

**WYCKOFF ZONING BOARD OF ADJUSTMENT
DECEMBER 18, 2014 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 Jim Donkersloot, Chairman:

"The December 18, 2014 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: 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.

OLD BUSINESS

Approval of the November 20, 2014 Work Session and Regular Business Minutes

Vice Chairman Ruebenacker made a motion to approve the November 20, 2014 public work session and public business meeting minutes. Second, Board Member Fry. Voting in favor: Mr. Kalpagian, Mr. Carolan, Mr. Fry and Vice Chairman Ruebenacker.

Chairman Donkersloot noted that Board Member Hubert arrived at 7:35 p.m.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-12 - Approve vouchers for payment.

Board Member Fry made a motion to approve Resolution 14-12 to pay vouchers. Second, Board Member Carolan. Voting in favor: Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Mr. Fry, Mr. Ruebenacker and Chairman Donkersloot.

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).*

Vice Chairman Ruebenacker made a motion to memorialize this resolution as amended. Second, Board Member Hubert. Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Mr. Fry, and Mr. Ruebenacker.

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).*

Vice Chairman Ruebenacker made a motion to memorialize this resolution as amended. Second, Board Member Carolan. Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Mr. Fry, and Mr. Ruebenacker.

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).*

Board Member Hubert made a motion to memorialize this resolution as amended. Second, Board Member Kalpagian. Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Mr. Fry, and Mr. Ruebenacker.

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Board Attorney Spizziri said that the current permit extension of time act will expire on December 31, 2014. He said it will be extended once again due to economic downturn.

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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 said that he will certify that he has listened to the CD tape of the November 20, 2014 meeting at which he was absent and therefore will be able to vote on this application.

Chairman Donkersloot said that the Board suggested that the impervious coverage and lot coverage be reduced. Vice Chairman Ruebenacker said that a revised landscaping plan was also requested as well as the rear yard patio being reduced. He added that the applicant has exceeded all of the requests from last month's meeting.

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).*

Chairman Donkersloot said that he will certify that he has listened to the CD tape of the November 20, 2014 meeting at which he was absent and therefore will be able to vote on this application.

Board Member Fry said this application is a challenge and the Board was concerned with the right side of the house where there is an existing 7' setback. He said he would like to hear testimony regarding the revisions.

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).*

Chairman Donkersloot said this applicant is requesting a 3' variance for a front yard setback for the proposed porch overhang since the applicant is changing the architectural style of the existing house. He added that there will be changes to the existing landscaping when this construction has been completed.

Board Member Fry said the proposed addition will modify the front porch. He said that he would like to see architectural drawings of the front of the house.

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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 7:48 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary
Wyckoff Board of Adjustment