

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
DECEMBER 21, 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 December 21, 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; Brian Hubert; 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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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](http://www.wyckoff-nj.com)"*

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**OLD BUSINESS**

**APPROVAL OF MINUTES**

November 16, 2017 work session/public business meeting

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

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #17-12-** Approval of vouchers from various escrow accounts.

Board Member Hubert made a motion to approve Resolution #17-12 for payment of vouchers. Second, Board Member Fry. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

**RESOLUTION(S) TO BE MEMORIALIZED**

**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).*

**ZURIER, ROBERT & CAROL** BLK 289 LOT 4 (RA-25); 303 Martom Road. *(The applicant proposes to construct a screened porch in the inside of the rear corner of the existing house which will exceed lot coverage).*

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

**APPLICATION(S) – NEW**

**CAPRIO, MICHAEL** BLK 293 LOT 9.01 (R-15); 161 Godwin Avenue. *(The applicant proposes to expand the first floor with a new kitchen and second floor master bedroom which will encroach into the side yard setback).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the R-15 zone and is non-conforming due to front yard setback. The applicant is proposing to expand and renovate the existing structure and is seeking relief from the Code from the enhanced side yard setback requirement. This application does not qualify for a Stormwater Management Plan review and the property is served by sanitary sewer. The applicant shall provide the permit information on the existing well shown to exist on the property. If no well record or permit exists, the applicant shall engage a licensed NJ well drilling contractor to either permit the well or abandon the well pursuant to requirements of the State of NJ. He added that the deck & pergola are considered accessory structures and their calculations should be added to the total accessory structures along with the garage and shed which currently are combine at 12.84% where 20% is allowed. He said the height of the proposed structure is at 26 feet where the maximum is 35 feet.

Vice Chair Fry said the front yard setback is at 9.97' where 40' is required because the homes were built close to the road in the 1700's. He said side yard #1 is currently at 19.94' and will be reduced by 5' to 14.94' where 20' is required due to the enhanced side yard setback requirement. He said the house is unique and sits sideways on the lot since the front of the house does not face the road. He said there is really no other area to construct an addition to this house. Board Member Hubert said there is not a lot of room to scale the addition down. Board Member Yudin would like to hear testimony as to whether the house is registered as historic and if there are any historic requirements to follow during construction. Chair

Ruebenacker was concerned that the gross building area will increase from 3,156.7 square feet to 4507.2 square feet and this 2 story addition will be 14.94' off the property line where the maximum is 20'. He said he would like to hear testimony as to reducing the depth of the bedroom and reduce the side yard setback encroachment. Board Member Borst said the enhanced side yard is triggered due to the increase in the size of the second floor bedroom. Board Member Ebel said the existing house is narrow and by putting the addition towards the rear of the house that would make the house too long. He added then you would lose the historic look of the house. Chair Ruebenacker questioned why there is a door at the top of the platform on the second floor and would like to hear testimony as to this structure. Township Engineer DiGennaro said the gross building floor area calculation also includes the finished floor area of the detached structures and are considered part of the footprint of the house even though they are located far from the existing house. Chair Ruebenacker asked if the landscape plan was sufficient. Board Member Borst said the landscaping plan is adequate.

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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 7:59 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary  
Wyckoff Board of Adjustment