

**WYCKOFF BOARD OF ADJUSTMENT
FEBRUARY 20, 2014 WORK SESSION 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 February 20, 2014 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; Eric Ruebenacker, Vice Chairman; Carl Fry; Susan Yudin; Mike Madigan; Brian Hubert, Alt. .

Absent: Mark Borst

Staff Attendance: John A. Spizziri, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan Schilstra, Board of Adjustment Secretary.

OLD BUSINESS

APPROVAL OF MINUTES

January 16, 2014 work session/public business meeting minutes

Board Member Fry made a motion to approve the December 19, 2013 work session and public hearing minutes. Second, Board Member Yudin. Voting in favor: Mr. Hubert, Mr. Madigan, Ms. Yudin, Mr. Fry, Mr. Ruebenacker and Chairman Donkersloot.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-01- Approval of vouchers from various escrow accounts.

Board Member Hubert made a motion to approve voucher for payment. Second, Board Member Fry. Voting in favor: Mr. Hubert, Mr. Madigan, Ms. Yudin, Mr. Fry, Mr. Ruebenacker and Chairman Donkersloot.

RESOLUTION(S) TO BE MEMORIALIZED

PENSALLORTO, FRANK & MARY BLK 472 LOT 1.01 (R-15); 346 Dartmouth Street. *(The applicant proposes to expand the second floor, add an addition to the rear of the house and a front porch which will encroach into the front yard and rear yard setback).*

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

APPLICATION(S) - CARRIED

EDWARDS, MICHAEL BLK 427 LOT 2 (RA-25); 379 Durham Road. *(The applicant proposes to install an in-ground pool which will expand impervious coverage to 33.16% where 28.5% is the maximum permitted).*

Chairman Donkersloot said the applicant has resubmitted a plan where the impervious coverage has been reduced from 35.5% to 33.16%.

Board Member Yudin asked why the principle building coverage changed from the first application.

Township Engineer DiGennaro said the applicant will need to provide testimony to this change.

Vice Chairman Ruebenacker said the applicant has reduced the waterfall feature and the patio from 1,233 square feet to 935 square feet and the pool will remain the same size pool.

APPLICATION(S) – NEW

DEMING, BROOK BLK 254 LOT 4 (RA-25/CORNER); 269 Monroe Avenue. *(The applicant proposes to install an in-ground pool on this corner lot which will exceed total accessory structure and lot coverage on this pre-existing undersized lot).*

DELORME, ROBERT & CHRISTINE BLK 476 LOT 6.01 (R-15/CORNER); 376 Dartmouth Street. *(The applicant proposes to add a one story family room and expand the existing kitchen which will encroach into the front yard setbacks on this corner lot and exceed principal building coverage).*

SMITH, CARA & VINCENT BLK 250 LOT 44 (RA-25); 375 Oakwood Drive. *(The applicant proposes to install an in-ground pool which will exceed principle building coverage limitation and total impervious coverage limitation).*

Chairman Donkersloot said the above referenced applications that are on the agenda will not be heard tonight due to insufficient information in the notice of publication and notice of service to the neighboring property owners.

Board Attorney Spizziri said in preparation of the notices by the applicant the applicant failed to set forth exactly what variances the applicant is seeking. The applicants will need to re-notice

the newspaper and public for the March 20, 2014 meeting.

BALLAN, NANCY BLK 291 LOT 11 (RA-25); 319 West Stevens Avenue. *(The applicant proposes to construct a first and second floor to the existing dwelling which will encroach in the side yard setback and a portico that will encroach into the front yard setback).*

Chairman Donkersloot said this application is basically a knockdown. He is concerned with the side yard setback variance that is being requested from 29.7' to 17' where 20' is required. He said the air conditioning unit and generator should be located in the rear of the house.

Township Engineer DiGennaro said the existing garage is a one car garage and they would like to construct a 2 car garage which is why the applicant is requesting a variance on the right side of the house. This request would result in a variance of 3' where 20' is required and proposing 17'. He said that the AC units and proposed generator we would want those units outside the accessory structure setback which would be 15' in the RA-25 and these units satisfy this minimum requirement. He added that the lot itself is deficient of the 125' front yard frontage requirement by 25'. He said the lot is skewed and the existing house sits skewed on this lot.

PUCCIO, PHILLIP BLK 436 LOT 7 (RA-25/CORNER); 339 Sicomac Avenue. *(The applicant proposes to construct a roofed deck which will encroach into the pre-existing non-conforming front yard setback).*

Chairman Donkersloot said the elevations supplied to the Board do not match the renovations that are going on right now. He said the focus of this application is on the rear entrance and porch.

Board Member Yudin said the proposed addition is an improvement to the property.

Board Member Fry said this application is a hardship.

Township Engineer DiGennaro said the applicant is eliminating the front door that faces Sicomac Avenue and a variance has been requested.

MINIERI, DANIEL BLK287 LOT 7 (RA25); 309 Voorhis Avenue. *(The applicant proposes to construct a first and second floor addition which will encroach into the side yard setback and exceed the principle building lot coverage limitation).*

Chairman Donkersloot said the applicant would like to expand the existing dwelling which is nonconforming due to lot size, front yard setback, frontage and depth. The applicant is requesting relief from the code for front yard setback, side yard setback and principal building coverage.

Board Member Yudin was concerned with the height of the house.

Chairman Donkersloot said the height of the house is at 34.1'.

Vice Chairman Ruebenacker said he would like to hear testimony regarding a landscaping plan since this is almost a complete teardown.

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There being no further business, a motion to adjourn the meeting was made by Board Member Borst and seconded by Board Member Ruebenacker and passed unanimously. The meeting concluded at 8:10 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary
Wyckoff Board of Adjustment