard setback requirement of 25 feet requiring a variance application).*

BEAUCHAMP, DONALD & KYUNG HWA RHEE BLK 421 LOT 90 (RA-25); 698 Charnwood Drive. *(The applicant proposes to install an in-ground pool and patio which will exceed impervious coverage).*

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

APPLICATION(S) – CARRIED

OMLAND, ANDREW & KIERSTEN BLK 332 LOT 6 (R-15); 22 Madison Heights. *(The applicant proposes to expand the footprint of the existing home and add a second level which will trigger the enhanced side yard setback requirement of 20 feet requiring a variance application).*

This application has been postponed at the request of the applicant and will be carried to the Thursday, January 15, 2015 public hearing meeting. The applicant will not be required to renote the newspaper or neighboring property owners within 200'.

FINE, BRUCE & LINDA BLK 288 LOT 32 (RA-25); 332 Voorhis Avenue. *(The applicant proposes to construct a second floor addition, porch and patio which will exceed principle building lot coverage, total accessory structure coverage and total lot coverage).*

Chairman Donkersloot verified that he has listened to the CD recording of the November 20, 2014 meeting at which he was absent and has signed a certification stating he has done this.

Bruce Fine was reminded by Board Attorney Spizziri that he remains under oath. Mr. Fine said that as per the Board's request he has reduced the rear porch by 3 linear feet and has submitted a revised landscape plan.

Vice Chairman Ruebenacker said the impervious coverage was at 39.7% and has been reduced to 36.6% which is now conforming and a landscape plan has been submitted. The house has been dormered and stepped in on the second floor.

Township Engineer DiGennaro said a deed restriction will be required in order to ensure this house remains a single family housekeeping unit since there is 1 master bedroom on the first floor and a second master bedroom on the second floor. This lot is in a single family residential zone. He added that this house is on septic and the new design has already been approved.

Mr. Fine said his in-laws will move into the house with him and his wife as one single family housekeeping unit.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Vice Chairman Ruebenacker made a motion to approve this application as presented with the

following condition: a deed restriction will be required to state unequivocally that this is a single family housekeeping residential unit in a single family residential zone. Second, Board Member Hubert. Voting in favor: Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Mr. Fry, Mr. Ruebenacker and Chairman Donkersloot.

MINERVINI, DAVID BLK 230 LOT 14 (RA-25); 545 Franklin Avenue. *(The applicant proposes to expand the existing first floor, add a second floor level and construct a detached garage which will trigger the enhanced side yard setback requirement of 25 feet requiring a variance application).*

Jay I. Lazerowitz, 55 Harristown Road, Glen Rock, NJ the attorney representing the applicant, was present. He said this application variance free application.

Mr. Jonathan Hodash, who was reminded by Board Attorney Spizziri that he remains under oath, said the second floor addition has been redesigned which is now in compliance with the zoning code except for the pre-existing lot width, and side yard setback of the existing single story portion of the house on the right side of the house. He said an additional buffer will be planted on the left side of the property, around the generator and air conditioning units and hardier vegetation will be planted to replace the existing shrubbery.

Marked at this time was the following exhibit:

A-1 Revised architectural drawings

Mr. Hodash said the revised plans meet the setbacks for this residential zone and the house has now been extended towards the front of the house. He said the right side of the house which was the garage will be the new kitchen and dining area and will remain one story with the existing side yard setback of 7'.

Chairman Donkersloot noted that additional evergreens will be planted with the existing evergreens along the side of the property line

Vice Chairman Ruebenacker asked Mr. Hodash to explain the materials that will be used for the front façade of the house.

Mr. Hodash said the front façade of the house will be stucco with a stone veneer and timber trim.

Township Engineer DiGennaro said Section J of the dimensional sheet will need to be revised to read lot coverage is 7.8% and not 9.3% and total lot coverage of principle and accessory structure is 10% combined where 11.5% is shown.

Mr. Hodash said he will make this correction to Section J.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Member Kalpagian and Board Member Carolan said this application has been a challenge and the applicant has made the house conforming.

Board Member Fry made a motion to approve this application with the following condition: schedule J will need to be revised and the landscaping planted. Second, Vice Chairman Ruebenacker. Voting in favor: Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Mr. Fry, Mr. Ruebenacker and Chairman Donkersloot.

APPLICATION(S) – NEW

ANDRONACO, JOHN & KAREN BLK 421.01 LOT 34 (RA-25 CORNER); 779 Albemarle Street. *(The applicant proposes to extend the existing walkway and portico which will encroach into the front yard setback).*

John Andronaco, the homeowner, 779 Albemarle Street, Wyckoff, NJ, was sworn.

The following exhibit was marked as identification at this time:

A-1 Site plan application

Mr. Andronaco said he purchased the home in September and is doing a face lift to the house by extending the portico out to the front of the houses and would like to place the columns on stone footings which will encroach into the front yard setback when the walkway is extended to accommodate the stone footings. He said the existing holly bushes will be moved forward along the proposed walkway.

Board Member Fry said the new porch will not have a hand rail system.

Mr. Andronaco said the existing setback is currently at 39.35' and with the new overhang it will extend to 36.1 '. The portico will be centered over the front door for aesthetic reasons.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Member Carolan made a motion to approve this application as presented. Second, Vice Chairman Ruebenacker. Voting in favor: Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Mr. Fry, Mr. Ruebenacker and Chairman Donkersloot.

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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 8:27 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary
Wyckoff Board of Adjustment