

**WYCKOFF BOARD OF ADJUSTMENT
MAY 15, 2014 PUBLIC BUSINESS MEETING 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 Chairman Donkersloot:

"The May 15, 2014 Public Business Meeting 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.

Board Member Attendance: Jim Donkersloot, Chairman; Erik Ruebenacker, Vice Chairman; Carl Fry; Mark Borst; Susan Yudin; Brian Hubert, Alt.; Ed Kalpagian, Alt.

Absent:

Staff Attendance: John A. Spizziri, Board Attorney; Mark DiGennaro, Township Engineer; Susan Schilstra, Board of Adjustment Secretary.

The Board of Adjustment Meeting began with the Pledge of Allegiance.

Chairman Donkersloot stated that all phones, pagers, PDAs, etc. should be turned off or switched to vibrate in order to avoid interrupting the public session.

OLD BUSINESS

APPROVAL OF MINUTES

The April 17, 2014 public work session/public business meeting minutes were approved at the public work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-05- Approval of vouchers from various escrow accounts.

Resolution #14-05 was memorialized at the public work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

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*).

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).*

GIAMPIETRO, JENNIFER & ANTHONY BLK 435 LOT 6 (RA-25); 675 Birchwood Drive. *(The applicant proposes to construct a first floor and second floor addition to the existing house with a 2 car garage. The garage will encroach into the side yard setback by 10' where 20' is required).*

FRY, CARL BLK 331 LOT 7.02 (RA-25); 139 Godwin Avenue. *(The applicant proposes to construct a first and second floor addition to the existing dwelling and construct a detached 3 car garage in the rear yard).*

The above referenced resolutions were memorialized at the public work session meeting.

APPLICATION(S) - NEW

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).*

Ingrid Pimley, 240 Crescent Avenue, Wyckoff, NJ was sworn by Board Attorney Spizziri. She said the goal of her application is to expand the second floor which will enlarge the master bedroom and add another bathroom to the second floor level of her home. She said she will also like a usable front porch because the style of the house is a farmhouse and will have curb appeal.

Township Engineer DiGennaro said the Board questioned why the addition is on the left side of the house instead of the right side of the house.

Ms. Pimley said she wanted to use the existing foundation of the house to increase the square footage of the second floor space. She added that if she expanded to the side or rear of the house the topography of the land is sloped and it would create a hardship.

Township Engineer DiGennaro said the driveway side is sloped to the rear lawn area and the existing garage is lower than the front street elevation.

Board Attorney Spizziri said that this property was part of a minor subdivision in 1972 where the right of way had been extended 30' from the centerline of the street.

Chairman Donkersloot was concerned with the encroachment of the front porch into the front yard setback. He asked that the front porch be decreased in width. He also suggested stepping the second floor addition in by 1' to break up the plane of the house.

Board Member Borst said the front porch could be setback by 1 ½' which would leave a 5' porch which would be an adequate space for a front porch. He also said that architectural siding could be place on the house to break up the plane on the left side of the house. He said that 16' off the sideline is good since the neighboring property owner's house is setback farther from the

street which would not be intrusive to the neighbor. He also asked that a revised landscaping plan be submitted.

Ms. Pimley said that fresboard will be installed around the second floor of the house which will break up the solid look of the house. She added that the second floor addition is only 200 square feet.

Chairman Donkersloot suggested that the front porch be reduced by 1 ½', the applicant should consult with a professional about a landscape plan to show more detail and have more perennials planted in the front of the house; fresboard will be placed on the left side along with vinyl siding for the whole house; the roof will be shingled; the air conditioner location is correct and the deck has been stepped in to 20' which is the required setback requirement in this zone.

Township Engineer DiGennaro questioned the setback off the centerline of the street. He said the applicant could research this 30' requirement which is a valid reason why the applicant is asking for a hardship variance.

Township Attorney Spizziri said his concern is why this property was taken during the minor subdivision in 1972.

Chairman Donkersloot said the front porch would still be setback by 1 ½' in order to keep this property similar to other properties in the neighborhood. He then opened the meeting to the public for public comments.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Chairman Donkersloot reiterated the Board's concerns with this application. The Board unanimously agreed to carry this application to the Thursday, June 19th meeting. The applicant will not need to re-notice.

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*).

Charles Messery, 379 Holly Drive, Wyckoff, NJ was sworn. Mr. Joseph Donato, licensed architect in the State of New Jersey, 14 Route 4 west, River Edge, NJ was sworn.

Mr. Messery said that due to the topography of the land the house requires a variance for a third story in the rear of the house.

Chairman Donkersloot said he would like to see a full landscape plan.

Mr. Messery said he will plant shrubbery along the side of the house and in the rear of the house once the construction has been completed. He said that he has removed many trees from the property and new trees will be replanted around the perimeter of the property.

Board Member Borst said a landscaping plan is for the entire property. He said that since the

mature trees have been removed the board will need to see a full landscape plan of the entire property showing privacy, screening and front and rear foundation plantings.

Chairman Donkersloot asked the applicant's architect to explain the height of the house.

Mr. Donato said the height of the house is measured from the existing garage slab to the roof ridge and will lower it by 1' so it will be clearly below 35'. He said that roof lines have been created around the rear of the house so the house does not look like 3 story walls.

Chairman Donkersloot asked for elevation transits of the property

Mr. Donato said he will take some shots of the elevations.

Chairman Donkersloot suggested that the applicant enter into a deed restriction agreement with the Township of Wyckoff that the house remains a single family home in this single family residential zone.

Board Member Borst said he is concerned with the height to the ridge and would like to see a more detailed landscaping plan.

Board Member Fry asked how much of existing house is to be removed.

Mr. Donato said the exterior first floor walls will remain.

Township Engineer DiGennaro said that the applicant should install a seepage pit to avoid an increase in drainage running off-site onto adjacent properties. He added that there will be less than 100 cubic yards in fill to the rear yard.

Mr. Messery said he plans on installing 1 or 2 seepage pits.

Chairman Donkersloot said he would like to see a landscaping plan and have the drainage put on plans

Board Member Yudin said she would like to hear from the neighbors.

Board Member Borst said he is concerned that this lot has been stripped of its trees. He is concerned with where off-site all the water is going to flow.

Township Engineer DiGennaro agreed there is a lot of barren land right now. He asked the applicant to install a silt fence around the entire parameter of the property now to protect the downhill neighbors.

Board Attorney Spizziri asked for elevation points to determine the topography of the land.

Chairman Donkersloot opened the meeting to the public.

OPEN TO THE PUBLIC

Robert O'Keefe 391 Holly Drive, Wyckoff, NJ was sworn. He said that his house is located to the left of the applicant's property. He said that he values his privacy and that since the

property owner has removed all the trees in the rear yard he has no privacy. He asked the applicant be required to install large trees along his property line as a buffer.

Marked as identification were the following exhibits:
A-1 through A-10 Photographs from the deck of his house

Mr. O'Keefe added that no other houses in the neighborhood have additions like this. He concluded that he will lose his privacy in his rear yard and pool area.

Board Attorney Spizziri said that the applicant meets all the bulk requirement and the variance request is due to the topography of the land.

Board Member Borst said the landscaping should be increased to achieve more privacy for the neighbor. He said that if the basement did not have a walk out area the applicant would not need to be before the Board and would just need a building permit.

Mr. Roy Budd, 728 Willow Run, Wyckoff, NJ was sworn. He said that he is the neighbor in the rear of the property. He said that he is concerned with the water run off running into his property.

Mr. Messery said that he will install seepage pits.

Chairman Donkersloot said that the Board will need to know the location of the seepage pits.

Board Member Borst said that when the property is graded there will need to be a berm installed along the rear property line by Mr. Budd's property.

Township Engineer DiGennaro said the applicant will need to design a dry well and connect the roof leaders to the dry well. He said that the 10 year storm is not a requirement triggered by this application and that the proposed landscaping will slow down the water.

CLOSED TO THE PUBLIC

Chairman Donkersloot asked that the roof line be reduced by 1 foot and that a landscaping plan be submitted along with the location of a berm along the rear property line. The Board unanimously agree to carry this application to the Thursday, June 19, 2004 Board of Adjustment meeting. The applicant will not need to re-notice.

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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 9:47 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary
Wyckoff Board of Adjustment