

WYCKOFF BOARD OF ADJUSTMENT

OCTOBER 15, 2020 PUBLIC BUSINESS MEETING MINUTES

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

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

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

"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.

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 times."

Roll call was taken.

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

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

Pledge of Allegiance.

OLD BUSINESS

Approval of the September 17, 2020 Work Session and Public Business meeting minutes.
The September 17, 2020 Work Session and Public Meeting minutes were approved during the Work Session.

PAYMENT RESOLUTION #20-10

Payment Resolution #20-10 was approved during the Work Session.

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)

The six (6) Resolutions were approved during the Work Session.

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)

A one (1) year extension of approval was approved during the Work Session.

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)

Kirstin Bohn, the applicant, was sworn in. Ms. Bohn stated that she and her husband have been residing in the home for 4 years. They recently made some improvements to their home including replacing the front steps and landing which had been deteriorating. Ms. Bohn said that she desires to construct the portico because she believes it will improve the aesthetics of her home but more importantly it will provide safety and practicality. She went on to say that the

addition of the portico will be in keeping with the character of her street and neighborhood.

Mr. Ruebenacker stated that the architectural design looks great and the portico is a practical and necessary addition to the home.

Chairman Fry stated that the lot is nonconforming in size, depth, front yard setbacks and side yard setback. These are all pre-existing nonconformities which is a hardship. He added that the addition of the portico will provide protection from rain, ice and snow which is a benefit.

OPEN TO THE PUBLIC
NO ONE FROM THE PUBLIC CALLED IN TO COMMENT
CLOSED TO THE PUBLIC

Chairman Fry asked for a motion on this application.

Mr. Hubert made a motion to approve the application for 74 Yale Avenue block 460 lot 4. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Kalpagian, Ms. Riotto, Mr. Ruebenacker, Mr. Christ, Ms. Evans, and Chairman Fry.

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)

Michael and Lindsay Mitchell, the applicants, were sworn in. Patrick LaCorte, the applicants Architect, was sworn in and was asked to provide the Board with his professional credentials. Mr. LaCorte stated that he is a registered, licensed Architect in the State of New Jersey and has been before numerous Land Use Boards in New Jersey. He was accepted as an expert in the architecture.

Mr. LaCorte presented the application as follows:

The project is a shed dormer addition across the rear of the house. The ridge line will not be raised; the addition will be created by utilizing the existing ridge line. The new second floor is being proposed to create additional bedrooms for the Mitchell's growing family. Two doghouse dormers are proposed in the front of the house for extra head room and to let in additional natural light on the second floor. The applicant is also proposing a front entry portico, a new larger entryway platform, and new front steps. The portico will provide protection from the elements.

Chairman Fry stated that there are six pre-existing nonconformities that will not be further exacerbated by the addition. The front yard setback, as it currently exists, is conforming however adding the proposed portico over the landing will create the front yard setback nonconformity. The proposed principal building lot coverage is 13.3%, accessory structure lot coverage 4.4% and the proposed combined total lot coverage is 17.7% where 20% is the maximum allowed. Mr. Fry asked for clarification on the dimensions of the proposed front landing and steps.

Mr. LaCorte said that the depth of the proposed platform is 3' and there will be two risers down for a total of 5' projection from the house into the front yard. Only the landing will be covered by the portico. The steps will remain uncovered.

Mr. Hubert asked what type of siding will be used on the proposed dormers. Mr. LaCorte stated that the siding on the additions will match the vinyl siding that is existing on the home.

Chairman Fry asked if an additional A/C condenser will be added. Mr. Mitchell said yes, that is the plan. Mr. Fry said that if an additional A/C unit is added it cannot be any closer than 10' from the side property line. Mr. DiGennaro said that there is room for another A/C unit to be installed adjacent to the existing unit, which is in the rear of the home.

Chairman Fry inquired about the landscape plan. Ms. Mitchell said that they have existing, established landscaping in the front of the house. There is a small dogwood tree close to the front of the house in the garden bed that will be removed. No other trees will be removed. Mr. Fry asked about screening around the A/C units. Mr. Mitchell stated that there is currently white fencing around the one existing A/C unit which provides screening adding that the same white fencing will be used to screen the proposed second unit.

Chairman Fry asked if the applicant is planning to upgrade the electrical service in the house. Mr. Mitchell said that he believes they may have to upgrade the electrical service however he has to speak to a professional about it. Mr. Fry said that it appears that the utility pole is on the Mitchell's property therefore if they are going to upgrade the electric, they should place the utility lines underground.

Mr. Ruebenacker stated that the fact that the applicant is maintaining the roof line and dormering out the back is great and fits in nicely with the neighborhood. He went on to say that placing the electric lines in the ground is a good safety option however he would not like to see undo financial burden placed on the applicants if they have to dig up their driveway to place the lines underground. Chairman Fry said that it appears that the utility pole is on the side of the driveway and if so, it should not create too much of a hardship to place the lines in the ground.

Mr. Tanis asked if the cantilever in the left rear corner changes the 6.22' calculation of the side yard setback. Mr. LaCorte stated that since the house is slightly angled, there is a slight change however it is very minimal.

OPEN TO THE PUBLIC
NO ONE FROM THE PUBLIC CALLED IN TO COMMENT
CLOSED TO THE PUBLIC

Chairman Fry asked for a motion on the application. Mr. Tanis made a motion to approve the application for 71 Harding Road block 263 lot 55 with the conditions that the A/C units with screening be at least 10' off the property line and that if the electric lines are upgraded they will be placed underground. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Kalpagian, Ms. Riotto, Ms. Evans, Mr. Christ, Mr. Ruebenacker and Chairman Fry.

There being no further business, a motion was made to adjourn the Public Session, seconded and passed unanimously. The Public Business Meeting was adjourned at 8:50 p.m.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment

