

WYCKOFF BOARD OF ADJUSTMENT

JUNE 20, 2024 AGENDA

The Zoning Board of Adjustment of the Township of Wyckoff will conduct its regularly scheduled Public Work Session meeting and Public Business meeting in the second floor Court Room in Memorial Town Hall.

Work Session meeting: 7:30 p.m.

Public Business meeting: 8:00 p.m.

Reading of the Open Public Meetings Act statement

The Board of Adjustment Meeting will begin with the Pledge of Allegiance

OLD BUSINESS

Approval of the May 16, 2024 Work Session and Public Business Meeting minutes

PAYMENT RESOLUTION #24-06

REQUEST FOR EXTENSION OF APPROVAL

Medfield Properties, LLC 586 Overlook Drive Block 247 Lot 9

(The applicant is requesting a second one (1) year extension of approval. The Resolution of Approval was memorialized on August 18, 2022. In 2023, the applicant requested a one (1) year extension of time due to an illness in the family and contractor issues. Work has not yet commenced, and the previously approved one (1) year extension will expire on August 18, 2024)

CARRIED APPLICATIONS

Patel 811 Wyckoff Ave. 202.02/28

(The applicant proposes to expand the first and second stories of the home requiring variance relief for both side yard setbacks)

The applicant is working on a plan which will not require any variances however the plans are still in the process of completion. They have requested that the application be carried to the July 18, 2024 meeting or until they are sure they do not need to return to the Board. The applicant has consented to an extension/waiver of the amount of time the Board has to act on the application.

Bonamarte 392 Dartmouth St. 480/16

(The applicant proposes to expand the second story of the home and construct a covered front porch requiring variances for front yard setback, one side yard setback, principal building lot coverage, and combined lot coverage)

The applicant has requested that the application be carried to the July 18, 2024 meeting.

Factor 355 Auburn St. 469/3 Corner Lot

(The applicant proposes to construct an inground pool and install a 6' high solid privacy fence on a corner lot requiring variance relief for accessory structure pool and shed setbacks, shed in front yard, 6' fence in front yard, accessory structure lot coverage, and combined lot coverage)

A revised plan has been submitted. The application hearing will be continued during the Public Business meeting.

APPLICATION WITHDRAWN

Stahl 125 Franklin Ave. Block 208.01 Lot 75

(The applicant proposes to install solar panels on a front facing roof which is not permitted by Ordinance unless certain requirements are met)

The applicant's Engineer submitted a certification that the proposed solar panel array on the rear facing roof does not meet the SPR of 1 therefore, a permit will be issued by the Building Department to install the panels on the front facing roof as per the Township Code.

NEW APPLICATIONS FOR PUBLIC HEARING

Kennedy 286 Sunset Blvd. 291/1

(The applicant proposes to construct a one-story addition to the rear of the home requiring variance relief for principal building lot coverage and pre-existing nonconforming lot area, frontage, both front yard setbacks, and rear yard setback)

Wraga & DeGennaro 112 Colona St. 269/24

(The applicant proposes to construct a second story addition, a one-story addition to the rear of the home, and a front portico requiring variance relief for principal building lot coverage, side yard setback, front yard setback, and pre-existing nonconforming lot area, frontage, depth, side yard setback, and accessory structure setbacks)

Brice 752 Charnwood Dr. 451.01/52

(The applicant proposes to construct a one-story addition to the rear of the home, add a third bay to the garage, and construct a covered rear patio requiring a variance for the enhanced side yard setback)