

**WYCKOFF ZONING BOARD OF ADJUSTMENT
FEBRUARY 15, 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 February 15, 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; Mark Borst; Susan Yudin; Brian Hubert; Ed Kalpagian; Brian Tanis

Board Member(s) Absent: Rich DeLeo, Alt; Robert Ebel, Alt.

Staff Present: David Becker, Board Attorney; Mark DiGennaro, Township Engineer; Susan McQuaid, Board Secretary.

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OLD BUSINESS

APPROVAL OF MINUTES

January 18, 2018 work session/public business meeting

Board Member Hubert made a motion to approve the January 18, 2018 work session/public business meeting minutes. Second, Board Member Kalpagian. Voting in favor: Mr. Tanis, Mr. Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst and Chairman Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-02 Approval of vouchers from various escrow accounts.

Board Member Hubert made a motion to approve Resolution #18-02 for payment of vouchers. Second, Board Member Kalpagian. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Ruebenacker and Chairman Fry.

RESOLUTION(S) TO BE MEMORIALIZED

JAMESON, CHRISTOPHER BLK 352 LOT 17 (RA-25); 246 Wilson Place. *(The applicant proposes to install a decorative aluminum fence along the top of an existing wall).*

Vice Chairman Ruebenacker made a motion to memorialize the Jameson resolution. Second, Board Member Tanis. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst and Chairman Fry.

APPLICATION(S) – CARRIED

LIZZI, JOSEPH & JULIE BLK 290 LOT 23 (RA-25); 318 Martom Road. *(The applicant proposes to expand the existing single car garage to a two car garage and a covered front porch which will encroach into the front yard setback and also expand the master bedroom and master bathroom which will exceed principle building lot coverage).*

This application has been carried to the Thursday, March 15, 2018 Board of Adjustment meeting at the request of the applicant.

APPLICATION(S) – NEW

FOX, CHRISTOPHER BLK 443 LOT 2 (RA-25); 764 Hickory Hill Road. *(The applicant proposes to add a level which will exceed the building height).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non –conforming due to accessory pool side yard setback. The applicant is proposing to construct a second story addition requiring variances as the structure will result in a 3 story dwelling due to the topography of the land and exceed the maximum height limitation in the zone. The application does not require Stormwater management and the property is served by a 4 BR septic system installed in 2006. Chairman Fry said the topography of the land makes this home expansion a challenge. He said the height of the roof will be at 37.17' where 35' is the maximum allowed. Board Member Yudin said if the second floor ceilings are 9' they can be reduced to 8' which would lower the roof line by 1'. Board Member Borst said he would like to see additional landscaping. The Board will hear testimony at the public hearing meeting.

ALTONAGA, RAYMOND & CECELIA BLK 320 LOT 105 (RA-25 CORNER LOT); 286 West Stevens Avenue. *(The applicant proposes to remove the rear porch and construct a rear family room which will exceed principle building lot coverage).*

Board Member Kalpagian will recuse himself at the public hearing meeting at 8 p.m.

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, depth, front yard setbacks, side yard setback and principal building lot coverage. The applicant is proposing to expand the existing structure requiring variances. The lot area is 15,788 square feet where 25,000 square feet is required. The property is served by an existing 4 BR septic system installed in 2003 and does not require expansion as the proposal does not propose increasing the bedroom count. The Board did not have an issue with the second front yard setback or the size of the structure. Testimony will be heard at the public hearing meeting.

SCHOENDORF, WILL & CHARLOTTE BLK 393 LOT 9 (RA-25); 389 Newtown Road. *(The applicant proposes to expand the existing single car garage to a 2 car garage which will encroach into the side yard setback and add a covered front porch).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area deficiency, frontage, side yard setbacks, and accessory structure setbacks. The applicant is proposing to renovate and expand the existing structure requiring variances. The lot area is 12,380 square feet where 25,000 square feet is required. The applicant must provide a Stormwater management plan designed by a NJPE which satisfies the Township's requirements prior to obtaining a permit. The property is served by a newer 4 BR septic system. As of this writing a revised plan showing tree protection or silt fence has not been received as requested. Chairman Fry said the lot area is deficient by 50% and since the addition will exceed 3700 square feet the side yard setbacks are increased due to the enhanced side yard setback requirement. Vice Chair Ruebenacker said the 9' side yard setback is aggressive. He suggested the garage be reduced to a 1 ½ car garage and step in the second floor. Board Member Borst noted that the combined accessory and principle building coverage is 20.8% where 20% is required. Testimony will be heard at the public hearing meeting.

SIMONE, MICHAEL & DANA BLK 367 LOT 10 (RA-25); 522 Eder Avenue. *(The applicant proposes to add a small addition to the second floor master bedroom to align with the footprint of the existing structure and a front porch addition which will encroach into the side yard and front yard setbacks).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area deficiency, frontage, side yard setback and accessory structure setbacks. The applicant is proposing to renovate and expand the existing structure requiring variances. The lot area is 12,300 square feet where 25,000 square feet is required. The application does not qualify for a Stormwater management plan. The property is served by a 5 BR septic system dated 2000. The Board hear testimony on this application at the public hearing meeting.

NUGENT, WILLIAM BLK 314 LOT 53.01 (RA-25); 519 Wyckoff Avenue. *(The applicant proposes to install a pool with spa which will exceed the accessory lot coverage).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to side yard setback and accessory structure rear yard setback. The lot area remains questionable and testimony is needed to confirm. The applicant is proposing to install an in ground swimming pool requiring variances for excessive accessory

structure coverage. The application satisfies the requirements of the Township Stormwater management requirements, however, the location of the proposed seepage pit appears to be within 50 feet of an adjacent septic and must be relocated to satisfy the minimum setback requirement per 7:9A. Chairman Fry said the accessory coverage is 6.1% where 5% is the maximum allowed. Vice Chair Ruebenacker said he would like to hear testimony on the landscaping plan.

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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 8:23 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment