

**WYCKOFF BOARD OF ADJUSTMENT
APRIL 20, 2017 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 Erik Ruebenacker, Chairman:

"The April 20, 2017 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: Erik Ruebenacker, Chairman; Carl Fry, Vice Chairman; Mark Borst; Brian Hubert; Susan Yudin; Ed Kalpagian; Brian Tanis; Rich DeLeo, Alt.; Robert Ebel, Alt.

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

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

Chair Ruebenacker stated that all phones, pagers and hand held electronic devices should be turned off or switched to silent mode in order to avoid interrupting the public session.

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Chair 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

March 16, 2017 work session/public business meeting
The minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-04- Approval of vouchers from various escrow accounts.
Resolution #17-04 approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

GUGALA, HUBERT BLK 288 LOT 41; 294 Voorhis Avenue. *(The applicant proposes to construct a one story open porch addition to the rear of the house which will encroach into the side yard setback due to the enhanced side yard setback requirement).*

CHRISTIAN HEALTH CARE CENTER (CHCC) BLK 443 LOT 49.03, 51 & 52.01 (RA-25) – Amended site plan/use variance. *The applicant proposes to install a chiller (AC) unit in an existing courtyard.*

TOSCANO, PETER & DONNA BLK 455 LOT 46 (RA-25); 470 Glendale road. *(The applicant proposes to construct a covering over the existing front porch which will encroach into the front yard setback).*

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

APPLICATION(S) – CARRIED

WERKLEY, TIMOTHY/ESTRELLA, ROSA BLK 483 LOT 16 (RA-25); 129 Starr Place. *(The applicant proposes to expand the first floor and add a level to the second floor with will encroach into the side yard setback due to the enhanced side yard setback requirement and will exceed principal building lot coverage).*

This application has been carried until the Thursday, May 18, 2017 meeting at the request of the applicant.

SHOTMEYER, MARSHA BLK 314 LOT 64 (RA-25); 502 Helena Avenue. *(The applicant proposes to add a level and expand the existing footprint of the house which will encroach into the side yard setbacks).*

This application has been carried until the Thursday, May 18, 2017 meeting at the request of the applicant.

APPLICATION(S) – NEW

ROLLA, DANIEL & AMY BLK 300 LOT 15 (R-15); 140 Ridge Road. *(The applicant proposes to construct a covering over the existing front porch which will encroach into the front yard setback).*

Daniel Rolla, 140 Ridge Road, Wyckoff, NJ was sworn. He said he would like to cover the existing front steps to protect the front steps from snow and ice. He said there will not be any further encroachment into the front yard.

Chair Ruebenacker said if the front yard landscaping is damaged during construction it will be replaced with the same kind. Vice Chair Fry said the existing front steps will remain and this covering will provide protection from the weather. He noted that the second floor will be remodeled. He added that the front porch covering will encroach by 38.9' or a 1.3' encroachment into the front setback.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Member Borst made a motion to approve this application as presented. Second, Board

Member Kalpagian. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

CIRILLI, DOMENICO & KARA BLK 395 LOT 1 (RA-25 CORNER LOT); 360 Newtown Road. *(The applicant proposes to add a level and expand the existing footprint of the house which will encroach into the side yard setbacks due to the enhanced side yard setback ordinance and exceed principal building lot coverage).*

Domenico Cirilli and Kara Cirilli, 360 Newtown Road, Wyckoff, NJ were sworn. Kevin Spink, Canzani Architect, 80 E. Ridgewood Avenue, Paramus, NJ, and Thomas Donahue, Donahue Engineering, 19 Spear Road, Ramsey, NJ were sworn. Mr. Spink said he has a Bachelor Degree in Architecture from NJIT, is licensed in State of New Jersey and has been employed by Canzani Architect for the past 23 years. Mr. Donahue said he has a Bachelor of Science degree in civil engineering from NJIT, is licensed in New Jersey, New York and Pennsylvania and has 25 years of experience.

Chair Ruebenacker said the house is a beautiful design but the Board struggles with the mass of the house on this lot which is deficient in lot area.

Mr. Spink said the applicant would like to expand upon the existing structure and remove the existing detached garage and attach a new garage to the house. He said the existing enclosed front porch will become open and the front yard setback will remain at 28.4' to the overhang. He said the second front yard on Henry Place will encroach one foot in order to acquire a nice sweeping front porch effect. He said the front loading garage will be setback from the front plane of the house and will encroach into the side yard setback on the right of the house by 12.8' where 25' is required due to the enhanced side yard setback ordinance. He added that the overhang is 2' in width and can be reduced to 1' along with the interior of the garage by 3' for a 16.28' side yard setback. He also said that the 8' front porch and can reduce to 6' which will reduce the front yard setback and also reduce the principal building coverage from 17.6% to 17%. He said that the lot is 12,000 sf smaller than it should be in this RA-25 zone where 25,000 sf is required. Chair Ruebenacker said the size of this lot is closer to the 15,000 sf which is required in the R-15 zone and can see the hardship request. However, the proposed 12.8' side yard setback will need to be addressed. He suggested that the garage be reduced to a 1 or 1 ½ car garage or remain as a 2 car garage and a smaller house. Board Member Borst asked what the distance is from the garage to the property line. Mr. Spink said it is 14.8' to the wall of the garage. He said the gambrel roof adds a nice sweep to the architectural. He said he can reduce the garage by 3 for a 17.8' side yard setback. Township Engineer DiGennaro asked if this is going to be a knock down. Mr. Spink said the house will be knocked down but the foundation will remain and be reused. Board Member Tanis asked if the foundation wall is located next to the proposed 2 car garage. Mr. Spink said yes and that the proposed garage will be a slab on grade. Vice Chair Fry asked if the house can be reduced in size. He noted that the house does not sit square on the property and the proposed layout is a challenge due to the enhanced side yard setback. He suggested reducing the house to 3,700 sf which would alleviate the side yard setback requirement of 25' to 20'. He said if the front porch was reduced to 6' it would reduce the front yard setback encroachment. He added that the landscape plan needs to clearly mark as what plants are staying and what is going to be removed.

OPEN TO THE PUBLIC

Daniel Sanborn, 207 Henry Place, Wyckoff, NJ was sworn. He said the Cirilli's are a good family and he is in favor with the addition that they would like to construct.

CLOSED TO THE PUBLIC

Chairman Ruebenacker asked that the applicant reduce the side yard setback as close to 20' as possible and to reduce the width of the front porch to 6'. Mr. Cirilli said he will try to shrink the house but would like to keep the 2 car garage. Vice Chair Fry said he would like the average side yard setback to be as close to 20' as possible. The Board agreed that the applicant may need to reduce the size of the house in order to reduce some of the variances and that a landscape plan will need to be provided.

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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 8:56 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment.