

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
JUNE 19, 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 June 19, 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; Susan Yudin, Carl Fry, Ed Kalpagian, Alt.

**Board Members Absent:** Mark Borst, Brian Hubert, Alt.

**Staff Present:** John Spizziri, Board Attorney; Mark DiGennaro, Township Engineer.

**Staff Absent:** Susan Schilstra, Board Secretary.

**OLD BUSINESS**

Approval of the May 15, 2014 Work Session and Regular Business Minutes  
Board Member Fry made a motion to approve the May 15, 2014 public work session and public business meeting minutes. Second, Board Member Ruebenacker. Voting in favor: Mr. Kalpagian, Ms. Yudin, Mr. Fry, Mr. Ruebenacker, and Chairman Donkersloot.

Board Members Kalpagian and Ruebenacker signed certification statement that they listened to the tapes of the May 15, 2014 work session and regular business meeting.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #14-06** - Approve vouchers for payment.

Board Member Ruebenacker made a motion to approve Resolution 14-06 to pay vouchers. Second, Board Member Yudin. Voting in favor: Mr. Kalpagian, Ms. Yudin, Mr. Ruebenacker, and Chairman Donkersloot. Abstain: Mr. Fry.

**APPLICATIONS - CARRIED FROM PREVIOUS MONTH**

**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).*

The Board acknowledged receipt of the revised landscape plan prepared by the applicant and noted that the applicant did not revise the architectural.

**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 Ruebenacker summarized last months Board concerns which included site runoff, screening, roof height and elevation of the lowest area of the grade adjacent to the house. The applicant's resubmission documents for the Board which included: A revised landscaping plan prepared by Terra Care; revised architectural reducing the overall roof height. Township Engineer added that at the direction of the Board, the applicant also engaged a professional land surveyor to prepare a full site topography and a professional engineer to design a voluntary storm water management plan to collect all of the roof runoff.

**APPLICATIONS – NEW**

**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).*

Board Chairman Donkersloot summarized the application and noted that a letter had been received by an adjacent neighbor, Mr. DiPiazza, who was also in the audience.

**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).*

The Board reviewed the application and commented on the need for the circular driveway, the overall height of the house immediately adjacent to the Ravine Avenue right-of-way, possibilities of starting fresh and shifting the house to the right farther from Ravine Avenue.

**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).*

The Board discussed application and seek answers as to if there is a better location for the garage.

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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 8:25 p.m.

Respectfully Submitted,  
Mark DiGennaro, Township Engineer  
Wyckoff Board of Adjustment