

**WYCKOFF BOARD OF ADJUSTMENT
NOVEMBER 16, 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 November 16, 2017 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.

Board Member Attendance: Erik Ruebenacker, Chairman; Carl Fry, Vice Chairman; Mark Borst; Susan Yudin; Brian Hubert; Brian Tanis; Rich DeLeo, Alt; Robert Ebel, Alt.

Board Member(s) Absent: Ed Kalpagian

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.
Roll call was taken.

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Erik Ruebenacker, Chairman 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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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.

OLD BUSINESS

APPROVAL OF MINUTES

October 19, 2017 work session/public business meeting
The minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-11- Approval of vouchers from various escrow accounts.
Resolution #17-11 was approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

FORMULA APEX, LLC/JONATHAN & JODI FADER BLK 291 LOT 19 (RA-25); 330 Sunset Boulevard. *(The applicant proposes to add a level and construct a new front porch which will encroach into the side yard setbacks, front yard setback and exceed building lot coverage due to the enhanced side yard setback requirement).*

KANNING, MICHAEL/KUNDAKJI, TALINE BLK 261 LOT 14 (R-15); 17 Colonial Drive. *(The applicant proposes to reconstruct the existing garage to accommodate 2 cars and add a level to the existing foundation which will exceed building lot coverage).*

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

APPLICATION(S) – CARRIED

MOROZ, CEZARY/GAWLE, DANUTA BLK 231 LOT 6 (RA-25); 516 Clinton Avenue. *(The applicant proposes to expand the footprint of the existing house and add a level to the second floor which will trigger the enhanced side yard setback and encroach into the side yard setbacks).*

Tom Stearns, the applicant's engineer, was reminded by Board Attorney Becker, that he was previously sworn and remains under oath. He said this is the third time before the Board with revised plans. He said the variance request is for the left side yard setback where 21' is proposed and 25' is required. The new home will be 50' wide and have pushed the rear of the house back into the depth of the property with a side loading garage and circular driveway in the front of the house. The existing detached accessory structure garage will remain and be used for storage. Its exterior will match the exterior siding of the proposed home. He said the retaining wall to the left of the house has been eliminated and instead some grading changes will be made. He said the building coverage is 13% where 15% is the maximum required and the combined lot coverage is 15.9% where 20% is required. Township Engineer DiGennaro said the accessory lot coverage is also well below the 5% permitted. Mr. Stearns said the existing garage is pre-existing non – conforming in its setback of 3.9' where 10' is required. He added that trench drains will be installed in the driveway and the sewer lateral will be noted on the revised site plan. He said there is no well on site and there is an existing water connection to the house. He said a landscaping plan has been submitted and 5 mature deciduous trees will remain in the rear yard as per the Shade Tree request. Board Member DeLeo asked if the houses has increased in size. Mr. Stearns said there was a minimal increase in the house size.

Robert Puzio, Puzio Architects, 785 Totowa Road, Totowa, NJ was sworn. He said the colonial style house has been reduced to 50' and made the house longer. The side loading garage is in the front of the house with bedrooms on the second floor and the master bedroom in the rear of the house. The exterior of the house will be stone veneer with hardie plank siding. The height of the house is 34.75' where 35' is permitted. Board Member Borst asked if the existing foundation will remain. Mr. Puzio said yes the existing foundation will remain and the house will be enlarged around this foundation. The basement will be unfinished. Township Engineer DiGennaro asked if the condition of the existing foundation is stable and what will the existing garage be used for. Mr. Puzio said yes, the foundation is stable and the existing garage will be used for storage. He added that there will be no driveway to the accessory structure garage. Vice Chair Fry noted that the house is skewed to the lot and the new garage entrance turning radius will be tight at 25.95' of proposed paver with a 3' buffer area for a total of 28.95' where 27' to the buffer area is required.

Chair Ruebenacker noted that the landscape plan is acceptable. He asked what the exterior siding will be. Mr. Puzio said it will be hardie plank but the color has not yet been decided and a stone veneer water table will be wrapped around the house.

CLOSED TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Member Borst made a motion to approve this application subject to the following conditions: revise Section J, driveway trench drains and the sanitary sewer lateral connections will need to be placed on the site plan. Second, Board Member DeLeo. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chairman Ruebenacker.

APPLICATION(S) – NEW

ZURIER, ROBERT & CAROL BLK 289 LOT 6 (RA-25); 303 Martom Road. *(The applicant proposes to construct a screened porch in the inside of the rear corner of the existing house which will exceed lot coverage).*

Barry Poskanzer, from Poskanzer Skott Architects, 550 North Maple Avenue, Ridgewood, NJ was sworn. He said that he is representing the applicant who is proposing to cover the existing outdoor patio area with a roof and screening in the northwest corner of the property in order to keep the bugs and animals out of the house. The purpose of this enclosure is not to enclose it, weatherize it or expand the house but to cover it for an outdoor space area. He said the planting and the landscaping is already existing on the patio. He said posts will hold up the roof and the screen elements will run down to the existing patio so that it feels like a minimal separation between the inside of the house and the outside. He said the variance is for lot coverage where the principle building lot coverage is 21.6% where 15% is required and total building coverage is 22.1% where 20% is required. He said this will not affect the impervious coverage. He said the intent is design a small element that allows the applicant to use the outside space. The flat roof will minimize the visual impact on the neighbor and it will collect the roof water and take it off the house. Chair Ruebenacker asked where the roof water will be directed. Mr. Poskanzer said the water will be directed to the existing leaders and down spouts which are located on the rear by the garage and on the side corner of the house. Township Engineer DiGennaro asked if the foundation will be disturbed. Mr. Poskanzer said there will be footings just under the posts to support the roof. There will be no excavation of the driveway. Vice Chair Fry asked if the roof has a pitch. Mr. Poskanzer said the roof has a slight pitch. The roof will be a regular rubber or a hot top roof but not shingles. The patio ceiling height will be 8.6' and fans will circulate the air around the room. He added that the opening on the top of the roof is a screened in cupola piece that will let in more air and light. Vice Chair Fry asked what the finish will be of the structure. Mr. Poskanzer said the posts and frames of the screens will be painted. Vice Chair Fry noted that the sliding door will be partial enclosed. Mr. Poskanzer said yes there will be a fixed piece on one side of the sliding door so that light will not block the entrance going into the house. Chair Ruebenacker opened the meeting to the public.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

11-16-17PM

4

Board of Adjustment

Vice Chairman Fry made a motion to approve this application as presented. Second, Board Member Yudin. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chairman Ruebenacker.

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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 9:34 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment.