

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
JANUARY 15, 2015 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 Susan Schilstra, Board Secretary:

"The January 15, 2015 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:** Erik Ruebenacker, Chairman; Carl Fry, Vice Chairman; Jim Donkersloot; Susan Yudin; Brian Hubert; John Carolan; Ed Kalpagian, Alt.; Brian Tanis, Alt.

**Board Member(s) Absent:** Mark Borst.

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

**ORGANIZATIONAL BUSINESS/MOTIONS**

1. Oaths of Office to be administered to the new and continuing members, where applicable.

John Spizziri, Esq. administered Oaths of Office to Board Members: Susan Yudin, Carl Fry, Brian Hubert, Ed Kalpagian and new member Brian Tanis.

2. Election of Officers: Chairman and Vice Chairman

Board Secretary Schilstra requested that a motion be taken to open the meeting up for nominations for Chairman of the Wyckoff Zoning Board of Adjustment. Board Member Donkersloot made a motion to nominate Erik Ruebenacker as Chairman of the Board of Adjustment for the year 2015. Board Member Hubert seconded the motion. The Board Secretary asked if there were any other nominations. No other nominations were recognized. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Ms. Yudin, Mr. Donkersloot and Mr. Fry.

Board Secretary Schilstra requested that a motion be taken to open the meeting up for

nominations for Vice Chairman of the Wyckoff Zoning Board of Adjustment. Board Member Donkersloot made a motion to nominate Carl Fry as Vice Chairman of the Board of Adjustment for the year 2015. Board Member Carolan seconded the motion. The Board Secretary asked if there were any other nominations. No other nominations were recognized. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Ms. Yudin, Mr. Donkersloot and Chairman Ruebenacker.

3. Roll call of Board of Adjustment Members
4. Resolution #15-001 for: Appointment of Board of Adjustment Attorney

Board Member Donkersloot made a motion to appoint John A. Spizziri as the Board Attorney for the year 2015. Second, Vice Chairman Fry. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Ms. Yudin, Mr. Donkersloot, Mr. Fry and Chairman Ruebenacker.

5. Appointment of Board Secretary

Board Member Yudin made a motion to appoint Susan Schilstra as the Board Secretary for the year 2015. Second, Vice Chairman Fry. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Ms. Yudin, Mr. Donkersloot, Mr. Fry and Chairman Ruebenacker.

6. Compliance with Open Public Meetings Act:
  - Annual Notice of Meetings
  - Continuation of Current Rules and Regulations
  - Official Newspapers – The Record, The Ridgewood News and The North Jersey Herald and News
  - Acceptance of Annual Report

Vice Chairman Fry made a motion to comply with the Open Public Meeting Act. Board Member Hubert seconded the motion. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Ms. Yudin, Mr. Donkersloot, Mr. Fry and Chairman Ruebenacker.

\* \* \* \* \*

Chairman Ruebenacker said that before the application review begins he would like to take care of one other administrative item. He said that this meeting marks an end the tenure of Mr. Donkersloot on the Wyckoff Board of Adjustment Board. He added that Mr. Donkersloot is a lifetime resident of Wyckoff and has been on this Board for the last 8 years as well as the Chairman for the year 2014. The Board thanked Jim for being an asset to the Zoning Board as well as to the Township of Wyckoff and represented him with a commemorative plaque.

Mr. Donkersloot thanked the Board for their gift and said he has enjoyed his experience as a Member of the Wyckoff Board of Adjustment.

Committeemen Boonstra thanked Jim for his years of service and for his good sense of what Wyckoff should be, what it used to be and what it continues to be. Board Attorney Spizziri also

thanked Mr. Donkersloot for his years of service.

### **OLD BUSINESS**

#### **APPROVAL OF MINUTES**

December 18, 2014 work session/public business meeting

Board Member Carolan made a motion to approve the December 18, 2014 work session and public hearing minutes. Second, Board Member Hubert. Voting in favor: Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Mr. Donkersloot, Mr. Fry and Chairman Ruebenacker.

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

**RESOLUTION #15-01**- Approval of vouchers from various escrow accounts.

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

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

**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).*

**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).*

**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).*

Board Member Carolan made a motion to memorialize the above referenced resolutions. Second, Board Member Donkersloot. Voting in favor: Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Ms. Yudin, Mr. Donkersloot, Mr. Fry and Chairman Ruebenacker.

#### **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 carried to the February 19, 2015 meeting at the request of the applicant.

**CHRISTIAN HEALTH CARE CENTER (CHCC)** BLK 443 LOTS 49.03, 52.01 & 51; 301

Sicomac Avenue; Amended site plan/Variance/Use Variance. *(The applicant proposes to amend the previous variance and site plan resolution adopted by the Board of Adjustment on May 13, 2013. The application amends the prior approval to provide for a reduction of building coverage in; 1) Wyckoff from 126,587 sf to 118,132 sf for a net change of minus 8,455 sf; 2) a reduction of impervious surface in Wyckoff of 11,672 sf; 3) a reduction in building coverage in Hawthorne from 26,502 sf to 25,935 sf for a reduction of 567 sf, and 4) a total reduction of impervious surface in Hawthorne of 1,221 sf. The total reduction in both municipalities of building coverage is 9,023 sf and the reduction in impervious area is 10,452 sf. The total number of units previously approved at 199 remains unchanged with some redistribution of 1 & 2 bedroom units. The applicant is also seeking an adjustment of the construction materials required in the Wyckoff resolution of approval).*

This application has been carried to the February 19, 2015 meeting at the request of the applicant.

### **APPLICATION(S) – NEW**

**HANNOUSH, PETER & GRETCHEN** BLK 400 LOT 13 (RA-25); 516 Sicomac Avenue. *(The applicant proposes to occupy the existing home while a new home is being constructed. This new construction will trigger the enhanced side yard setback requirement of 25 feet requiring a variance application).*

Township Engineer DiGennaro said this existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot frontage. The applicant desires to construct a new single family dwelling on the existing property while continuing to reside in the existing dwelling during construction. Once the proposed structure is complete, the applicant proposes to demolish and remove the existing non-conforming dwelling. The Code permits one single family principal building on a lot, therefore, variance relief is required to temporarily allow two principal structures on the lot. In addition, the proposed structure triggers the enhanced side yard setback ordinance thereby requiring a 25 foot side yard setback.

Board Member Donkersloot said the side yard variance request for this house is not a hardship since the house can be reduced in size and shifted to the left of the property which would remove the variance.

Vice Chairman Fry said the applicant has moved the house back further from Sicomac Avenue in order to maintain the pool closer to the proposed house. He said the garage curb line is going to be a tight radius turn into the garage. He suggested reducing the size of the house and increasing the side yard setback by the garage.

Chairman Ruebenacker said this application will require the enhanced side yard setback since this is new construction.

**BARROS, NORMA** BLK 266 LOT 20 (R-15); 198 Godwin Avenue. *(The applicant proposes to install an in-ground pool which will exceed lot coverage).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the R-15 zone and is non-conforming due to deficiency in lot area, frontage, side yard setback,

accessory lot coverage. The applicant is proposing to construct an in-ground pool resulting in a request for variance for accessory lot coverage and excessive impervious coverage. He added that the existing accessory structures on the property are already at 5.6% where a maximum of 5% is permissible and the proposed accessory coverage is 9.39%. The applicant is also asking for a variance for the gazebo setback of 3 feet and for the impervious coverage should be reduced from 41.11% to the required 39.82%.

Board Member Donkersloot, Board Member Yudin and Chairman Ruebenacker were concerned with the proposed impervious coverage and suggested that it be reduced. Vice Chairman Fry was also concerned with the 3' side yard setback for the existing gazebo.

\* \* \* \* \*

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