

**WYCKOFF ZONING BOARD OF ADJUSTMENT
OCTOBER 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 Erik Ruebenacker, Chairman:

"The October 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; Tim Shanley, Mark Borst; Brian Hubert; Ed Kalpagian; Brian Tanis, Alt.; Rich DeLeo, Alt.

Board Member(s) Absent: Susan Yudin

Staff Present: David Becker, Board Attorney; Mark DiGennaro, Township Engineer; Susan McQuaid, Secretary.

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Chairman Ruebenacker read this statement into the record: *"All applicants are hereby reminded that your application, if approved, may be subject to the terms, conditions and payment of the Affordable Housing Development Fee requirements of the Township. Information can be obtained from the Code of the Township of Wyckoff, Chapter 113-8 on the Township's website, www.wyckoff-nj.com"*

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OLD BUSINESS

APPROVAL OF MINUTES

September 17, 2015 work session/public business meeting

Board Member Shanley made a motion to approve the September 17, 2015 work session/public business meeting minutes. Second, Vice Chair Fry. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Mr. Hubert, Mr. Borst, Mr. Fry and Chair Ruebenacker.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #15-09- Approval of vouchers from various escrow accounts.

Vice Chair Fry made a motion to approve Resolution #15-09 for vouchers for payment. Second, Board Member Hubert. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Mr. Hubert, Mr. Borst, Mr. Fry and Chair Ruebenacker.

RESOLUTION(S) TO BE MEMORIALIZED

BERTELLI, JOSH BLK 434 LOT 19 (RA-25); 747 Mountain Avenue. (*The applicant proposes to expand an existing bedroom and bathroom, and adding a new master bedroom suite which includes a bedroom, bathroom, and closets all on the second floor of the existing non-conforming residence*).

TODE, MICHAEL & JILL BLK 491 LOT 31 (RA-25); 549 Lafayette Avenue. (*The applicant proposes to add a family room and adequate storage and closet space, which extends into the side yard setback and triggers the principal building maximum lot coverage*).

SCHWARTZ, PETER & DINA BLK 217 LOT 7 (RA-25); 88 Logan Lane. (*The applicant proposes to construct an in ground pool, patio pool, spa and pool equipment; the lot coverage variance was previously granted, but applicant proposes to change the manner of achieving compliance by not removing portion of existing driveway and instead, by removing or decreasing impervious coverage in the rear yard*).

Board Member Shanley made a motion to memorialize the above referenced resolutions. Second, Vice Chair Fry. Voting in favor: Mr. Shanley, Mr. Kalpagian, Mr. Hubert, Mr. Borst, Mr. Fry and Chair Ruebenacker.

APPLICATION(S) – CARRIED

FLORES, RADLEY BLK 376 LOT 3 (RA-25); 482 William Way. (*The applicant proposes to install solar panels on the front portion of the roof which is non-conforming according to Ordinance #1675*).

Chair Ruebenacker asked if Mr. Flores was present. There was no response. If the applicant is not in attendance at the public hearing meeting then this application will be carried to the November 19, 2015 meeting.

DISCOLA, EMILIO BLK 436 LOT 23.01 (RA-25); 688 Birchwood Drive. (*The applicant proposes to demolish the existing home and construct a new home that is conforming to all setback requirements*).

Township Engineer DiGennaro said revised plans dated 10/5/15 have been received. The square footage of the home, lot coverage and building height have all been reduced. He reminded the Board that the variance request is for lot size and lot frontage and that all other items are conforming.

Chair Ruebenacker noted that the screening on the landscape plan is throughout the rear and the side by the garage. The Board will hear continued testimony from the applicant.

GLEN BROOK INC. BLK 483 LOT 12 (RA-25); 130 Starr Place. (*The applicant proposes to renovate the existing structure and add to the first and second floors utilizing the existing*

foundation).

Township Engineer DiGennaro said the revised plans indicate that the side yard setback remains at 10' and the gross building area has increased which triggers the enhanced side yard setback. The board would like to hear testimony on the increases. Vice Chair Fry said the roof line has been lowered and the mass of the house has been shifted towards the rear of the property.

DEGELMAN, CRAIG BLK 259 LOT 7 (R-15); 11 Ward Avenue. *(The applicant proposes to construct a garage which will encroach into the side and rear yard setbacks, exceed combined lot coverage, exceed impervious coverage and exceed height requirements).*

Township Engineer DiGennaro said revised plans were submitted on 10/5/15 which indicate the accessory side yard setback has been increased from 5 to 7'; the size of the garage has been reduced from 22' to 18' in width; the lot coverage has been decreased to 22.4% where 20% is required; impervious coverage has been reduced to 47.3% where 45% is required; the rear garage door has been changed to French doors and the front garage door went from a double door to a single door with a man door. The Board will hear testimony at the public hearing meeting.

APPLICATION(S) – NEW

MOORE, CHRISTOPHER BLK 224 LOT 15.01 (RA-25); 441 Clinton Avenue. *(The applicant seeks to amend a previous approval for purposes of relocating the driveway entrance to the property).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone is non-conforming due to lot area. The previous property owner received zoning board approval to construct a new dwelling on said lot in 2007 but sold the property prior to construction. The current owner/applicant constructed the house and is seeking to amend the previous approval for purposes of relocating the driveway entrance to Clinton Avenue which deviates from the original project approval. As a result, the applicant has been referred back to the Board for approval. All aspects of the construction conform to the approval granted as far as the structure is concerned.

ROTOI, TANIA BLK 263 LOT 30 (R-15); 206 Franklin Avenue. *(The applicant proposes to demolish the existing structure and construct a new 5,056 sf single family home which will exceed the gross building area of 2,700 sf and will trigger the enhanced side yard setback requirement of 20 feet where 15 feet is proposed requiring a variance application).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the R-15 zone and is non-conforming due to frontage and side yard setback. The applicant is proposing to demolish the existing structure and construct a new home seeking variance relief for the required enhanced side yard setback. Board Member Hubert said he would like to hear testimony on how this house sits in proximity to the neighbor houses. Chair Ruebenacker said the enhanced side yard setback triggers the side yard setback variance and would like the AC units moved to the rear of the house. He added that most of the neighbors have a circular driveways. Vice Chair Fry said he understands the concept of the front yard garage and added that the Board is now challenged with the enhanced side yard setback due to the size of the

house. He noted a side door entrance into a proposed office with a bath next to the room and would like to hear testimony as to the potential use of the office. Board Member Borst said there is not much landscape screening and said by the front door there are no foundation plantings and is concerned with this area looking like a sea of asphalt.

280 KMCM, LLC BLK 214 LOT 36 (RA-25); 280 Central Avenue. *(The applicant proposes to construct an addition to the rear of the existing single family home and expand the existing garage and an addition to the second floor which will encroach into the side yard setback).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone is non-conforming due to lot area, frontage and front yard setback. The applicant proposes to expand the existing structure and construct a front loading 2 car garage requiring a side yard setback variance. The following is a detailed summary of the project proposal: The property is served by municipal sewer. The project satisfies the Township required storm water management regulations. Board Member Shanley said the variance request for 8' where 20' is required is very aggressive. Board Member Borst said the property is deep enough that they could construct a detached garage. Chair Ruebenacker said the applicant may need to consider constructing a one car garage.

BURLESON, JOSEPH & SUSAN BLK 352 LOT 30 (RA-25 CORNER); 377 Heights Road. *(The applicant proposes to construct a one story addition which will encroach into the front yard setback).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming due to lot area, frontage, front yard setback and principal building lot coverage. The applicant is proposing to enclose the rear porch area to expand and relocate the kitchen. Due to the non-conforming location of the structure on the lot, the addition is located within the front yard setback, but not visible from the street.

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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 8:10 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment