

**WYCKOFF ZONING BOARD OF ADJUSTMENT
DECEMBER 16, 2021
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 Fry:

"The December 16, 2021, 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."

Mr. Fry read the following 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 times."

ROLL CALL:

Board Members in attendance: Carl Fry, Chairman; Mark Borst, Vice Chairman; Erik Ruebenacker, Brian Hubert, Brian Tanis, Ed Kalpagian, Rosa Riotto, Ian Christ, and Nekije Rizvani.

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

OLD BUSINESS

Approval of the November 18, 2021, work session and public business meeting minutes.

Mr. Hubert made a motion to approve the November 18, 2021, work session and public meeting minutes. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Kalpagian, Ms. Rizvani, Mr. Ruebenacker, and Chairman Fry. Abstained: Mr. Christ, Ms. Riotto, and Mr. Borst.

RESOLUTION FOR PAYMENTS #21-12

Mr. Ruebenacker made a motion to approve the Resolution for Payments #21-12. Second, Mr. Tanis. Voting in favor: Mr. Tanis, Ms. Rizvani, Mr. Christ, Mr. Hubert, Mr. Kalpagian, Ms. Riotto, Mr. Ruebenacker, Mr. Borst, and Chairman Fry.

MEMORIALIZING RESOLUTIONS**Leach, James 304 Voorhis Ave. Blk 288 Lot 40**

(The applicant proposes to construct a second story addition and an addition in the rear requiring variance relief for side yard setbacks and principal building lot coverage)

Hamernick, Brittany 262 Morse Ave. Blk 254 Lot 1

(The applicant proposes to construct a first and second story addition and also construct a new one car garage requiring variance relief for principal building front and side yard setbacks, accessory setbacks, principal, and combined lot coverage)

Fowler, David 310 Windham Ct. Blk 206 Lot 51

(Applicant proposes to construct an addition in the rear of the home requiring variance relief for enhanced side yard setback of 22.5' existing and proposed where 25' is required)

Mr. Kalpagian made a motion to approve the three (3) Resolutions. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Rizvani, Mr. Ruebenacker, and Chairman Fry. Abstained: Mr. Christ, Ms. Riotto, and Mr. Borst.

Wyckoff Cycle 398 Franklin Ave. Blk 250 Lot 1

(The applicant is proposing a 4th façade sign on Franklin Avenue requiring variance relief from the Code 186-28F which states only one sign is permitted for each retail business establishment)

Mr. Tanis made a motion to approve the Resolution. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Hubert, Ms. Rizvani, Mr. Ruebenacker, and Chairman Fry. Abstained, Mr. Kalpagian, Mr. Christ, Ms. Riotto, and Mr. Borst.

APPLICATION CARRIED**Grano, Anthony 178 Cottage Rd. Blk 456 Lot 24**

(The applicant proposes to construct 2 covered patios, a storage room, powder room and a pool requiring variance relief for accessory lot coverage and total combined lot coverage)

Chairman Fry announced that this application will be carried to the January 20, 2022 meeting.

NEW APPLICATIONS**Goren, Murat & Esra 12 Sherwood Lane Block 263 Lot 44**

(The applicant proposes to demolish the existing home and construct a new single family home requiring variance relief for both side yard setbacks, principal building lot coverage and combined lot coverage)

Mark DiGennaro, the Township Engineer provided the following technical summary of the application:

The applicant submitted a property survey prepared by Peter Kirch, PLS and Thomas Ashbahian, PE, RA, PP last revised 10/28/21; architectural plan and landscape plan prepared by Mark Braithwaite last revised 11/10/21; application, and photos. The applicant is proposing to demolish the existing structures on the property and construct a new single family home and shed requiring variance relief. The property is nonconforming due to lot area, frontage, front yard and side yard setbacks. The existing lot area is 9,762 sf where 15,000 sf is required. Existing

frontage is 50' where 100' is required. Existing side yard setback #1 is 9.7' with 10' proposed and existing side yard #2 is 1.8' with 10' proposed where 15' is required for each side. The applicant is proposing a principal building lot coverage of 21.3% where 15% is the maximum allowed and a combined lot coverage of 22.3% where 20% is the maximum allowed. Proposed height is 23.3' where 35' is the maximum allowed and a 100 sf shed is proposed which will be conforming at 10' from the side and rear property lines. The application satisfies the required stormwater management plan review, and the property is served by sanitary sewer.

Chairman Fry commented that this is a complete tear down and what is proposed will be an improvement over the existing conditions. He added that this is a very narrow lot, which is a challenge, and the applicant is proposing 10' side yard setbacks where 15' is required. Mr. Fry stated that the lot is very undersized, and the applicant is proposing a combined lot coverage of 22.3%. He said he would like to hear testimony as to whether any efforts were made to keep the lot coverage at the maximum allowed 20%. Finally, the Chairman stated that he would recommend that the utilities be placed underground.

Mr. Borst commented on the submitted landscaping plan stating that the applicant is proposing English lavender along the sides of the property which only grows to approximately 2' in height so he would suggest adding plantings that would grow taller.

Mr. Ruebenacker questioned why the applicant is proposing the A/C condenser unit and generator on the side of the house instead of the rear since the proposed side yard setback is 10'. He said he would also like to hear testimony regarding how long the applicants have owned the property and if they are planning to reside in the home once it is completed.

Schnurr, Michael 605 Buena Vista Dr. Block 247 Lot 7 RA-25

(The applicant proposes to construct an addition to connect the existing detached garage to the principal building requiring variance relief for the side yard setback)

Mr. DiGennaro provided the following technical summary of the application:

I have reviewed the architectural and plot plan prepared by Morpurgo Architects, revised thru 11/1/21; property survey prepared by Weissman Engineering dated 3/18/21; application, and photos. 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 accessory structure side yard setback. The applicant is proposing to expand the existing structure and attach the dwelling to the existing detached garage requiring variance relief. Existing lot area is 18,795 sf where 25,000 sf is required, and frontage is 117.50' where 125' is required. Existing front yard setback is 35.9' and proposed is 36' where 40' is the requirement. Existing side yard setback #1 is 26.1' and proposed is 3' as a result of connecting the detached garage to the principal building. Existing side yard setback #2 is 35' with 30.7' proposed where the enhanced setback of 25' is required for each side. Lot coverage, impervious coverage and building height will all be conforming. The proposal includes increasing the bedroom count to 4 bedrooms from 3 bedrooms. The existing septic was sized for a 4 bedroom dwelling. Stormwater management is not required per our Code.

Chairman Fry said the applicant is proposing to attach the existing detached garage to the left side of the principal structure resulting in a 3' setback which is the challenge with this application. There are also additions proposed for the right side and the rear which will be conforming. A landscape plan has been submitted and there is a lot of existing screening on the property.

There being no further business, a motion was made to adjourn the Work Session, was seconded, and passed unanimously. The meeting concluded at 8:00 pm.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment