

**WYCKOFF BOARD OF ADJUSTMENT  
SEPTEMBER 18, 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 September 18, 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; Mark Borst; Susan Yudin, Carl Fry, John Carolan, Brian Hubert, Alt; Ed Kalpagian, 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

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 August 21, 2014 public work session/public business meeting minutes were approved at the public work session meeting.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #14-09-** Approval of vouchers from various escrow accounts.

Resolution #14-09 was memorialized at the public work session meeting.

**RESOLUTIONS TO BE MEMORIALIZED**

**KEHOE, ROBERT & FRANCINE** BLK 500 LOT 1.01 (R-15 CORNER); 75 Colgate Avenue. (*The applicant proposes to aesthetically improve the existing home with a front porch portico and second floor dormers*).

**APPLICATION(S) – CARRIED**

**SCHALK, JOSEPH & IRMA** BLK 241 LOT 7 (B1A); 256 Everett Avenue. *(The applicant proposes to expand the existing footprint of the house towards the rear of the property which will exceed principle building lot coverage and total lot coverage).*

This application has been carried at the request of the applicant.

**APPLICATION(S) – NEW**

**THE TURNER GROUP, LLC – 90 EDISION STREET, LLC** BLK 270 LOT 15 (R-15 CORNER); 90 Edison Street. *(The applicant proposes to add a second floor level to the existing home which will encroach into the front yard setback, side yard setback and exceed principal building lot coverage and total lot coverage).*

Mr. Albert Martorano, architect for the project, 22 Smokey Ridge Road, Ringwood, NJ was sworn. He said he is licensed in the State of New Jersey and that he has testified before other Boards in numerous towns in New Jersey.

The Board accepted Mr. Martorano's credentials.

Mr. Bill Glaner, licensed landscape architect, 3 Tice Road, Franklin Lakes, NJ was sworn. He said he is a licensed landscape architect in New York and New Jersey and has been practicing for 30 years.

The Board accepted Mr. Glaner's credentials.

Mr. Kevin Finnan, the applicant, who is employed by the Turner Group, was sworn.

Mr. Martorano said the addition will be constructed over the existing residence and not the garage. The goal was to have 4 smaller bedrooms because of the size of the house. He added that there are no basements in this area for recreation rooms, play room or home office and the floor area is not large enough for a guest bedrooms. He said the front porch was originally designed for cosmetic reasons but then stone work was added to the porch to break up the boxy look of the front facade of the house.

Chairman Donkersloot said there is concern with the alignment of other homes on the street. He said that the mechanical room on the Crescent Avenue side of the house does not match with the architectural drawings. He asked Mr. Martorano to explain this discrepancy.

Mr. Martorano said the intention is to add a second floor over the mechanical room.

Chairman Donkersloot said this is an intense use on this property. He suggested that the house be scaled down to a 3 bedroom house and not add a second floor over the mechanical room.

Board Member Ruebenacker said the existing door to the mechanical room indicated that it is to remain on the landscaping plan. He asked the applicant to explain this.

Mr. Martorano said the door will be removed and landscaping will be added on the exterior of the mechanical room.

Board Member Borst asked what the ceiling heights will be on the first and second floors. Mr. Martorano said the first floor will have 8' ceiling and the second floor will have 9' ceilings.

Board Member Fry suggested lowering the second floor ceilings to 8' which would lower the roof pitch.

Board Member Ruebenacker asked if the patio will remain.

Mr. Finnan said the patio will be replaced as well as the rear yard fence.

Board Member Carolan suggested moving the air conditioning units to the opposite side of the yard near the mechanical room.

Chairman Donkersloot opened the meeting to the public for any comments.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Chairman Donkersloot said the 4 bedrooms are a self-created hardship on this property. The Board suggested that the applicant not to include a second floor addition over the mechanical room which faces Crescent Avenue and also lower the second floor ceiling to 8'.

Board Member Borst approved of the front porch addition which will break up the front façade of the house.

Township Engineer DiGennaro said this lot has 2 front yards since it is on the corner of Edison Street and Crescent Avenue and if this lot was an interior lot it would only need a 15' side yard setback. Board Member Borst was in favor of the landscape plan.

Acting Board Attorney Perconti asked that the following exhibit be marked as identification:  
A-1 Application package

The Board unanimously agreed to carry this application until the October 16, 2014 public hearing meeting. The applicant will not need to renote the public and/or the newspaper.

\* \* \* \* \*

There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 9:00 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary  
Wyckoff Board of Adjustment