

**WYCKOFF ZONING BOARD OF ADJUSTMENT
APRIL 18, 2019
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 Chairman Carl fry:

"The April 18, 2019 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."

Board Members in attendance: Carl Fry, Chairman; Erik Ruebenacker, Vice Chairman; Board Members: Brian Tanis, Ed Kalpagian, Brian Hubert, Rosa Riotto, Mark Borst, Kelly Conlon and Louis Cicerchia.

Staff present: David Becker, Board Attorney, Mark DiGennaro, Township Engineer; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the March 21, 2019 work session and public business meeting minutes.
Board Member Kalpagian made a motion to approve the March 21, 2019 work session and public business meeting minutes. Second, Vice Chairman Ruebenacker. Voting in favor: Ms. Riotto, Mr. Kalpagian, Mr. Hubert, Mr. Tanis, Mr. Ruebenacker and Chairman Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #19-04 Approval of vouchers for Engineering and Professional Services.

Board Member Hubert made a motion to approve Resolution #19-04 for payment of vouchers. Second, Mr. Tanis. Voting in favor: Mr. Borst, Mr. Tanis, Ms. Riotto, Mr. Hubert, Mr. Kalpagian, Mr. Ruebenacker and Chairman Fry.

RESOLUTION(S) TO BE MEMORIALIZED

118 SHELDON STREET LLC, BLK 267 LOT 26 (R15) 118 Sheldon Street (Applicant proposes to add a second story to the existing one story family dwelling.) Approved

107 HARDING STREET, LLC BLK 263 LOT 66 (R-15) 107 HARDING ROAD (The applicant proposes to add a second story to the existing one story family dwelling) Approved

WARE, DAVID AND ELIZABETH BLK 291 LOT 29 (RA-25) 290 Sunset Blvd. (The applicant proposes to add a second story to the existing single store family dwelling.) Approved

KORINIS, KRISTA & JUSTIN BLK 219 LOT 1 (RA-25) 314 Godwin Avenue. (The applicant proposes to reconstruct the existing residence which was damaged by fire. The project involves expansion and alteration of the home.) Approved

Chairman Fry asked for a motion to approve the Resolutions for the 118 Sheldon Street, 107 Harding Road, 290 Sunset Blvd. and 314 Godwin Avenue applications. Vice Chairman Ruebenacker made a motion to approve the 4 above referenced Resolutions. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Kalpagian, Ms. Riotto, Mr. Ruebenacker and Chairman Fry.

APPLICATION(S) WITHDRAWN

TSAPATSARIS, JENNIFER BLK 366 LOT 5 (RA-25); 543 Eder Avenue. The applicant proposes to expand the existing house to include a laundry room, living room and a second floor addition for a bathroom and bonus room over the garage which will encroach into the enhanced side yard setback.

Chairman Fry announced that the applicant has withdrawn this application.

NEW APPLICATIONS

CORDOVA, JOSE BLK 425 LOT 28.01 405 SICOMAC AVENUE. (The applicant proposes to add a second story to the existing one story home.)

Township Engineer DiGennaro presented his summary of the application: The existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming due to lot area and side yard setback. The applicant proposes to expand the dwelling triggering the enhanced side yard setback giving rise for variance relief. The lot is 23,036 square feet where 25,000 SF is required. The existing front yard #1 on Terrace Heights has a setback of 53.26' which will remain. Side yard #2 on Sicomac Avenue has a setback of 55.42' with 53.77 proposed. The principal building existing side yard setback is 14.16' however the proposed second story addition will be out of the setback at 30.83'. The applicant has been

approved to construct a new 5 bedroom septic system on the property and will provide testimony at the Public Meeting.

FILA, GREG & DANIELLE BLK 291 LOT 10 (RA-25) 317 West Stevens Avenue
The applicant proposes to construct a 2 story addition/alteration to existing residence.

Mr. DiGennaro gave a brief overview of the application:

The existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area, frontage, front yard setback and side yard setback. The applicant is proposing to expand the existing structure requiring variance relief. The lot size is 18,037 square feet where 25,000 is required. The existing front yard setback is 35.2' where 40' is required and will remain unchanged. Existing side yard #1 has a setback of 22' and side yard #2 is 11.9'. Both will remain unchanged. A new 4 bedroom septic system has been approved and the storm water management plan satisfies the Township requirements. The applicant will provide testimony during the public Meeting.

UFFERFILGE, TED & BONNIE BLK 281 LOT 1 (RA-25) 558 Taunton Rd.
The applicant proposes to construct a Pool House addition onto the rear of the existing home.

Mr. DiGennaro gave the following summary of the application:

The existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming by way of enhanced side yard setback. However, this non-conformity is due to a code change which occurred after the structure was constructed. Currently, the applicant proposes to construct a pool cabana which further increases the gross building area of the structures on the property and triggers the enhanced side yard setback requirement. The existing side yard setback is 20.3' where the enhanced side yard setback requirement is 25'. The applicants Attorney will present his case at the Public Meeting.

COHEN, DAVID & LAUREN BLK 421 LOT 40 (RA-25) 783 Charnwood Drive
The applicant proposes to construct a 3rd bay to the existing 2 car garage, construct a master bedroom above the garage and construct an enclosed vestibule on the front of the house where an open porch exists.

Township Engineer DiGennaro provided the following overview of the application:

The existing single family dwelling is situated in the RA-25 zone and is non-conforming due to front yard setback and accessory pool side yard setback. The applicant is proposing to renovate and expand the existing structure requiring variance relief. The existing front yard setback is 37.8' where 40' is required and 34.7 is proposed. The existing side yard #1 is 20.2' where 25' is required and will remain unchanged. Side yard #2 has a setback of 45.4' and will remain unchanged. Belgium block curbing should be installed along the perimeter of the driveway to prevent runoff from the adjacent property. The storm water management plan satisfies the Township requirements. The applicant will provide testimony at the Public meeting.

There being no further business, a motion was made by Board member Hubert to adjourn the Work Session Meeting. Seconded by Board Member Kalpagian and passed unanimously. The Work Session was adjourned at 8:20 p.m.

Respectfully Submitted,

Maureen Mitchell, Secretary
Wyckoff Board of Adjustment