

**WYCKOFF ZONING BOARD OF ADJUSTMENT
JULY 17, 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 July 17, 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; Mark Borst; Susan Yudin, Carl Fry, Ed Kalpagian, Alt. Vice Chairman Ruebenacker arrived at 7:37 p.m.

Board Members Absent: Brian Hubert, Alt.

Staff Present: Joseph C. Perconti, Esq., Acting Board Attorney; Mark DiGennaro, Township Engineer; Susan Schilstra, Board Secretary.

Staff Absent: John A. Spizziri, Sr. Esq., Board Attorney

OLD BUSINESS

Approval of the June 19, 2014 Work Session and Regular Business Minutes
Board Member Fry made a motion to approve the June 19, 2014 public work session and public business meeting minutes. Second, Board Member Kalpagian. Voting in favor: Mr. Kalpagian, Ms. Yudin, Mr. Fry and Chairman Donkersloot.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-07 - Approve vouchers for payment.

Board Member Yudin made a motion to approve Resolution 14-07 to pay vouchers. Second, Board Member Fry. Voting in favor: Mr. Kalpagian, Ms. Yudin, Mr. Fry, Mr. Borst and Chairman Donkersloot.

RESOLUTIONS TO BE MEMORIALIZED

PIMLEY, INGRID BLK 217.01 LOT 51.01 (RA-25); 240 Crescent Avenue. *(The applicant proposes to expand the second floor over the existing first floor and add a front porch which will encroach into the front yard setback).*

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

MESSERY, CHARLES & PASQUALINA BLK 440 LOT 10 (RA-25); 379 Holly Drive. *(The applicant proposes to add a second floor addition which will create 3 stories due to the topography of the property).*

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

APPLICATION(S) – CARRIED FROM PREVIOUS MONTH

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).*

Township Engineer DiGennaro said that as a result of last month's meeting the recommendations from the Board was that the utilities would be placed underground; a landscape plan should be submitted and the applicant was to look at the future interest in possibly installing a pool. He added that this property is triggering the enhanced side yard setback of 25' and the applicant was guided to step in the rear cabana addition to meet the 25' setback. He said the cabana addition was reduced in width but extended in length from 19' to 25'. He said he will need to hear testimony on the revised calculations on Section J of the application.

Board Member Borst said the landscape plan is adequate.

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).*

Township Engineer DiGennaro said the applicant was directed to identify on the landscaping plan existing and proposed species, to show grading in the rear yard where the existing garage door will be closed up and filled, to show the second story stepped in by 6' on the Ravine Avenue front yard setback side of the house, the existing retaining wall will be removed and a new retaining wall will be installed. He said the height of the proposed wall will need to be clarified.

Board Member Borst said that on the landscaping plan the retaining wall is proposed at 2.8' by the house and 2.1 from the finished grade. He also noted that he has listened to the tape of the previous meeting and therefore will be eligible to vote on this application at the public hearing meeting.

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).*

Chairman Donkersloot said the proposed 2 car garage has been turned to face Wyckoff Avenue instead of Fern Avenue and the side yard setback of the garage on Fern Avenue will be at 10'. The placement of the garage is a challenge due to the location of the septic field on this corner lot and vehicles backing out onto Fern Avenue.

Board Member Borst said this proposal is contradictory to what the Board has ever done.

APPLICATION(S) – NEW

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).*

Board Member Borst recused himself from discussion and removed himself from the dais since his business designed the landscaping plan for the applicant.

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot frontage. The applicant proposes to construct an addition to the right side of the structure consisting of two single story additions and one 2 story addition. The gross building area appears to exceed the 3700 square foot allotted for the zone thereby triggering the enhanced side yard setback requirement of 25 feet requiring a variance. The application requires a storm water management plan to be approved prior to release of permits and the property is served by sanitary sewer.

Chairman Donkersloot and Board Member Fry like the fact that the second floor has been stepped in. Board Member Fry felt this application is a hardship because the house does not sit straight on the property.

* * * * *

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 8:25 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary
Wyckoff Board of Adjustment