

**WYCKOFF BOARD OF ADJUSTMENT
MAY 15, 2014 PUBLIC 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 May 15, 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; Carl Fry; Mark Borst; Susan Yudin; Brian Hubert, Alt.

Absent: Erik Ruebenacker, Vice Chairman; Ed Kalpagian, Alt.

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

OLD BUSINESS

APPROVAL OF MINUTES

April 17, 2014 public work session/public business meeting minutes

Board Member Fry made a motion to approve the April 17, 2014 public work session and public business meeting minutes. Second, Board Member Hubert. Voting in favor: Mr. Hubert, Ms. Yudin, Mr. Fry, Mr. Borst and Chairman Donkersloot.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

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

Board Member Borst made a motion to approve resolution for payment of vouchers. Second, Board Member Fry. Voting in favor: Mr. Hubert, Ms. Yudin, Mr. Fry, Mr. Borst and Chairman Donkersloot.

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).*

Board Member Borst made a motion to memorialize this resolution. Second, Board Member Fry. Voting in favor: Mr. Hubert, Mr. Fry, Mr. Borst and Chairman Donkersloot.

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).*

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

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).*

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

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).*

Board Member Borst made a motion to memorialize this resolution. Second, Board Member Hubert. Voting in favor: Mr. Hubert, Mr. Borst and Chairman Donkersloot.

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).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to deficiencies in lot size, frontage, front and side yard setbacks. The applicant is proposing to expand the existing dwelling by expanding the second floor above the existing footprint and adding a front covered porch and rear deck. The property is served by municipal sewers and does not qualify for a storm water management plan. The variances being sought are for non-conforming deficiencies; front yard setback existing is 38.5' where 40' is required and the applicant is proposing 27.25' to the front step; the existing side yard setback is 16.1' where 20' is required and the applicant is proposing to maintain the 16.1' encroachment. He said that all other components of the zoning are compliant.

Board Member Hubert said that the house is located towards the front of the property and the front yard encroachment will bring the house closer to the street.

Chairman Donkersloot said that the deck can be reduced which will reduce the front yard setback encroachment. He also suggested that the second floor of the house be stepped in by 1' to break the plane of the house. He also recommended that the utilities be placed underground.

Board Member Borst said that the front porch will protrude only 1' further than the existing portico. He said the landscape plan will need to be revised with perennial plantings.

Board Attorney Spizziri said the old well in the rear of the yard must be capped for safety.

Board Member Fry said he is struggling with the 27' encroachment into the front yard. He said he would like to hear testimony on moving the addition to the rear yard of the house where there is plenty of room.

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).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone is conforming. The applicant is proposing a second story addition to the existing structure which currently has a walk out basement. As a result, the proposed dwelling will be considered a 3 story structure by definition of our code creating a variance condition where a 2 ½ story structure is permitted. The property is served by sanitary sewer and a storm water management plan is not required.

Chairman Donkersloot said that on the architectural drawing they are showing that the height of the building is being measured to the grade of the existing driveway. He is concerned about where the height of the building is being measured from the property sloped off towards the rear of the property.

Board Member Yudin said the existing shrubbery has already been removed and that a landscape plan will need to be provided.

Board Attorney Spizziri said he does not see a contour plan showing the topography of the property creating this third story.

Township Engineer DiGennaro said the grading and topography of the property is not required since a storm water management plan is not required. He said that spot elevations would be helpful in determining what the final grades should be and certification that they are going to maintain and not exceed the height ordinance which is 35'.

Chairman Donkersloot said the utilities should be placed underground and a revised landscape plan be submitted. He added that a deed restriction that this house will remain a single family residential home since there will be a walkout basement should be required.

Board Member Borst said the applicant needs to consider screening on the left side of the house and substantial shade trees will need to be planted on the property since many of the mature trees have already been removed.

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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,

Susan Schilstra, Secretary
Wyckoff Board of Adjustment