

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
JANUARY 20, 2022  
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 Ms. Mitchell:

"The January 20, 2022, 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."

Ms. Mitchell 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](http://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."*

**ORGANIZATIONAL BUSINESS/MOTIONS**

1. Oaths of Office to be administered to the new and continuing members, where applicable.  
David Becker Esquire administered the Oath of Office to reappointed Board Member Nekije Rizvani.
2. Roll call of Zoning Board Members  
Board Members in attendance: Carl Fry, Mark Borst, Erik Ruebenacker, Ed Kalpagian, Brian Tanis, Rosa Riotto, Ian Christ, and Nekije Rizvani. Absent: Brian Hubert.  
Staff in attendance: David Becker, Board Attorney; Mark DiGennaro, Township Engineer; and Maureen Mitchell, Board Secretary.
3. Election of Officers: Chairman and Vice Chairman for 2022  
Mr. Borst made a motion to nominate Carl Fry as Chairman of the Zoning Board for 2022. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Kalpagian, Ms. Riotto, Ms. Rizvani, Mr. Christ, Mr. Ruebenacker, Mr. Borst and Mr. Fry.

Mr. Ruebenacker made a motion to nominate Mark Borst as Vice Chairman of the Zoning Board for 2022. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis, Mr.

Kalpagian, Ms. Riotto, Ms. Rizvani, Mr. Christ, Mr. Ruebenacker, Mr. Borst and Chairman Fry.

4. Resolution #22-001: Appointment of Zoning Board Attorney for 2022  
Mr. Borst made a motion to reappoint David Becker as Zoning Board Attorney for 2022. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Kalpagian, Ms. Riotto, Ms. Rizvani, Mr. Christ, Mr. Ruebenacker, Mr. Borst and Chairman Fry.
5. Appointment of Board Secretary  
Mr. Kalpagian made a motion to reappoint Maureen Mitchell as Zoning Board Secretary for 2022. Second, Ms. Riotto. Voting in favor: Mr. Tanis, Mr. Kalpagian, Ms. Riotto, Ms. Rizvani, Mr. Christ, Mr. Ruebenacker, Mr. Borst and Chairman Fry.
6. Compliance with Open Public Meetings Act:
  - 6.1- Annual Notice of Meetings Has Been Posted
  - 6.2- Continuation of Current Rules and Regulations
  - 6.3- Official Newspapers – The Record, The Ridgewood News and The North Jersey Herald and News
  - 6.4- Acceptance of Annual ReportMr. Borst made a motion to accept and approve the Compliance with the Open Public Meetings Act 6.1 – 6.4. Second, Mr. Tanis. Voting in favor: Mr. Tanis, Mr. Kalpagian, Ms. Riotto, Ms. Rizvani, Mr. Christ, Mr. Ruebenacker, Mr. Borst and Chairman Fry.

#### **OLD BUSINESS**

Approval of the December 16, 2021 work session and public business meeting minutes.

Mr. Kalpagian made a motion to approve the December 16, 2021 work session and public meeting minutes. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Kalpagian, Ms. Riotto, Ms. Rizvani, Mr. Christ, Mr. Ruebenacker, Mr. Borst and Chairman Fry.

#### **RESOLUTION FOR PAYMENTS #22-01**

Mr. Tanis made a motion to approve the Resolution for Payments #22-01. Second, Mr. Borst. Voting in favor: Mr. Tanis, Mr. Kalpagian, Ms. Riotto, Ms. Rizvani, Mr. Christ, Mr. Ruebenacker, Mr. Borst, and Chairman Fry.

#### **MEMORIALIZING RESOLUTIONS**

##### **Goren, Murat & Esra 12 Sherwood Lane Block 263 Lot 44**

(The applicant proposes to demolish the existing home and construct a new single family home requiring variance relief for both side yard setbacks, principal building lot coverage and combined lot coverage)

##### **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)

Mr. Borst made a motion to approve the two (2) Resolutions. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis, Mr. Kalpagian, Ms. Riotto, Ms. Rizvani, Mr. Christ, Mr. Ruebenacker, Mr. Borst, and Chairman Fry.

**APPLICATION CARRIED****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 announced that this application will be carried to the February 17, 2022 meeting. The applicant will not need to re-notice the public.

The Chairman also announced that the application for St. Elizabeth's would be bifurcated and the portion of the application pertaining to solar panels would not be heard at this meeting. Only the request for the installation of signs would be addressed.

**NEW APPLICATIONS****McMillin 284 Crescent Ave. Blk 217 Lot 1**

(Applicant proposes to install A/C condenser units in the second front yard of a corner lot)

Mark DiGennaro, the Township Engineer, provided the following technical summary of the application:

I have reviewed the submitted survey by Paparozzi Associates dated May 26, 2016, photographs, and application. The existing single family dwelling is situated in the RA-25 zone on a corner lot and is conforming in the zone. The applicant seeks to install air conditioning mechanicals in the front yard requiring variance relief. Generators, AC compressors, and pool equipment are treated as accessory structures and are not permitted in front yards and must comply with the accessory structure setbacks in the zone. This AC compressor is being proposed in front yard #2 approximately 48 feet from the property line.

Chairman Fry stated that as a rule we always try to get AC condenser units and generators out of plain sight and into the rear or side yard. He added that it is his opinion, that with this particular application, there is an opportunity to place the units in the rear yard right behind the house on the Logan Lane side. Mr. Fry said he would like to hear testimony as to why the condenser units can't be placed on the opposite side of the house, out of the second front yard.

**St. Elizabeth's 700 Wyckoff Ave. Block 216 Lot 16.02**

(The applicant proposes to install solar panels on a front facing roof and to install eleven directional signs on the Church/school campus)

Mr. DiGennaro provided the following technical summary of the sign installation portion of the application:

The applicant seeks to install 11 directory signs on the property in various locations. The complex is situated on a 9 acre parcel located in the RA-25 residential zone and is currently non-conforming due to front, rear, and side yard setbacks, excessive building lot coverage, excessive impervious coverage, and excessive permitted signage including 2 ground mounted signs. In addition, since the complex includes a primary school, 186-19D requires a minimum of 13 acres of lot area and setbacks to front, rear and side yards to be a minimum of 150 feet. Consequently, this results in a further nonconformity as it relates to the use of a school on the property. In accordance with 186-19E, churches are conditional uses in the RA-25 zone requiring a minimum lot area of 5 acres. Front, side, and rear yard setbacks are all required to be 100'. Maximum building lot coverage, including all accessory structures, is 10%. The property is currently

nonconforming as to rear yard setback, lot coverage, impervious coverage, and lot area. Regarding signage, we are guided by section 186-28 of the Township code which states that one 15 sf wall or ground mounted sign, 20' from the street is permitted and there are currently two ground mounted signs closer to the street than permitted, greater than 15 sf in size. There are currently many directory and directional signs throughout the property not permitted and not clearly identified on the submission. The applicant is proposing to replace 11 signs throughout the complex as shown on the submission renderings. Finally, Mr. DiGennaro stated that he previously requested information on the existing signs in the complex such as location, size, and number of signs however the information was not provided.

Chairman Fry said we will leave it up to the applicant to provide testimony about how many signs are existing and which are currently nonconforming. He added that the submitted map shows where the new signs are proposed to be located.

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