

**WYCKOFF ZONING BOARD OF ADJUSTMENT
MAY 21, 2015 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 Erik Ruebenacker, Chairman:

"The May 21, 2015 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."

Board Member Attendance: Erik Ruebenacker, Chairman; Carl Fry, Vice Chairman; Mark Borst; Susan Yudin; Brian Hubert; John Carolan; Ed Kalpagian, Alt.; Brian Tanis, Alt.

Staff Present: John A. Spizziri, Sr. Esq., Board Attorney; Robert E. Landel, Township Attorney; Mark DiGennaro, Township Engineer; Susan McQuaid, Board Secretary.

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Chairman Ruebenacker 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"*

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OLD BUSINESS

APPROVAL OF MINUTES

April 16, 2015 work session/public business meeting

Board Member Fry made a motion to approve the April 16, 2015 work session and public hearing minutes. Second, Board Member Carolan. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Carolan, Ms. Yudin, Mr. Borst, Mr. Fry and Chairman Ruebenacker.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #15-04- Approval of vouchers from various escrow accounts.

Resolution #15-04 will be acted on at the public hearing meeting.

RESOLUTION(S) TO BE MEMORIALIZED

SCHWARTZ, PETER & DINA BLK 217 LOT 7 (RA-25); 88 Logan Lane. *(The applicant proposes to construct an in-ground pool, patio, spa and pool equipment which will result in an impervious coverage of 34.85% where 28.5% is allowed).*

DeGREGORIO, JOSEPH & ELIZABETH BLK 352 LOT 14.01 (RA-25); 331 Newtown Road. *(The applicant proposes to construct a detached garage adjacent to the dwelling which triggers a variance due to the fact that the detached accessory structure will be located in front of the front plane of the principal structure facing the street).*

COLLADO, FRANK BLK 207 LOT 13 (RA-25); 288 Brookside Avenue. *(The applicant proposes to extend the overhang on the front of the house by 2 feet which will encroach into the front yard setback).*

PEKALA, KRZYSZTOF & EWA BLK 268 LOT 24 (R-15); 112 Linden Street. *(The applicant would like to demolish the existing home and construct a new home which will encroach into the front and rear yard setbacks and exceed principal building lot coverage).*

THORWARTH, CHRISTOPHER & CAITLIN BLK 215 LOT 8 (RA-25 CORNER); 750 Wyckoff Avenue. *(The applicant proposes to construct a detached garage adjacent to the dwelling which triggers a variance due to the fact that the detached accessory structure will be located in front yard on this corner lot).*

CHRISTIAN HEALTH CARE CENTER (CHCC) BLK 443 LOTS 49.03, 52.01 & 51; 301 Sicomac Avenue; Amended site plan/Variance/Use Variance. *(The applicant proposes to amend the previous variance and site plan resolution adopted by the Board of Adjustment on May 13, 2013. The application amends the prior approval to provide for a reduction of building coverage in; 1) Wyckoff from 126,587 sf to 118,132 sf for a net change of minus 8,455 sf; 2) a reduction of impervious surface in Wyckoff of 11,672 sf; 3) a reduction in building coverage in Hawthorne from 26,502 sf to 25,935 sf for a reduction of 567 sf, and 4) a total reduction of impervious surface in Hawthorne of 1,221 sf. The total reduction in both municipalities of building coverage is 9,023 sf and the reduction in impervious area is 10,452 sf. The total number of units previously approved at 199 remains unchanged with some redistribution of 1 & 2 bedroom units. The applicant is also seeking an adjustment of the construction materials required in the Wyckoff resolution of approval).*

APPLICATION(S) – CARRIED

PRO-CONTRACTOR, LLC BLK 425.01 LOT 53 (RA-25); 723 Terrace Heights. *(The applicant proposes to demolish the existing house and construct a new house which will trigger the enhanced side yard setback requirement of 25 feet requiring a variance application and also create a 3 story dwelling due to the topography of the land).*

Board Attorney Spizziri and Board Member Yudin recused themselves from discussion and removed themselves from the dais.

Township Engineer DiGennaro said the applicant has resubmitted plans and all the calculations are now consistent. He added that the results are gross building area of 5,675 square feet; compliance with the enhanced side yard setback; the maximum impervious coverage has been reduced to 20.54% where 28.5% is allowed. The variances being requested are for building height of 38' where 35' is the maximum and 3 stories where 2 ½ is the maximum.

PISA, ANTHONY BLK 265 LOT 50 (RA-25); 55 Saxonia Avenue. *(The applicant proposes to connect the garage to the existing house and add a level to the second floor which will encroach no further than the existing front and side yard encroachments).*

Board Attorney Spizziri and Board Member Yudin returned to the dais. Board Member Borst recused himself from discussion and removed himself from the dais since his landscaping company designed the landscape plans for the applicant

Township Engineer DiGennaro said the Board's concerns were with the box structure of the proposed house. He said revised plans were received and the architectural depict a canopy roof across the front of the house along with a rear slider door, rear garage man door and windows added to the second floor on the left side elevation

Chairman Ruebenacker said the board had requested that the second floor be setback by 2 feet. He asked if the proposed front overhang encroaches any further into the front yard setback.

Township Engineer DiGennaro said the house is setback 25.4' to the property line, 16.8' from the front steps and overhang would be setback at 23.5' which would not create a new variance.

Vice Chairman Fry remained concerned with the front massing of the house in the front yard.

APPLICATION(S) – NEW

AYDIN, EMIN BLK 231 LOT 4 (RA-25); 524 Clinton Avenue. *(The applicant proposes to add a level to the second floor which will encroach no further than the existing side yard encroachment but will trigger the enhanced side yard setback requirement of 25 feet).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone is non-conforming due to frontage and side yard. The applicant is proposing to expand the existing structure resulting in a variance request for side yard setbacks of 16.6 feet and 26.3 feet. Since the addition triggers the enhanced side yard setback ordinance, 25' side yard setback is required. The applicant is also proposing an in-ground pool as part the improvement. He said the proposed impervious coverage is 28.4 % which is less than the maximum allowed of 28.5%. The property will be served by a new 4 bedroom septic which has been approved and the project satisfies the Township's storm water management requirements.

Chairman Ruebenacker said he would like to hear testimony regarding the use of the existing foundation and the overall design of the house. He added that there is no attempt to step in the

second floor of the proposed dwelling, he is concerned with side yard setback and the existing retaining wall by the garage.

Board Member Borst was concerned with the amount of trees that are being removed and asked that a professional landscape plan be prepared along with an irrigation plan.

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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 8:10 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment