

**WYCKOFF ZONING BOARD OF ADJUSTMENT
OCTOBER 18, 2018 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 Carl Fry, Chairman:

"The October 18, 2018 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."

Chairman Fry 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"*

"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time."

Roll Call was taken

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Board Member Attendance: Carl Fry, Chairman; Erik Ruebenacker, Vice Chairman; Susan Yudin; Brian Tanis; Robert Ebel, Alt; Rich De Leo, Alt.

Board Member Absent: Mark Borst, Brian Hubert; Ed Kalpagian

Staff Present: David Becker, Board Attorney, Mark DiGennaro, Township Engineer; Susan McQuaid, Board Secretary, Denise Capparelli, Administrative Support Assistant.

OLD BUSINESS

APPROVAL OF MINUTES

September 20, 2018 work session/public business meeting

Board Member Tanis made a motion to approve September 18, 2018 work session/public business meeting minutes. Second, Board Member DeLeo. Voting in favor: Mr. Ebel, Mr. DeLeo and Chairman Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-10 Approval of vouchers from various escrow accounts.

Vice Chairman Ruebenacker made a motion to approve Resolution #18-10 for payment of vouchers. Second, Board Member Yudin. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Tanis, Ms. Yudin, Mr. Ruebenacker and Chairman Fry.

RESOLUTION(S) TO BE MEMORIALIZED

KOCHER, DAN & LAURIE BLK 352 LOT 25 (RA-25); 274 Merlin Place. *(The applicant proposes to add an addition to the rear of the homes for a kitchen, great room and porch on the first floor and master bedroom on the second floor which will trigger the enhanced side yard setback requirement).*

PERFORMANCE INVESTOR SERVICES (ALLEN STILES) BLK 461 LOT 17 (RA-25); 434 Caldwell Drive. *(The applicant proposes to demolish the existing structure to construct a new conforming home which will meet all the bulk requirements).*

KAVANAGH, MARK & LAUREN BLK 510 LOT 8 (R-15); 501 Spencer Drive. *(The applicant proposes to construct a portico over the front door where the roof overhang will encroach into the front yard setback).*

BARRETT, NICHOLAS & LINDSEY BLK 269 LOT 8 (R-15); 107 Edison Street. *(The applicant proposes to construct a portico over the front door where the roof overhang will encroach into the front yard setback).*

Board Member Ebel made a motion to memorialize the above referenced resolutions. Second, Board Member Tanis. Voting favor: Mr. Ebel, Mr. DeLeo, Mr. Tanis and Chairman Fry.

APPLICATION(S) – CARRIED

MUSTO, ROBERT & MARY ANN BLK 498 LOT 91 (R-15); 390 Hil-Ray Avenue. *(The applicant proposes to rebuild the existing deck and add a covering over the deck which will exceed total accessory structure coverage).*

Board Member Tanis will recuse himself from discussion and remove himself from the dais. Board Member Yudin and Vice Chairman Ruebenacker said they have listened to the recording of the previous meeting at which they were absent and are now eligible to vote on this matter. Chairman Fry remained concerned with the height of the proposed accessory structure of the roof. Township Engineer DiGennaro said the height of the deck roof will be 18' and considered 1 story. He added that he agrees with all the setbacks as indicated on the site plan. This application will be continued at the 8 p.m. public hearing meeting.

CLEAVER, MARC & TINA BLK 454 LOT 4 (RA-25); 221 Wyckoff Avenue. *(The applicant proposes to enlarge the existing family room and add a new mud room addition which will encroach into the rear yard setback and exceed impervious coverage).*

This application has been carried to the November 15, 2018 public hearing meeting at the request of the applicant.

APPLICATION(S) – NEW

ALEXANDER, DARREN & TRACY BLK 483 LOT 42 (RA-25 CORNER); 92 Ravine Avenue. *(The applicant proposes to raise the roof of the accessory garage which is an expansion of a non-conforming use).*

Board Member Tanis rejoined the board.

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 residential zone on a corner lot and is non-conforming due to accessory structure setback. The applicant proposes to reconstruct the existing garage within the same footprint and utilizing the existing foundation in order to raise the roof of the garage and increase the height of the garage door to park his commercial truck which he drives to his workplace each day. He said the variance is for the pre-existing rear yard setback of the existing garage. He also said a deed will need to be recorded dedicating the Ravine Avenue and Lafayette Avenue right of way to the Township of Wyckoff. Testimony will begin at the public hearing meeting at 8 p.m.

CALABRESE, MICHAEL & ERIN BLK 230 LOT 9(RA-25), 615 Woodfield Rd. *(The applicant proposes to enlarge existing garage and add a bedroom over garage which will encroach into the side yard setback).*

Township Engineer DiGennaro said the existing single family dwelling is situate in the RA-25 zone and is non-conforming due to accessory structure side yard setback. The applicant is proposing to renovate and expand the existing structure resulting triggering the enhanced side yard setback therefore requiring variances. The application satisfies the Township's Stormwater management requirements. The property is served by municipal sewer. Chairman Fry said the applicant will be constructing within the original footprint of the house. Board Member Ebel said the addition will conform to the neighborhood. Vice Chairman Ruebenacker would like to hear testimony about setting the second floor addition in from the property line so the house will not look like a rectangle. 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 9:20 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment