

**WYCKOFF ZONING BOARD OF ADJUSTMENT
MAY 18, 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 May 18, 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; Susan Yudin; Ed Kalpagian; Brian Tanis; Robert Ebel, Alt.

Board Members Absent: Brian Hubert; Rich DeLeo, 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"*

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OLD BUSINESS

APPROVAL OF MINUTES

April 20, 2017 work session/public business meeting

Board Member Borst made a motion to approve the April 20, 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 #17-05- 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

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).*

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.

EXTENSION OF TIME

CHRISTIAN HEALTH CARE CENTER (CHCC) BLK 443 LOTS 49.03, 52.01 & 51; 301 Sicomac Avenue; Amended site plan/Variance/Use Variance. *(The applicant is requesting an extension of time since the Vista has not received county approvals both in Passaic and Bergen counties since this property is located in both the Borough of Hawthorne and the Township of Wyckoff).*

Board Attorney Becker said the CHCC is asking for another one year extension while they receive Bergen and Passaic County approvals. Chair Ruebenacker said the applicant does not need to appear for this one year extension. Board Member Borst asked if the county moves the entrance will the application need to return for a new approval. Board Attorney Becker said the applicant will need to amend their application and return to the Board for an amended site plan. Board Member Yudin made a motion to grant another one year extension for the Vista application. Second, Vice Chair Fry. Voting in favor: Mr. Ebel, 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, June 15, 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.

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 at the previous meeting the Board felt that the application was very ambitious. The Board asked that the side yard variance be reduced to an average of a 20' side yard setback and that the front yard porch be reduced. He said the applicant has revised his plan and a change is in the front yard #1 setback of 2.2' where 28.4' was proposed and will now be 30.6'; an increase in the side yard setback to 16' and a decrease in overall gross building area of 160 square feet; decrease in principle building lot coverage from 17.6% to 16.6% where maximum permitted is 15% and overall decrease in impervious coverage by 1.4%. Board Member Kalpagian noted that a landscape plan has been submitted. Board Member Yudin would like to hear testimony on whether this house will be used for the business. Chair Ruebenacker noted that the applicant was able to keep the 2 car garage.

APPLICATION(S) – NEW

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).*

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 setback, side yard setback and accessory structure side yard setbacks. The applicant is proposing a renovation and addition to the existing structure by adding a second story above the existing encroachments requiring variances. The property is served by a new 3 BR septic installed in 2014. The Township's storm water management requirements do not apply to this project. Chair Ruebenacker said this is a modest renovation. Board Member Borst said there is already a hedge of screening with a fence. Vice Chair Fry said screening may be required 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).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is conforming. The applicant seeks relief from the code in order to construct a swimming pool requiring accessory structure variance of accessory coverage of 6.3% where 5% is required due to the construction of a 162 square foot deck. He added that the maximum combined principal coverage is at 13% and combined with the accessory coverage remains under 20%. The application satisfies the Township's storm water management plan and is served by sewers. Chair Ruebenacker said 3 trees are marked for removal. Board Member Borst said if the deck was not already construction there would not be a need for a variance. He added that no landscape plan has been submitted.

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.).*

Township Engineer DiGennaro said the existing single family dwelling is situated on a non-conforming lot located in the R-15 zone. The property is non-conforming due to lot area, depth, front yard setback. The applicant is proposing a second story addition above the existing footprint. The addition will require a variance to expand the structure into the front yard setback on the second floor. The Stormwater Management Plan is not required and the property is served by sanitary sewer. Board Member Tanis said he will recuse himself from discussion and remove himself from the dais during the public hearing meeting. Board Members Borst and Kalpagian said they liked the design of the house.

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).*

This application will not be heard this evening do to improper proof of service. The applicant will need to renote the newspaper and property owners for the June 15, 2017 public hearing meeting.

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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 8:02 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment