

**WYCKOFF ZONING BOARD OF ADJUSTMENT
JUNE 15, 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 Mark Borst, Acting Chairman:

"The June 15, 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: Mark Borst; Susan Yudin; Ed Kalpagian; Brian Tanis; Brian Hubert; Rich DeLeo, Alt.; Robert Ebel, Alt.

Board Members Absent: Erik Ruebenacker, Chairman; Carl Fry, Vice Chairman

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

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Acting Chairman Borst 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

May 18, 2017 work session/public business meeting

Board Member Yudin made a motion to approve the May 18, 2017 work session/public business meeting minutes. Second, Board Member Kalpagian. Voting in favor: Mr. Ebel, Mr. Tanis, Mr. Kalpagian, Ms. Yudin and Mr. Borst.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-06- Approval of vouchers from various escrow accounts.

Board Member Kalpagian made a motion to approve Resolution #17-06 for payment of vouchers. Second, Vice Chair Fry. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin and Mr. Borst.

RESOLUTION(S) TO BE MEMORIALIZED

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).*

GRIECO, ALYSSA BLK 214 LOT 77 (RA-25 CORNER LOT); 304 Wiley Place. *(The applicant proposes to construct a small addition to the rear of the house and expand the second floor which will encroach into the second front yard setback on Birch Parkway).*

SCLAFANI, PETER & LILLYAN BLK 423 LOT 17 (RA-25); 770 Albemarle Street. *(The applicant proposes to install an in-ground pool which will exceed accessory lot coverage).*

Board Member Kalpagian made a motion to memorialize the above referenced resolutions. Second, Board Member Tanis. Voting in favor: Mr. Ebel, Mr. Tanis, Mr. Kalpagian, Ms. Yudin and Mr. Borst.

HAFTEK, JOSEPH & KRISTEN BLK 500 LOT 4.02 (R-15); 71 Colgate Avenue. *(The applicant proposes to add a level to the existing home. The first floor cantilever windows will encroach into the front yard setback.).*

Board Member Yudin made a motion to memorialize this resolution. Second, board Member Kalpagian. Voting in favor: Mr. Ebel, Mr. Kalpagian, Ms. Yudin and Mr. Borst.

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, July 20, 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, July 20, 2017 meeting at the request of the applicant.

APPLICATION(S) – NEW

188 HILLSIDE AVENUE, LLC BLK 353 LOT 10 (RA-25); 188 Hillside Avenue. *(The applicant proposes to add a level and expand the footprint of the existing dwelling which will encroach into the front yard setback).*

Board Member Borst said he will recuse himself from this application. Township Engineer DiGennaro said the applicant is seeking to expand and renovate the existing dwelling by adding a front covered porch and second story addition. The existing dwelling is non-conforming with respect to lot area, frontage, front yard setback and accessory structure setback. A storm water management plan is not required. The property is served by an existing septic system and the municipal sanitary sewer is available. The applicant must abandon the septic system per NJ Standards and connect to the municipal sanitary sewer. Board Member Yudin and Board Member Kalpagian would like to hear testimony on the detached garage since it is 5' from the property line. Board Member Yudin asked if the house is going to be a tear down and if underground utilities can be installed. Township Engineer DiGennaro said the applicant will be using the foundation.

MOROZ, CEZARY/GAWLE, DANUTA BLK 231 LOT 6 (RA-25); 516 Clinton Avenue. *(The applicant proposes to expand the footprint of the existing house and add a level to the second floor which will trigger the enhanced side yard setback and encroach into the side yard setbacks).*

Township Engineer DiGennaro said the existing single family dwelling is situate in the RA-25 zone and is non-conforming due to lot frontage. The applicant is proposing to construct a new home on the lot requiring variances. The applicant's storm water management plan satisfies the Township's requirements and the property will be connected to municipal sewers. In addition, the engineer shall include driveway trench drains to collect runoff from the circular driveway and the engineer shall verify if there a well is present on site and confirm water service from Ridgewood Water. Board Member Borst said 2 new variances are being requested for the side yard setback where 15' is proposed and 25' is required due to the enhanced side yard setback. Board Member Yudin asked if the existing foundation will be used. Township Engineer DiGennaro said they will be leaving one wall. Board Attorney Becker said this application will be considered new construction. Board Member Kalpagian was concerned with the size of the house and the side yard encroachments. He added that he would like to see underground utilities. Board Member Borst said that landscaping will need to be added along the property line. Board Member Tanis said he would like to hear testimony on the tree removal. Board Member Yudin said she was in agreement with the circular driveway on this well-traveled street.

STOJKOVSKI, VESNA & DRAGAN BLK 436 LOT 26 (RA-25 CORNER LOT); 701 Mountain Avenue. *(The applicant proposes to live in the existing home while they construct a new dwelling which will be consistent with the bulk requirements).*

This application will not be heard this evening due to a deficiency in public notice.

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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 McQuaid, Secretary
Wyckoff Board of Adjustment