

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
FEBRUARY 19, 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 Carl Fry, Vice Chairman:

"The February 19, 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:** Carl Fry, Vice Chairman; Mark Borst; Susan Yudin; Brian Hubert; John Carolan; Ed Kalpagian, Alt.; Brian Tanis, Alt.

**Board Member(s) Absent:** Erik Ruebenacker, Chairman

**Staff Present:** John A. Spizziri, Sr. Esq., Board Attorney; Mark DiGennaro, Township Engineer; Susan Schilstra, Board Secretary.

**OLD BUSINESS**

**APPROVAL OF MINUTES**

January 15, 2015 work session/public business meeting

Board Member Yudin made a motion to approve the January 15, 2015 work session and public hearing minutes. Second, Board Member Kalpagian. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Ms. Yudin and Acting Chairman Fry.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #15-02** - Approval of vouchers from various escrow accounts.  
The Board did not vote on this resolution since there were no vouchers to pay.

**APPLICATION(S) - CONTINUED**

**OMLAND, ANDREW & KIERSTEN** BLK 332 LOT 6 (R-15); 22 Madison Heights. *(The applicant proposes to expand the footprint of the existing home and add a second level which*

*will trigger the enhanced side yard setback requirement of 20 feet requiring a variance application).*

This application has been carried until the March 19, 2015 public hearing meeting at the request of the applicant.

**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).*

This application has been scheduled for a special meeting on Monday, March 2, 2015 at 7:30 p.m.

**HANNOUSH, PETER & GRETCHEN** BLK 400 LOT 13 (RA-25); 516 Sicomac Avenue. *(The applicant proposes to occupy the existing home while a new home is being constructed. This new construction will trigger the enhanced side yard setback requirement of 25 feet requiring a variance application).*

Township Engineer DiGennaro said the Board Members are in receipt of a revised Section J page of the application this evening. He said that this 2/17/15 revision was unable to be included in the Board Member's monthly packet. The applicant is proposing to construct a new house while preserving the existing house on the lot to live in. A variance is being required to allow 2 principle structures on one lot for a temporary period of time. He said the applicant was previously requesting a side yard setback variance and since he has reduced the size of the structure the side yard setback variance has been removed from the application. He said a \$25,000 bond will be required and the final certificate of occupancy will not be issued until the original structure is demolished. A temporary Certificate of occupancy (TCO) will be issued for the new structure and the original house will need to be demolished within 90 days. He said the time frame for construction will begin the day the building permit is obtained.

Board Member Yudin said this is a prime example of a resident cooperating with the Board and returning with a smaller structure that is conforming and removes the original variance.

Board Member Borst said a new professional landscape plan will need to be provided.

**BARROS, NORMA** BLK 266 LOT 20 (R-15); 198 Godwin Avenue. *(The applicant proposes to install an in-ground pool which will exceed lot coverage).*

Township Engineer DiGennaro said the Board Members are in receipt of a revised Section J page of the application this evening which reflects the accurate number for total combined lot coverage and total accessory structure changes. The zoning table for the side yard setback to the pool is correctly shown at 13' to edge of the coping which is outside the required 10' side yard setback and a new rear yard setback of 24' to the edge of the coping which is greater than the 10' minimum is also conforming and shown on the new plan with the revision date of 2/13/15. The roof leader on the one story garage will drain into the dry wells as requested and the gazebo has been relocated so it is also conforming to the side yard requirements. In summary the impervious coverage has been reduced from 41.11% to 39.69% where maximum allowable is 39.82%.

Acting Chairman Fry said the total accessory structure has increased from 9.39% to 10.14% for total accessory structure.

#### **APPLICATION(S) – NEW**

**DeSILVA, MICHAEL & KRISTI** BLK 319 LOT 7 (RA-25); 15 Neelen Drive. *(The applicant proposes to construct a porch to the front of the house which will encroach into the front yard setback).*

Township Engineer DiGennaro said the existing single family dwelling situated in the RA-25 zone is non-conforming due to front yard setback. The applicant is proposing a second story addition which includes the addition of a front porch and interior alterations. As a result, the applicant requires relief from the Township Code for a front yard setback encroachment of 34.7 feet where 37.5 feet currently exists and 40 feet is required. The existing septic was installed in 2005 and is designed to serve a 4 bedroom home. A storm water management plan review is not triggered by this application.

Board Member Yudin said the existing shrubs will remain

Acting Chairman Fry said the front yard setback from 37.5 feet to 34.7 feet will include a front porch.

**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).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone is non-conforming due to front yard setback. The applicant is proposing to construct an in-ground pool resulting in excessive impervious coverage requiring a variance. The proposed impervious coverage is 34.85 % which is greater than the maximum allowed of 28.5%. He added that neighbors have a concern with drainage due to the site and a swale located in the rear of the property.

Acting Chairman Fry said in 2008 the applicants applied for a variance and wanted to include the pool. He said the applicant would like to install the 907 square foot pool and spa at this time.

Board Member Kalpagian said he would like to hear testimony as to the size of the pool.

**STOLPER, JONATHAN** BLK 423 LOT 18 (RA-25); 766 Albemarle Street. *(The applicant proposes to construct an in-ground pool which will result in an accessory lot coverage of 6.17% where 5% is allowed).*

Board Member Borst recused himself from discussion and removed himself from the dais since his business is the designer of the landscape plan.

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone is non-conforming due to side yard setback. The applicant is proposing to construct an in-ground pool resulting in excessive accessory lot coverage requiring a variance. The proposed impervious coverage is 20.56 % which is less than the maximum allowed. As directed by this office, the applicant has applied and obtained a permit from the NJDEP, Division of Land Use Regulation, to permit disturbance within a freshwater wetland resource area.

Acting Chairman Fry said this application exceeds the accessory structure of 6.17% where 5% is allowed but does not exceed the total combined lot coverage.

**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).*

Acting Chairman Fry announced that the application for Pro Contractors has been carried to the March 19, 2015 meeting of the Zoning Board. The reason is due to the fact that the applicant has failed to provide to the Board as part of its application all necessary and required information. You will not be notified and no additional notice is required.

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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 7:48 p.m.

Respectfully Submitted,

Susan Schilstra McQuaid, Secretary  
Wyckoff Board of Adjustment