

**WYCKOFF ZONING BOARD OF ADJUSTMENT
AUGUST 17, 2017 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, Acting Chairman:

"The August 17, 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.

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; Mark Borst; Susan Yudin; Ed Kalpagian; Brian Hubert; Rich DeLeo, Alt; Robert Ebel, Alt.

Board Members Absent: Carl Fry, Vice Chairman; Brian Tanis.

Staff Present: David Becker, Board Attorney; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

Staff Absent: Mark DiGennaro, Township Engineer

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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

July 20, 2017 work session/public business meeting

Board Member Borst made a motion to approve the July 20, 2017 work session/public business meeting minutes. Second, Board Member DeLeo. Voting in favor: Mr. DeLeo, Ms. Yudin, Mr. Borst and Chair Ruebenacker.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-08- Approval of vouchers from various escrow accounts.

Board Member Borst made a motion to approve Resolution #17-08 for payment of vouchers. Second, Board Member Hubert. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst and Chair Ruebenacker.

RESOLUTION(S) TO BE MEMORIALIZED

STOJKOVSKI, VESNA & DRAGAN BLK 436 LOT 26 (RA-25 CORNER LOT); 701 Mountain Avenue. *(The applicant proposes to live in the existing home while they construct a new dwelling which will be consistent with the bulk requirements).*

KOCHER, DAN & LAURA BLK 352 LOT 25 (RA-25); 274 Merlin Place. *(The applicant proposes to construct a one and a half story addition to the rear of the house for a kitchen, great room, master suite and porch which will trigger the enhanced side yard setback and encroach into the side yard setbacks).*

Board Member Yudin made a motion to memorialize the above referenced resolutions. Second, Board Member Borst. Voting in favor: Mr. DeLeo, Ms. Yudin, Mr. Borst and Chair Ruebenacker.

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 to the Thursday, September 14, 2107 public hearing meeting at the request of the applicant. The applicant will not need to renote the newspaper or the public.

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 to the Thursday, September 14, 2107 public hearing meeting at the request of the applicant. The applicant will not need to renote the newspaper or the public.

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).*

Boswell Engineering Representative Ten Kate said the existing side yard setbacks have been increased from 15' to 20' where 25' is required. He said the remainder of the site plan have remained the same. Chair Ruebenacker noted that a landscaping plan has been submitted.

Board Member Borst said the landscaping plan is sufficient and 4 shade trees will remain in the rear yard. Further testimony will continue at the public hearing meeting.

PUCHALIK, JOSEPH & SARAH BLK 352 LOT 4 (RA-25 CORNER); 269 Cedar Hill Avenue. *(The applicant proposes an alteration to the front porch, addition of a deck off the family room, shed and fence which will encroach into the front and side yard setbacks on this corner lot).*

Boswell Engineering Representative Ten Kate said this corner lot is non-conforming and many of the variances are pre-existing. He noted that on the revised plans the proposed shed has been moved. Chairman Ruebenacker said the shed appears to be located 40' off of Newtown Road and 15' off the side yard setback. He added that a landscaping plan has been provided to the Board showing the landscaping around the front porch and external landscaping on the outside of the proposed fencing on Cedar Hill Avenue and Newtown Road. Board Member Yudin said the buffer plants should remain green all year long. Chair Ruebenacker said skip laurel and arborvitae will be planted outside the fence.

LES, ALEXANDER & CHRISTINA BLK 314 LOT 72 (RA-25); 540 Helena Avenue. *(The applicant proposes to demolish the existing home and construct a new home which will exceed the building height and trigger the enhanced side yard setback requirement).*

This application has been carried to the Thursday, September 14, 2107 public hearing meeting at the request of the applicant. The applicant will not need to renote the newspaper or the public.

APPLICATION(S) – NEW

GREENE, DARYL BLK 298 LOT 8 (R-15 CORNER LOT); 45 Rodger Court. *(The applicant proposes to expand the existing footprint of the house for a family room, a master bedroom and a front porch which will encroach into the front yard setback).*

Boswell Engineering Representative Peter Ten Kate read the Township Engineer's report into the record: the existing single family dwelling is situated on a corner lot in the R-15 zone and is non-conforming due to frontage and lot area. The applicant is proposing an addition renovation requiring relief from the code for front yard setback and side yard setback. The plan proposes to remove the accessory deck and shed. The application requires a Stormwater management plan prepared by a licensed NJ PE which must be approved prior to permit issuance. The property is served by municipal sewer. Impervious coverage proposed is 21 % where a maximum of 36.8% is permitted. Chair Ruebenacker said he is struggling with the proposed addition being 19' off the rear/side property line where 20' is required. He said the existing deck is at 21' and the existing primary structure is at 33'. Board Member Borst said he did not know how it would be possible to keep the dogwood tree in the front corner of the house. Testimony will begin at the public hearing meeting at 8 p.m.

McINTOSH, JOSEPH & KARIN BLK 206 LOT 29 (RA-25 CORNER); 290 Crescent Avenue. *(The applicant proposes to construct a third garage with bedrooms above which will encroach into the front yard setback on this corner lot).*

Boswell Engineering Representative Peter Ten Kate read the Township Engineer's report into the record: the existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming due to front yard setback. The applicant is proposing to expand the existing

structure requiring variances. The proposal does not require a Stormwater management plan and the property is served by sanitary sewer. Chair Ruebenacker said the addition of a third car garage will encroach by 25.8' is to the overhang of the garage on this corner lot. Testimony will begin at the public hearing meeting at 8 p.m.

SANBORN, DANIEL & LINDSAY BLK 395 LOT 3 (RA-25); 207 Henry Place. *(The applicant proposes to add a second floor level requiring variance relief for rear yard and front yard setback).*

Boswell Engineering Representative Peter Ten Kate read the Township Engineer's report into the record: the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area, front yard and rear yard setbacks, and accessory structure rear yard setback. The applicant is seeking relief from the code to expand and add a second level addition requiring variance relief for rear yard and front yard setback. A Stormwater management plan is not required for this application. The applicant obtained approval to construct a new 4 bedroom septic system. Chair Ruebenacker said he does not have any issue with this application. The lot is L-shapes and the rear yard encroachment is 12.7' to the corner of the house where 20' is required. Board Member Kalpagian said this is a classic hardship. Board Member DeLeo said he will recuse himself from this application. Testimony will begin at the public hearing meeting at 8 p.m.

ACKERSON, KELLY BLK 270 LOT 4 (R-15); 115 Wood Street. *(The applicant proposes to add a covered front porch, rear dormer and 2 doghouse dormers on the front roofline which will encroach into the front yard setback).*

Boswell Engineering Representative Peter Ten Kate read the Township Engineer's report into the record: the existing single family dwelling is situated on a non-conforming lot located in the R-15 zone. The property is non-conforming due to lot area, frontage, depth, front and side yard setbacks of the principal structure, accessory structure setbacks and accessory lot coverage. The applicant is proposing to add a covered front porch, rear dormer and 2 doghouse dormers on the front roofline. A Stormwater Management Plan review is not required. The property is served by sanitary sewer. Chair Ruebenacker said this will be a nice addition to the home and neighborhood. He would like to hear testimony as to the siding that will be used on the outside of the house. Testimony will begin at the public hearing meeting at 8 p.m.

SHUR REAL ESTATE, LLC BLK 214 LOT 46 (RA-25); 205 Franklin Avenue. *(The applicant proposes to add a two story addition requiring variance relief for side yard setback).*

This application has been carried to the Thursday, September 14, 2107 public hearing meeting at the request of the applicant. The applicant will not need to renote the newspaper or the public.

VRTIS, ANGELA & MICHAEL BLK 352 LOT 37.01 (RA-25); 268 Wyckoff Avenue. *(The applicant is seeking relief from the code to allow the encroachment of the accessory pool slide into the side yard setback).*

Boswell Engineering Representative Peter Ten Kate read the Township Engineer's report into the record: the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to frontage. The applicant is seeking relief from the code to allow the

encroachment of the accessory pool slide into the side yard setback which was constructed as a deviation from the previously approved plan. He said the plan was to have the slide 15' off the property line. Board Member Borst said the site plan does not show a retaining wall by the property line. He said a 4' retaining wall may need to be installed in order to accommodate a slope that is 6' away from the slide. He added that the tree that will remain is in good health. Board Member DeLeo said he will recuse himself from this application. Testimony will begin at the public hearing meeting at 8 p.m.

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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 8:00 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment