

**WYCKOFF ZONING BOARD OF ADJUSTMENT
APRIL 19, 2018 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 Carl Fry, Chairman:

"The April 19, 2018 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."

Chairman 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

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

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

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OLD BUSINESS

APPROVAL OF MINUTES

March 15, 2018 work session/public business meeting

Board Member Hubert made a motion to approve the March 15, 2018 work session/public business meeting minutes. Second, Board Member Kalpagian. Voting in favor: Mr. Tanis, Mr. Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Ruebenacker and Chairman Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-04 Approval of vouchers from various escrow accounts.

Board Member Kalpagian made a motion to approve Resolution #18-04 for payment of vouchers. Second, Vice Chairman Ruebenacker. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Ruebenacker and Chairman Fry.

RESOLUTION(S) TO BE MEMORIALIZED

LIZZI, JOSEPH & JULIE BLK 290 LOT 23 (RA-25); 318 Martom Road. *(The applicant proposes to expand the existing single car garage to a two car garage and a covered front porch which will encroach into the front yard setback and also expand the master bedroom and master bathroom which will exceed principle building lot coverage).*

McHUGH, DANIEL & KATHRYN BLK 466 LOT 52.02 (R-15); 380 Auburn Street. *(The applicant proposes to install a pergola and in-ground swimming which will exceed total accessory structure and total lot coverage).*

Board Member Kalpagian made a motion to memorialize the above referenced resolutions as amended and reviewed by Township Engineer DiGennaro. Second, Board Member Tanis. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Ruebenacker and Chairman Fry.

SCHOENDORF, WILL & CHARLOTTE BLK 393 LOT 9 (RA-25); 389 Newtown Road. *(The applicant proposes to expand the existing single car garage to a 2 car garage which will encroach into the side yard setback and add a covered front porch).*

Township Engineer DiGennaro said there remain some technical deficiencies that need to be addressed on the site plan along with the Stormwater design and the side yard setback of 12.7' on the left side of the home which should read 11.6' to the overhang. Mr. DiGennaro said he will contact the applicant to correct these deficiencies. Chairman Fry said this resolution will be carried to the May 17, 2018 Board of Adjustment meeting.

FOR COMPLETENESS REVIEW

CHRISTIAN HEALTH CARE CENTER BLK 443 LOTS 49.03, 52.01 & 51 (RA-25); 301 Sicomac Avenue. *(The applicant proposes to amend the Vistas previously approved variance and site plan to comply with the Bergen County Planning Board approval, dated January 18, 2018, for dedication of property to increase the width and improve Sicomac Avenue along the frontage of the CHCC with a revised driveway at the intersection of Sicomac Avenue and Cedar Hill Avenue. The improvements to Sicomac Avenue and Cedar Hill Avenue intersection include road widening, dedicated turning lanes and signalization. The applicant also proposes to include additions to the lower campus Building No. 1 and Southgate Building).*

Boswell Engineering Representative Ten Kate said the original approval was granted in 2012. The Board granted the entrance to the Vista at its present location and the signal intersection was removed. The Vista then received approval from the Borough of Hawthorne and Passaic County. However, the County of Bergen has required a signal light at the intersection of Cedar

Hill Avenue and Sicomac Avenue. This CHCC application is based on the county's decision of a traffic signal at the intersection of Cedar Hill Avenue and Sicomac Avenue and is requesting an amendment to the Vista application to go back to the original alignment of the entrance road coming in straight at the intersection. Included in this application is the minor modifications to the Vista building which is being reduced in square footage and seeking approval of modification of 2 existing buildings by adding 400 square feet to Building #1 and 3,500 square feet to Southgate building. Chairman Fry said he would like to review the 1/18/18 letter from Bergen County and have this revised site plan reviewed by the Wyckoff Police Department and Wyckoff Fire Department. Board Member Yudin asked if there will be any roadway modifications to the strip mall across the street. Mr. TenKate said the modification will only be on the CHCC side of Sicomac Avenue. Board Member Borst made a motion to deem this application complete. Second, Vice Chairman Ruebenacker. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Ruebenacker and Chairman Fry.

APPLICATION(S) – NEW

FORTUNATO, ROBERT & VERNA BLK 348 LOT 17 (RA-25); 456 Victor Way. *(The applicant proposes to construct a second story addition which will encroach into the existing side yard setback).*

Board Member Hubert recused himself from discussion and removed himself from the dais.

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is currently conforming. The applicant is proposing to expand and renovate the structure triggering a variance for the enhanced side yard setback where 22.6 feet exist and 25' is now required. The application does not qualify for a storm water management plan and the bedroom count is not being increased therefore the septic may remain unchanged. Chairman Fry said the existing left side yard setback of 22.6' is existing and the addition will be constructed on the right side of the house. He noted that there is a full stairway to the attic and that 3 stories are prohibited. Board Member Borst said he is concerned with the vegetation along the right side of the house. Vice Chairman Ruebenacker said the applicant has met the 27' enhanced side yard setback with the new construction.

SHULL, CAROL & JACQUELINE BLK 319 LOT 5 (RA-25 CORNER); 25 Neelen Drive. *(The applicant proposes to add a covered front porch for protection from the weather which will encroach into the front yard setback).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming due to front yard setbacks. The applicant is proposing to expand and renovate the existing structure requiring variances for encroachments into the front yard. He added that the front yard setback on Glenn Avenue will remain at 28'. The property is served by a 4 BR septic system installed in 2017 and does not require expansion as the proposal does not contemplate increasing the bedroom count. The proposed Stormwater management plan satisfies the Township's requirements. Chairman Fry said this property is a corner lot and the house will remain a ranch style. The roof height will be at 27'. Board Member Borst said the landscape plan provides new foundation plantings and currently there is a natural buffer.

309 SUNSET BLVD. LLC BLK 290 LOT 8 (RA-25); 309 Sunset Blvd. *(The applicant proposes to add an addition and alterations for the construction of a new two car garage which will exceed building lot coverage).*

Township Engineer DiGennaro said the existing single family dwelling is located in the RA-25 Zone and is non – conforming due to lot area, frontage, front yard and side yard setbacks. The applicant is seeking to expand and renovate the existing dwelling requiring variances for front yard setback, side yard setbacks and principal building lot coverage. The existing 5 BR structure is served by a failed septic system. Any approval shall be contingent upon the applicant installing a new code compliant 5 BR septic system prior to release of any construction permits. A storm water management plan is not required. The overall impervious coverage is 25.64% where a maximum of 32.33% is permitted. Board Member Yudin noted that on the application it states that the house is serviced by sanitary sewer. Township Engineer DiGennaro said that statement is incorrect. Chairman Fry said this is a very busy application and that some effort has been made to step back some modifications on the plan. He said the issue is that the existing setbacks on the left and right of the house are currently less than 20' where 25' is required due to the enhanced side yard setback requirement. He also was concerned with how much of the existing structure will be removed during construction. He also noted that the height of the home will be at its maximum allowed which is 35'. Vice Chairman Ruebenacker noted that a basement plan had not been submitted. He said there is too much house on a small piece of property. Board Member DeLeo said there is a 27' side yard setback to the proposed garage which is required. Board Member Borst was concerned with the turn radius of the garage. Board Member Tanis said there is a gambrel roof in the front of the house and the rear of the house is massive. He said the applicant may need to be more creative with the style of the house.

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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 8:25 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment