

**WYCKOFF ZONING BOARD OF ADJUSTMENT
SEPTEMBER 14, 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 September 14, 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 Hubert; 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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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

August 17, 2017 work session/public business meeting

Board Member Yudin made a motion to approve the August 17, 2017 work session/public business meeting minutes. Second, Board Member Kalpagian. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst and Chair Ruebenacker.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-09- Approval of vouchers from various escrow accounts.

Vice Chairman Fry made a motion to approve Resolution #17-09 for payment of vouchers. Second, Board Member Hubert. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

RESOLUTION(S) TO BE MEMORIALIZED

PUCHALIK, JOSEPH & SARAH BLK 352 LOT 4 (RA-25 CORNER); 269 Cedar Hill Avenue. *(The applicant proposes an alteration to the front porch, addition of a deck off the family room, shed and fence which will encroach into the front and side yard setbacks on this corner lot).*

GREENE, DARYL BLK 298 LOT 8 (R-15 CORNER LOT); 45 Rodger Court. *(The applicant proposes to expand the existing footprint of the house for a family room, a master bedroom and a front porch which will encroach into the front yard setback).*

McINTOSH, JOSEPH & KARIN BLK 206 LOT 29 (RA-25 CORNER); 290 Crescent Avenue. *(The applicant proposes to construct a third garage with bedrooms above which will encroach into the front yard setback on this corner lot).*

SANBORN, DANIEL & LINDSAY BLK 395 LOT 3 (RA-25); 207 Henry Place. *(The applicant proposes to add a second floor level requiring variance relief for rear yard and front yard setback).*

ACKERSON, KELLY BLK 270 LOT 4 (R-15); 115 Wood Street. *(The applicant proposes to add a covered front porch, rear dormer and 2 doghouse dormers on the front roofline which will encroach into the front yard setback).*

Board Member Borst made a motion to approve the above referenced resolutions. Second, Board Member Kalpagian. Voting in favor: Mr. E bel, Mr. DeLeo, Mr. Kalpagian, MR. Hubert, Ms. Yudin, Mr. Borst and Chair Ruebenacker.

APPLICATION(S) – WITHDRAWN

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).*

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).*

The Board acknowledged the withdrawal of the two (2) referenced applications.

APPLICATION(S) – CARRIED

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).

This application has been carried to the Thursday, October 19, 2017 public hearing meeting at the request of the applicant.

VRTIS, ANGELA & MICHAEL BLK 352 LOT 37.01 (RA-25); 268 Wyckoff Avenue. *(The applicant is seeking relief from the code to allow the encroachment of the accessory pool slide into the side yard setback).*

Vice Chair Fry said that he listened to the tape recording from the August 17, 2017 meeting of which he was absent and therefore is able to participate in this application. Township Engineer DiGennaro said at the last meeting the applicant was requested by the Board to submit a landscape and grading plan with regards to the pool slide area. Chair Ruebenacker said the Board is interested in the height of the rock wall on the property line. Board Member Borst said the rubble rock wall should be moved 2' off the property line and construct a 2' retaining wall. Township Engineer DiGennaro said by ordinance for every foot off the property line the height of the wall will be the same. Testimony will continue at the public hearing meeting at 8 p.m.

LES, ALEXANDER & CHRISTINA BLK 314 LOT 72 (RA-25); 540 Helena Avenue. *(The applicant proposes to demolish the existing home and construct a new home which will exceed the building height and trigger the enhanced side yard setback requirement).*

Testimony will continue at the public hearing meeting at 8 p.m.

APPLICATION(S) – NEW

SHUR REAL ESTATE BLK 214 LOT 46 (RA-25); 205 Franklin Avenue. *(The applicant proposes to add a two story addition requiring variance relief for side yard setback).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area, frontage, side yard setback and accessory structure setbacks. The applicant is seeking relief from the code to expand and add a two story addition requiring variance relief for side yard setback. A Stormwater management plan is not required for this application. The property is served by sanitary sewer. The property survey and public right of way line must be perfected to establish the front property line at the right of way line and not centerline of roadway. This must be done by a Licensed Land Surveyor and recorded at Bergen County Registrar. Testimony will begin at the public hearing meeting at 8 p.m.

TOOR, SADDAD & SHIRIN BLK 204 LOT 24 (RA-25); 424 Hidden Valley Court. *(The applicant proposes to construct a one story addition to provide for a breakfast area off the kitchen which will encroach into the side yard setback of 21' where 25' is required due to the enhanced side yard setback requirement).*

Township Engineer DiGennaro said the applicant is seeking to construct a single story addition to expand the kitchen area and front entry foyer area requiring variances for enhanced side

yard setback. The Stormwater management plan is satisfactory. Testimony will begin at the public hearing meeting at 8 p.m.

BACZYNSKI, MICHAEL & JANE BLK 295 LOT 11 (R-15); 159 Packard Avenue. *(The applicant proposes to construct a rear yard deck which will exceed total accessory structure and total lot coverage).*

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, frontage, front yard and side yard setback, accessory structure setback. The applicant is proposing to construct deck off the rear of the principal building requiring variance for excessive accessory lot coverage. The Stormwater Management Plan is not required and the property is served by sanitary sewer. Testimony will begin at the public hearing meeting at 8 p.m.

SONG, KE BLK 290 LOT 14 (RA-25); 335 Sunset Boulevard. *(The applicant proposes to demolish the existing home and construct a new home consistent with the bulk requirements).*

Township Engineer DiGennaro said the applicant is seeking to remove the existing non-conforming dwelling and construct a new conforming 4 bedroom dwelling on a non-conforming lot in the RA-25 zone. The existing bulk deficiencies include lot area and frontage. The septic system design plan was reviewed and approved for a 4 bedroom dwelling. The Stormwater management plan satisfies the Township's requirements. Testimony will begin at the public hearing meeting at 8 p.m.

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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