

**WYCKOFF BOARD OF ADJUSTMENT
DECEMBER 15, 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 Chairman Fry:

"The December 15, 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."

"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; Mark Borst, Vice Chairman; Ed Kalpagian, Erik Ruebenacker, Brian Hubert, Brian Tanis, and Nekije Rizvani.
Staff in attendance: David Becker, Board Attorney and Maureen Mitchell, Board Secretary.
Staff absent: Mark DiGennaro, Township Engineer.

OLD BUSINESS

Approval of the November 17, 2022 work session and public business meeting minutes.

Mr. Hubert made a motion to approve the November 17, 2022 work session and public meeting minutes. Second, Mr. Kalpagian. Voting in favor: Mr. Kalpagian, Ms. Rizvani, Mr. Borst, Mr. Tanis, Mr. Hubert, Mr. Ruebenacker, and Chairman Fry.

RESOLUTION FOR PAYMENTS #22-12

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

RESOLUTIONS TO BE MEMORIALIZED**Frezza 426 Meer Ave. Block 349 Lot 107**

(The applicant proposes to construct a second story and a covered porch requiring variance relief for both side yard setbacks and principal building lot coverage)

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

WAIVER OF JURISDICTION REQUEST**Nouvelle, LLC 714 Godwin Avenue, Midland Park. The rear of the property is located in the Township of Wyckoff**

(The applicant has submitted an application to the Midland Park Zoning Board of Adjustment for Preliminary and Final Site Plan approval, with "use" and "bulk" variances, to develop the portion of the property located in Midland Park. No improvements are proposed for the portion of the property located in the Township of Wyckoff. The applicant is requesting that the Wyckoff Board of Adjustment, and the Township, waive any requirement to file an application for development with the Township of Wyckoff)

Chairman Fry stated that the matter came before this Board last month and the waiver of jurisdiction was denied. The applicant has since been before the Midland Park Board of Adjustment for a public hearing and the application was denied by that Board. There is no further action required on that application at this time. Should the applicant file an appeal, the applicant may be required to come before the Wyckoff Board of Adjustment depending on the outcome of the appeal to Midland Park.

REQUEST FOR EXTENSION OF TIME**Christian Healthcare Center 301 Sicomac Ave. Block 443 Lots 49.03, 51, and 52.01**

Jerome A. Vogel, Esq., on behalf of The Christian Health Care Center, has requested a ninety (90) day extension of time to begin construction of the addition to The Administration Building on the CHCC campus. In September of 2022, a ninety (90) day extension was requested and approved by the Board. Construction of that portion of the project has been delayed and the extension of time is set to expire on December 19, 2022. The applicant is therefore requesting an additional ninety (90) day extension for partial approvals.

Chairman Fry stated that the Board has already granted a couple of extensions of the approval granted in 2018. Mr. Becker contacted the Attorney for the applicant who said the work is scheduled to get under way this month however they are requesting another ninety (90) day extension because the previous extension is about to expire. He went on to say that this will be the final extension the Board will grant without having the applicant's Attorney come before the Board to explain what the delay is.

Mr. Kalpagian made a motion to approve the ninety (90) day extension of time. Second, Mr. Borst. Voting in favor: Mr. Tanis, Ms. Rizvani, Mr. Kalpagian, Mr. Hubert, Mr. Ruebenacker, Mr. Borst, and Chairman Fry.

CARRIED APPLICATION**185 Jackson LLC 8 Sherwood Lane Block 263 Lot 45**

(The applicant proposes to construct a second story addition and a two-story addition to the rear of the home requiring variance relief for lot area, frontage, front yard setback, both side yard setbacks)

The application will be carried to the January 19, 2023 meeting at the request of the applicant.

Kaldon 301 Wiley Place Block 219 Lot 7

(The applicant proposes to renovate the existing home and construct an addition of a new front entryway and change the roof line requiring variances for lot area, frontage, front yard setback, both side yard setbacks, and principal building lot coverage)

The application will be carried to the February 16, 2023 meeting at the request of the applicant.

Chairman Fry announced that Ian Christ and Rosa Riotto will not be returning to the Board next year. Mr. Fry said he spoke with Tim Shanley who said the Township Committee is actively looking for two (2) new candidates.

There being no further business, a motion was made to adjourn the Work Session, was seconded, and passed unanimously. The meeting concluded at 7:52 pm.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment

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DECEMBER 15, 2022 PUBLIC BUSINESS MEETING MINUTES

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Public Business Meeting: 8:00 p.m. Second Floor Court Room, Memorial Town Hall

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"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."

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Staff in attendance: David Becker, Board Attorney and Maureen Mitchell, Board Secretary.

Staff absent: Mark DiGennaro, Township Engineer.

OLD BUSINESS

Approval of the November 17, 2022 work session and public business meeting minutes.

The minutes were approved during the work session.

RESOLUTION FOR PAYMENTS #22-12

Payment Resolution #22-12 was approved during the work session.

RESOLUTIONS TO BE MEMORIALIZED

Frezza 426 Meer Ave. Block 349 Lot 107

(The applicant proposes to construct a second story and a covered porch requiring variance relief for both side yard setbacks and principal building lot coverage)

The Resolution was approved during the work session.

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The ninety (90) day extension of time was approved during the work session.

CARRIED APPLICATION

185 Jackson LLC 8 Sherwood Lane Block 263 Lot 45

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The application will be carried to the February 16, 2023 meeting at the request of the applicant.

OPEN TO THE PUBLIC

NO ONE FROM THE PUBLIC COMMENTED

CLOSED TO THE PUBLIC

There being no further business, a motion was made to adjourn the Public Business meeting, was seconded, and passed unanimously. The meeting concluded at 8:05 pm.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment