

**WYCKOFF ZONING BOARD OF ADJUSTMENT
NOVEMBER 18, 2021
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 Chairman Fry:

"The November 18, 2021, 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 the following 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 times."

ROLL CALL:

Board Members in attendance: Carl Fry, Chairman; Erik Ruebenacker, Brian Hubert, Brian Tanis, Ed Kalpagian, and Nekije Rizvani.

Absent: Mark Borst, Vice Chairman; Rosa Riotto, and Ian Christ.

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

OLD BUSINESS

Approval of the October 21, 2021, work session and public business meeting minutes.

Mr. Hubert made a motion to approve the October 21, 2021, work session and public meeting minutes. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Kalpagian, Ms. Rizvani, Mr. Ruebenacker, and Chairman Fry.

RESOLUTION FOR PAYMENTS #21-11

Mr. Ruebenacker made a motion to approve the Resolution for Payments #21-11. Second, Mr. Tanis. Voting in favor: Mr. Tanis, Ms. Rizvani, Mr. Hubert, Mr. Kalpagian, Mr. Ruebenacker, and Chairman Fry.

MEMORIALIZING RESOLUTIONS**Renshaw/Grossano 446 Radcliff St. Block 489 Lot 8 R-15**

(The applicant proposes to connect the existing detached garage to the existing principal building requiring variance relief for principal building lot coverage)

Mr. Ruebenacker made a motion to approve the Resolution. Second, Mr. Hubert. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Ruebenacker, and Chairman Fry. Abstained: Ms. Rizvani and Mr. Kalpagian.

NEW APPLICATIONS**Leach, James 304 Voorhis Ave. Blk 288 Lot 40**

(The applicant proposes to construct a second story addition and an addition in the rear requiring variance relief for side yard setbacks and principal building lot coverage)

Chairman Fry read the Township Engineer's summary report into the record as follows:
The existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area, frontage, depth, front, side, rear yard, and accessory structure setbacks. The property also exceeds the maximum permitted principal building lot coverage. The applicant is proposing to expand the existing structure requiring variance relief.

Mr. Fry commented that there are a couple of discrepancies on the soil erosion and sediment control plan dated 8/24/21 with regard to the number of proposed plantings shown on the plan and the number listed on the plant list schedule. He added that the Board will have to hear testimony on the actual quantities.

Mr. Ruebenacker said he is concerned about the new second story being built straight up considering the side yard setback is 17.3' and 25' are required.

Mr. Hubert said it appears that this is possibly a knock down by the looks of the extensive renovation.

Mr. Tanis agreed stating that he would like to hear testimony on how much of the existing house will remain intact.

Mr. Kalpagian inquired about the septic system.

Chairman Fry said the Engineer's report states a four (4) bedroom septic system was installed in 2014 so the house must remain a four (4) bedroom house.

Wyckoff Cycle 398 Franklin Ave. Blk 250 Lot 1

(The applicant is proposing a 4th façade sign on Franklin Avenue requiring variance relief from the Code 186-28F which states only one sign is permitted for each retail business establishment)

Chairman Fry read Mark DiGennaro's summary report into the record as follows:
The existing property is located in the B-1 Central Business Zone and appears to be non-conforming due to front yard setback, side yard setback and number of signs on the building. For the purposes of this application, detailed bulk dimensions have not been provided as the application consists of a request to erect a façade sign. 186-28 F of Township Code regulates

signs in the commercial zones. The Code allows for one façade sign per retail/service establishment with a maximum display area of 40 SF. The existing establishment was permitted to erect 3 façade signs as the signs were pre-existing to the building. As a result of the applicant expansion into the retail space previously occupied by the cabinet shop, the applicant desires to install a 4th sign above the side door along Franklin Avenue (the business' previous main entrance) requiring variance relief.

Hamernick, Brittany 262 Morse Ave. Blk 254 Lot 1

(The applicant proposes to construct a first and second story addition and also construct a new one car garage requiring variance relief for principal building front and side yard setbacks, accessory setbacks, principal, and combined lot coverage)

Chairman Fry read Mark DiGennaro's summary report into the record as follows:

The existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming due to lot area, lot depth, front yard setbacks, side yard setback, accessory structure setback, property does not provide a garage. The applicant is proposing to expand the existing structure requiring variances as well as add a detached garage. The property is nonconforming in lot area, depth, and front yard setbacks on both Morse Avenue at 22.5' and High Street at 5.3' where 40' is the requirement for each. The proposed principal building lot coverage is 16.4% where 15% is allowed, and the proposed combined lot coverage is 21% where 20% is allowed. The proposal does not require a stormwater management plan and the property is served by sanitary sewer.

The Chairman stated that the applicant is looking to expand the home in the rear, construct a detached garage, install a fence, and build over the first floor porch bump out where the existing side yard setback is 5.3'. Aesthetically, the benefit outweighs the detriment. The proposed modest one care garage will eliminate a nonconformity and an extensive landscape has been proposed. Finally Mr. Fry said he would like to hear testimony from the applicant about the type of fence that is proposed along High Street.

Mr. Hubert pointed out that there is utility pole on High Street, and it appears there are no utility lines connected to it. He added that he would like to hear testimony as to whether it is on the applicants property or the neighboring property and if it is known what the purpose of the pole is.

Grano, Anthony 178 Cottage Rd. Blk 456 Lot 24

(The applicant proposes to construct 2 covered patios, a storage room, powder room and a pool requiring variance relief for accessory lot coverage and total combined lot coverage)

Chairman Fry read Mark DiGennaro's summary report into the record as follows:

The existing single family dwelling is situated in the RA-25 zone and is non-conforming as to lot area and frontage deficiency. The applicant is proposing to construct an accessory structure cabana requiring variance relief. A stormwater management review plan has been prepared and satisfies the Township Code. A permit has already been issued to construct an inground swimming pool as it is without variances. The lot area and frontage are nonconforming. Existing accessory structure lot coverage is 0.76% and proposed is 10% where the maximum permitted 5%. Proposed combined lot coverage is 22.8% where 20% is the max allowed.

Chairman Fry said he would like to hear testimony as to why such an extensive covered area in the back yard is proposed as well as a second covered dining area which is an excessive amount of accessory coverage on the lot.

Mr. Ruebenacker asked how it is possible that the pool permit has already been issued and if the pool is included in the proposed accessory lot coverage. He said the Board will need to hear testimony on the actual accessory lot coverage calculations.

Mr. Tanis said it appears that the Weissman Engineering plan does have the pool listed in the proposed accessory lot coverage calculation.

Mr. Hubert stated that it is not clear if the existing shed on the property is going to be moved or removed because it is still listed as part of the calculations on the section J. The Board will need to hear testimony about the proposed status of the shed.

Fowler, David 310 Windham Ct. Blk 206 Lot 51

(Applicant proposes to construct an addition in the rear of the home requiring variance relief for enhanced side yard setback of 22.5' existing and proposed where 25' is required)

Chairman Fry read Mark DiGennaro's summary report into the record as follows:

The existing single family dwelling is situated in the RA-25 zone and is conforming. The applicant is proposing to expand the existing structure requiring variance relief for enhanced side yard setback. The lot is conforming in all aspects however the enhanced side yard setback of 25' is triggered by the gross building area and the existing side yard setback on the left side is 22.5'. A stormwater management plan is not required for this application and the property is served by sanitary sewer.

Mr. Fry said this is an addition of a bedroom, bathroom and sitting room for a family member to come and live with the homeowners. The application is cut and dried.

Schnurr, Michael 605 Buena Vista Dr. Block 247 Lot 7 RA-25

(The applicant proposes to construct an addition to connect the existing detached garage to the principal building requiring variance relief for the side yard setback)

Chairman Fry announced that the application will not be heard this evening and will be carried to the December 16, 2021 Zoning Board meeting. Board Attorney Becker stated that the applicant will not need to re-notice for the December meeting.

There being no further business, a motion was made to adjourn the Work Session, was seconded, and passed unanimously. The meeting concluded at 8:12 pm.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment