

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
APRIL 20, 2017 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 April 20, 2017 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; Brian Hubert; Susan Yudin; Ed Kalpagian; Brian Tanis; Rich DeLeo, Alt.; Robert Ebel, Alt.

**Staff Present:** David Becker, Board Attorney; Mark DiGennaro, Township Engineer; Susan McQuaid, Board Secretary.

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Chair 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](http://www.wyckoff-nj.com)"*

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**OLD BUSINESS**

**APPROVAL OF MINUTES**

March 16, 2017 work session/public business meeting

Board Member Borst made a motion to approve the March 16, 2017 work session/public business meeting minutes. Second, Board Member Kalpagian. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chairman Ruebenacker.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #17-04-** Approval of vouchers from various escrow accounts.

Board Member Hubert made a motion to approve Resolution #17-04 for payment of vouchers. Second, Vice Chair Fry. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chairman Ruebenacker.

**RESOLUTION(S) TO BE MEMORIALIZED**

**GUGALA, HUBERT** BLK 288 LOT 41; 294 Voorhis Avenue. *(The applicant proposes to construct a one story open porch addition to the rear of the house which will encroach into the side yard setback due to the enhanced side yard setback requirement).*

**CHRISTIAN HEALTH CARE CENTER (CHCC)** BLK 443 LOT 49.03, 51 & 52.01 (RA-25) – Amended site plan/use variance. *The applicant proposes to install a chiller (AC) unit in an existing courtyard.*

Vice Chair Fry made a motion to memorialize the above reference resolutions. Second, Board Member Yudin. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Fry and Chair Ruebenacker.

**TOSCANO, PETER & DONNA** BLK 455 LOT 46 (RA-25); 470 Glendale road. *(The applicant proposes to construct a covering over the existing front porch which will encroach into the front yard setback).*

Vice Chair Fry made a motion to memorialize the Toscano resolution. Second, Board Member Yudin. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Kalpagian, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

**APPLICATION(S) – CARRIED**

**WERKLEY, TIMOTHY/ESTRELLA, ROSA** BLK 483 LOT 16 (RA-25); 129 Starr Place. *(The applicant proposes to expand the first floor and add a level to the second floor with will encroach into the side yard setback due to the enhanced side yard setback requirement and will exceed principal building lot coverage).*

This application has been carried until the Thursday, May 18, 2017 meeting at the request of the applicant.

**SHOTMEYER, MARSHA** BLK 314 LOT 64 (RA-25); 502 Helena Avenue. *(The applicant proposes to add a level and expand the existing footprint of the house which will encroach into the side yard setbacks).*

This application has been carried until the Thursday, May 18, 2017 meeting at the request of the applicant.

**APPLICATION(S) – NEW**

**ROLLA, DANIEL & AMY** BLK 300 LOT 15 (R-15); 140 Ridge Road. *(The applicant proposes to construct a covering over the existing front porch which will encroach into the front yard setback).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-15 zone and is conforming. The applicant is proposing a front covered porch requiring a front yard setback variance of 38.9' where 40' is required. This application does not qualify for a Stormwater Management Plan review. The impervious coverage proposed is 10.41% where a maximum of 29 % is permitted. The property is served by sanitary sewer.

Chair Ruebenacker said this is a straight forward request for a covering over the front porch and modest application. He added that any landscaping damaged during construction will be replaced with the same kind. Vice Chair Fry said this application is for a safety and aesthetic reason.

**CIRILLI, DOMENICO & KARA** BLK 395 LOT 1 (RA-25 CORNER LOT); 360 Newtown Road. *(The applicant proposes to add a level and expand the existing footprint of the house which will encroach into the side yard setbacks due to the enhanced side yard setback ordinance and exceed principal building lot coverage).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming due to lot area, front yard setbacks, lot width and depth. The applicant is proposing to renovate and expand the existing structure requiring variances which will encroach further into the front yard setback on Henry Street and the side yard setback for the constructed/attachment of a garage to the house. The proposal satisfies the Township's storm water management requirements and the applicant has obtained approval to construct a new 4 bedroom septic system.

Chair Ruebenacker said this proposed house is beautiful but was concerned that the house is too big for this lot. Board Member Yudin agreed. The Board is struggling with the side yard setback for the garage at 12.8' where 25' is required due to the enhanced side yard setback requirement since the house will be 4,169 square feet. Board Member Hubert said he would like to hear testimony as to how much of the original structure will remain. Board Member Borst said the applicant will need to submit a detailed revised landscaping plan. Township Engineer DiGennaro said 2 trees located in the right of way cannot be removed.

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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 8:07 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary  
Wyckoff Board of Adjustment