

**WYCKOFF ZONING BOARD OF ADJUSTMENT
OCTOBER 15, 2020
PUBLIC WORK SESSION MINUTES**

Public Work Session: 7:30 p.m. Via Zoom Video Conferencing and streaming live on the Township's YouTube channel

Public Business Meeting: 8:00 p.m. Via Zoom Video Conferencing and streaming live on the Township's YouTube channel

The meeting commenced with the reading of the Open Public Meetings Statement by Chairman Fry:

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act NJSA 10:4-6 et seq., and in consideration of Executive Order #103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency in the State of New Jersey, the Zoning Board of the Township of Wyckoff does hereby notify the public that to protect the health, safety and welfare of our citizens, the meeting of the Zoning Board of the Township of Wyckoff scheduled for Thursday October 15, 2020 will be conducted virtually through Zoom technology and it will be live-streamed on the Township of Wyckoff's YouTube channel. The Work Session is scheduled for 7:30 and the Public Business meeting will begin at 8:00 pm.

These measures are implemented to allow members of the public to observe the meeting via live streaming and to provide the ability to comment during the periods for public comment during the meeting through Zoom telephone call in technology. Joining the meeting by telephone will be utilized as security against the sharing of inappropriate video content.

General instructions regarding access to the meeting is posted on the Wyckoff web site's home page at www.wyckoff-nj.com as a "News" item.

"The October 15, 2020 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."

Mr. Fry 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"*

"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time."

Roll call was taken.

Board Members in attendance: Carl Fry, Chairman; Vice Chairman; Erik Ruebenacker, Ed Kalpagian, Brian Tanis, Rosa Riotto, Brian Hubert, Kimberly Evans, and Ian Christ.

Absent: Mark Borst

Staff in attendance: David Becker, Board Attorney, Mark DiGennaro, Township Engineer and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the September 17, 2020 work session and public business meeting minutes.

Board Member Hubert made a motion to approve the September 17, 2020 work session and public meeting minutes. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Riotto, Mr. Ruebenacker, Ms. Evans, Mr. Christ, and Chairman Fry.

RESOLUTION FOR PAYMENTS #20-10

Mr. Ruebenacker made a motion to approve the Resolution for Payments #20-10. Second, Mr. Hubert. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Riotto, Mr. Ruebenacker, Mr. Christ, Ms. Evans, and Chairman Fry.

MEMORIALIZING RESOLUTIONS

Ellie Homes, LLC 349 Voorhis Ave. Block 316 Lot 4

(The applicant proposes to construct a second story, a front porch, and expand the kitchen in the rear of the home requiring variance relief for front and side yard setbacks)

Anzano Samantha & Christopher 105 Sheldon St. Block 266 Lot 9

(The applicant proposes to add a second story to the existing home and construct a detached garage requiring variance relief for side yard setback, lot coverage and accessory structure side yard setback and lot coverage)

Scalise, Michael & Erica 541 Helena Ave. Block 336 Lot 4

(The applicant proposes to construct an addition to the rear of the home and to install a generator requiring variance relief for side yard setback)

Lieberman, Keryn & Michael 396 Carriage Lane Block 324 Lot 4

(The applicant is proposing to construct a covered patio requiring variance relief for exceeding the maximum allowed principal building coverage)

Andrukiewicz, Renata & Krzysztof 383 Lehigh St. Block 481 Lot 4

(The applicant proposes to construct a porch on the front of the home requiring variance relief for both front yard setbacks of this corner lot)

Allain, Brian 388 Cornell St. Block 479 Lot 3

(The applicant proposes to construct a roof over the front door landing requiring variance relief for front yard setback)

Mr. Kalpagian made a motion to approve the six (6) Resolutions. Second, Ms. Evans. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Riotto, Mr. Ruebenacker, Mr. Christ, Ms. Evans, and Chairman Fry.

REQUEST FOR EXTENSION OF APPROVAL

Leach, Timothy 416 Vassar St. Block 486 Lot 5.01

(The applicant is requesting a one (1) year extension of the approval granted by the Zoning Board on 11/21/2019)

Chairman Fry read from the letter that was submitted by Mr. Leach stating that construction on his home was scheduled to begin in early spring of 2020 however, for numerous reason related to the Covid 19 pandemic, the project had to be postponed. Initially, all non-essential construction was halted by Governor Murphy's Executive Order. Currently, Mr. Leach's children are attending school virtually at home and it would be very disruptive to begin a major construction project since the family will continue to reside and attend classes in the home during construction.

Mr. Ruebenacker made a motion to grant a one (1) year extension of approval of the application for 416 Vassar St. Second, Mr. Hubert. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Riotto, Mr. Ruebenacker, Mr. Christ, Ms. Evans, and Chairman Fry.

Board Attorney Becker stated that he will send the applicant a letter informing him that The Board has granted a one (1) year extension of the variance approval adding that should the applicant require additional time beyond the one (1) year extension he must notify the Board before the extension of time expires.

NEW APPLICATIONS**Christian Jorquera & Kirstin Bohn 74 Yale Ave. Block 469 Lot 4**

(The applicant proposes to construct a portico over the existing front landing requiring variance relief for the front yard setback)

Township Engineer DiGennaro provided the following technical summary of the application: The existing single-family dwelling is situated on a corner lot and is non-conforming due to lot area, depth, front yard setbacks, side yard setback and accessory structure side yard setback. The applicant is proposing to construct a front portico over the existing stoop requiring variance relief for front yard setback. The lot area is 6,600 sf where 15,000 sf is required, and the depth is 110' where 125' is required. The corner lot, with two (2) front yards, has a front yard setback of 29' on Andover Street where 40' is required and will remain 29'. The existing front yard setback on Yale Avenue is 22.1' and the applicant is proposing 16.7' to the first step due to the addition of a front entry portico. A Stormwater Management Plan is not required, and the property is served by sanitary sewer.

Michael & Lindsay Mitchell 71 Harding Rd. Block 263 Lot 55

(The applicant proposes to construct an attic dormer in the rear of the home requiring variance relief for a pre-existing nonconforming side yard setback and a portico over the front entrance requiring variance relief for the front yard setback)

Mr. Di Gennaro provided the following technical summary of the application:

The existing single-family dwelling is located in the R-15 zone and is non-conforming due to deficiencies in lot area, frontage, side yard setbacks and accessory structure setback. The applicant is proposing a second story addition with a new covered front porch requiring variance

relief. The lot area is 11,745 sf where 15,000 sf is required, and the frontage is 81' where 100' is required. The existing front yard setback is 40.34' and the applicant is proposing 35.75' to the first step due to the proposed addition of a front entry portico. Existing side yard setbacks are 11.1' and 6.22' where 15' is required and both sides will remain unchanged. The application does not qualify for a Stormwater Management Plan and the site is served by sanitary sewer.

Chairman Fry commented that Section J shows an existing and proposed lot coverage of 13.7%. Mr. DiGennaro stated that a revised Section J was to have been submitted adding that his technical report shows the correct calculations of 13.7% lot coverage existing and 17.7% proposed. Mr. Fry stated that a landscape plan has also been submitted.

There being no further business, a motion was made to adjourn the Work Session, was seconded, and passed unanimously. The meeting concluded at 8:00 pm.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment