

WYCKOFF BOARD OF ADJUSTMENT

MARCH 17, 2022 PUBLIC BUSINESS MEETING 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 March 17, 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."

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."

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Absent: Mr. Kalpagian and Ms. Rizvani.

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

OLD BUSINESS

Approval of the February 17, 2022 work session and public business meeting minutes.
The meeting minutes were approved during the work session.

RESOLUTION FOR PAYMENTS #22-03

Payment Resolution #22-03 was approved during the work session.

MEMORIALIZING RESOLUTIONS**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)

Mendez, Angel 343 Meadowbrook Road Blk. 206 Lot 4

(The applicant proposes to construct an inground swimming pool, patio and pavilion requiring variance relief for accessory lot coverage)

Shelmac, LLC 47 Wyckoff Avenue Blk. 486 Lot 2

(The applicant constructed a dormer on the front of the house requiring variance relief for the front yard setback)

The three (3) Resolutions were approved during the work session.

APPEAL OF BUILDING OFFICIAL'S ENFORCEMENT OF THE ZONING ORDINANCE/REQUEST FOR INTERPRETATION OF THE MUNICIPAL CODE**Spinato, Lauren 616 Woodfield Rd. Block 232 Lot 19**

(The applicant constructed an elevated wooden deck connected to trees in the rear yard, without a construction permit, and is requesting an interpretation of the Ordinance due to the Construction Official's denial to allow the structure to remain based on the Township Code of permitted uses in the RA-25 zone)

This matter may be heard at the April 21, 2022 meeting if the applicant provides public notice to property owners within 200' and The Record.

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 8:12 p.m.

Respectfully Submitted,

Maureen Mitchell, Secretary
Wyckoff Board of Adjustment