

**WYCKOFF ZONING BOARD OF ADJUSTMENT
JULY 20, 2023
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 July 20, 2023 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, Mark Borst, Erik Ruebenacker, Nekije Rizvani, Brian Tanis, Brian Hubert, Ed Kalpagian, Chris Joachim, and Doug Messineo.

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

OLD BUSINESS

Approval of the June 15, 2023 Work Session and Public Business Meeting minutes.

Mr. Hubert made a motion to approve the June 15, 2023 Work Session and Public Business Meeting minutes. Second, Mr. Messineo. Voting in favor: Mr. Tanis, Mr. Hubert, Ms. Rizvani, Mr. Ruebenacker, Mr. Joachim, and Mr. Messineo. Abstained: Mr. Kalpagian and Chairman Fry.

PAYMENT RESOLUTION #23-07

Mr. Hubert made a motion to approve Payment Resolution #23-07. Second, Mr. Joachim. Voting in favor: Mr. Tanis, Mr. Hubert, Ms. Rizvani, Mr. Ruebenacker, Mr. Joachim, and Mr. Messineo. Abstained: Mr. Kalpagian and Chairman Fry.

RESOLUTION FOR MEMORIALIZATION**Kaldon 301 Wiley Place Block 219 Lot 7**

(The applicant proposes to renovate the existing home and construct an addition of a new front entryway and change the roof line requiring variances for lot area, frontage, front yard setback, both side yard setbacks, and principal building lot coverage)

Liu 451 Russell Ave. Block 336 Lot 13

(The applicant is seeking a front yard setback variance for a roof over the front landing in the front yard setback)

Ms. Rizvani made a motion to approve the two (2) Resolutions. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Hubert, Ms. Rizvani, Mr. Ruebenacker, Mr. Joachim, and Mr. Messineo. Abstained: Mr. Kalpagian and Chairman Fry.

REQUEST FOR EXTENSION OF TIME**Medfield Properties, LLC 586 Overlook Drive Blk. 247 Lot 9**

(The applicant is requesting a one year extension of approval to construct dormers on the front of the existing home which required variance relief for the front yard setback)

Chairman Fry read the following request for an extension of time from the applicant:

"I would like to request an extension to the variance approved last July for 586 Overlook Drive. Unfortunately in 2022 we had a family member enter hospice and pass away, it pushed any plans we had into 2023. 2023 had its own challenges with the contractor being behind and only now catching up".

Mr. Tanis made a motion to approve the one year extension. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Rizvani, Mr. Ruebenacker, Mr. Joachim, Mr. Messineo, and Chairman Fry.

FOR DISCUSSION**Nouvelle, LLC 714 Godwin Ave. Midland Park**

(The applicant proposes to construct a multi-family building consisting of four affordable housing units for U.S. military service veterans in a single family zone requiring a use variance as well as bulk variances. No improvements are proposed for the portion of the property located in the Township of Wyckoff. The application was approved by the Midland Park Zoning Board of Adjustment)

Chairman Fry explained the details of the matter:

The application went before the Midland Park Board of Adjustment. The applicant requested a waiver from Wyckoff, and we opted not to waive jurisdiction at that time. The application was initially denied by the Midland Park Board of Adjustment. The decision was appealed and has since been overturned. Because we made the decision not to waive the right to hear the application, the applicant has come back to us now and is requesting something from the Township of Wyckoff in writing stating that we do not want to hear the application. This is a unique application in that a very small portion of the property falls in Wyckoff. The vast majority of the property is in Midland Park. All of the construction is in the Midland Park portion of the property. My concern is that we don't know the details of the stormwater management plan and

how they are planning to capture and manage stormwater. There is a conservation easement deed, and they are not proposing any development on or near the area in Wyckoff. Other than that we do not have too many details. My suggestion is that we ask Mr. DiGennaro to review the application and provide the Board with details of what the impact could be on the piece of the property in Wyckoff. Once we are confident that there will be zero impact on the Wyckoff portion of the property, we can make an informed decision based on the information that is provided to us.

An unidentified member of the public called out from the audience and requested that the Board hold a public hearing on the application. Board Attorney Becker stated that the Board will not be taking any public comments on the matter at this time adding that the Board will make that decision after additional information is provided regarding the impact on the Wyckoff portion of the property.

Chairman Fry asked Mr. DiGennaro if he has any concerns about reviewing the application and providing the Board with a report. Mr. DiGennaro said he has not seen a detailed submission however he would be happy to review it once it is received. Mr. Becker said he will reach out to the applicant's Attorney and request that the submitted and approved plans and associated documents be sent to Mr. DiGennaro for review.

Mr. Ruebenacker pointed out that the applicant's Attorney, Jason Hyndman, cited case law in an email to Mr. Becker which appears to suggest that Wyckoff does not have any skin in the game. Mr. Becker stated that we have jurisdiction over the portion of the property in Wyckoff. adding that the real question is whether this Board will choose to have a hearing and look to do something different from what Midland Park did. However, Mr. Becker said we may not be able to affect much if they are not developing any portion of the Wyckoff property.

Mr. Hubert said that he feels this Board does not have enough information to make a determination at this time so we are not going to give up our right to get that information and understand how the Wyckoff portion may be impacted.

Mr. Kalpagian said the crux of the matter for this Board is the stormwater management so a hearing could just focus on that and how it affects the Wyckoff property. Mr. Joachim agreed saying that in the end the objective would be to protect the neighboring Wyckoff residents from runoff from the site.

Ms. Rizvani pointed out that the Resolution states the applicant shall be required to make future improvements and/or adjustments to the drainage improvements in the event the proposed drainage improvements are not functioning as represented. She asked who will be responsible for enforcing that. Mr. Becker stated that Midland Park will be responsible for the developed portion of the site. Mr. Borst said if there are runoff issues that would be a problem because we have zero tolerance for that. Mr. Becker agreed saying that is why we want the stormwater management plan reviewed by Mr. DiGennaro.

An unidentified member of the public called out from the audience and asked if she could send information to the Board secretary to distribute to the Board members. Mr. Borst stated that it should be made clear to the members of the public that the Wyckoff Board cannot change the decision that was made by the Midland Park Board of Adjustment. Chairman Fry said the information can be sent to Ms. Mitchell, the Board secretary.

Chairman Fry said we will request to have the application and drainage plan information sent to Mr. DiGennaro to review and to then provide us with a report of the details, so the Board has more information for the next meeting.

Mr. Kalpagian made a motion to approve this plan of action. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Rizvani, Mr. Ruebenacker, Mr. Borst, and Chairman Fry.

CARRIED APPLICATION

185 Jackson, LLC 190 Crescent Ave. Block 265 Lot 67

(The applicant proposes to construct an addition to the home requiring variance relief for lot area, frontage, and both side yard setbacks)

The Chairman announced that the application will be carried to the August 17, 2023 meeting at the applicant's request. Board Attorney Becker said the applicant will not need to re-notice the public.

NEW APPLICATIONS FOR PUBLIC HEARING

Smith 450 Baxter Ave. Block 490 Lot 12.01

(The applicant proposes to expand the second story of the home requiring variance relief for the front and side yard setbacks, principal building lot coverage, and third story due to the basement walk-out in the rear)

Mark DiGennaro, the Township Engineer, provided the following technical summary of the application: I have reviewed the architectural plans prepared by Thomas R. Canzani AIA last revised 5/27/23, property survey dated 1/12/2015 prepared by Butler Surveying and Mapping, photos, and application. The existing single family dwelling is situated in the R-15 zone and is non-conforming due to lot area deficiency, frontage, depth, front yard setback, side yard setback, and principal building coverage. The applicant is proposing a second story addition and expansion requiring variance relief. The existing lot is 7,500 sf where 15,000 sf is required in the zone. Lot frontage is 75' where 100' is the requirement and lot depth is 100' where 125' is the requirement. The existing and proposed front yard setback is 26.9' where 40' is required. Existing side yard setback #1 is conforming at 18.9' and will remain unchanged. Existing side yard setback #2 is 12.9' and proposed is 11.9' to the overhang where 15' is the requirement. The existing rear yard setback is 29.27' where 30 is the requirement and proposed is 31.65' to the addition. The existing and proposed principal building lot coverage is 18.97% where 15% is the maximum allowed. Proposed combined lot coverage is 18.97% where 20% is permitted. The proposed height is 30.85' where 35' is permitted however, due to the slope of the property and the man door from the basement in the rear of the home, there is a three story structure variance required. This application does not qualify for a Stormwater Management Plan review and the property is served by sewers.

Chairman Fry said variances were previously grant in 1991 and 2012 for lot coverage and rear yard setback however the existing conditions listed on the section J do not match the previously approved setbacks and lot coverage as stated in the 1991 and 2012 Resolutions. The applicant is proposing to build straight over the existing structure. The total lot coverage is going to be 18.97%. There is a steep slope in the back which creates a third floor with a man door in the back of the house so we should get some testimony about that.

Mr. Borst said if there was no door it would eliminate that variance. He also pointed out that a landscape plan was not submitted however there is a note on the plans stating that anything damaged or destroyed during construction will be replaced.

Mr. Ruebenacker said he would like to know what the proposed height is at the front right corner where the setback is 12.9'.

Chairman Fry said this looks like a good opportunity for underground electric if they are going to upgrade the electric because the utility pole is right on the property line.

Jarecky 381 Newtown Rd. Block 393 Lot 7

(The applicant proposes to construct a covered front porch requiring variance relief for the front yard setback, principal building lot coverage, and combined lot coverage)

Mr. DiGennaro provided the following technical summary of the application: I have reviewed the survey prepared by Butler Surveying and Mapping dated 1/20/23, the applicant prepared plot plan and landscape plan, photographs, and 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, depth, front yard and rear yard setbacks, principal building lot coverage. The applicant is proposing to construct a 212 SF covered front porch and 135 SF trellis within the front yard requiring variances. The existing lot size is 11,414 sf where 25,000 sf is the requirement in the zone. Lot depth is 143.83' where 150' is the requirement. The existing front yard setback on Eastview Terrace is 22.42' and proposed is 25.33' where 40' is required. The existing rear yard setback is 15.2' and will remain unchanged where 40' is required. The existing principal building lot coverage is 20.2% and 23.2% is proposed where 15% is the maximum permitted. Proposed combined lot coverage is 23.63% where 20% is permitted. A stormwater management plan is not required, and the existing home is served by a newer septic installed in recent years.

Chairman Fry said this is an application for a covered front porch and a trellis/ pergola structure between the end of the proposed covered porch and the existing garage. Although the address is Newtown Road, the house faces Eastview and is skewed to the road and the setback is 22.4'. The rear yard is very shallow which is probably why the applicant is looking to create the sitting area in the front however we should get some testimony about that and the proposed height. The portico over the steps makes sense for safety reasons and the design is tastefully done.

Mr. Ruebenacker said typically we don't hit the 23% lot coverage however in this case it does not really make a difference.

Mr. Borst said he would like to know what type of materials will be used on the ground beneath the proposed trellis.

Evelich 210 Carmel Ct. Block 391 Lot 7.01

(The applicant proposes to construct an addition over the existing attached garage requiring variance relief for the enhanced side yard setback)

Mr. DiGennaro provided the following technical summary of the application: I have reviewed the boundary and partial topographic survey dated 8/20/20 prepared by Kiersten Osterkorn, PE, last revised 6/16/23, architects plan prepared by Marios Lachanaris, dated 12/20/22 revised thru 6/20/23, application and photos. The existing single family dwelling is

situated in the RA-25 zone and is conforming. The applicant is proposing an addition above the existing attached garage triggering the enhanced side yard setback condition. The existing and proposed side yard setback #1 is 20.8' where 25' is required as a result of the increased gross building area. The lot is otherwise conforming.

Chairman Fry said this is an addition directly over the existing attached garage and no other dimensions will change.

Mr. Borst said the enhanced side yard setback requirement is the only reason for this application. Mr. Ruebenacker said the 20.8' setback is not being impacted by the project because the addition is on the opposite side of the house. Mr. Hubert pointed out that the side of the house where the addition is proposed is a wooded conservation area.

There being no further business, a motion was made to adjourn the Work Session, was seconded, and passed unanimously. The meeting concluded at 8:15 pm.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment

WYCKOFF BOARD OF ADJUSTMENT

JULY 20, 2023 PUBLIC BUSINESS MEETING 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

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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, Mark Borst, Erik Ruebenacker, Nekije Rizvani, Brian Tanis, Brian Hubert, Ed Kalpagian, Chris Joachim, and Doug Messineo.

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

OLD BUSINESS

Approval of the June 15, 2023 Work Session and Public Business Meeting minutes.
The minutes were approved during the Work Session.

PAYMENT RESOLUTION #23-07

The Payment Resolution was approved during the Work Session.

RESOLUTION FOR MEMORIALIZATION

Kaldon 301 Wiley Place Block 219 Lot 7

(The applicant proposes to renovate the existing home and construct an addition of a new front

entryway and change the roof line requiring variances for lot area, frontage, front yard setback, both side yard setbacks, and principal building lot coverage)

Liu 451 Russell Ave. Block 336 Lot 13

(The applicant is seeking a front yard setback variance for a roof over the front landing in the front yard setback)

The Resolutions were approved during the Work Session.

REQUEST FOR EXTENSION OF TIME

Medfield Properties, LLC 586 Overlook Drive Blk. 247 Lot 9

(The applicant is requesting a one year extension of approval to construct dormers on the front of the existing home which required variance relief for the front yard setback)

The extension was approved during the Work Session.

FOR DISCUSSION

Nouvelle, LLC 714 Godwin Ave. Midland Park

(The applicant proposes to construct a multi-family building consisting of four affordable housing units for U.S. military service veterans in a single family zone requiring a use variance as well as bulk variances. No improvements are proposed for the portion of the property located in the Township of Wyckoff. The application was approved by the Midland Park Zoning Board of Adjustment)

The matter was discussed during the Work Session meeting.

APPLICATION CARRIED

185 Jackson, LLC 190 Crescent Ave. Block 265 Lot 67

(The applicant proposes to construct an addition to the home requiring variance relief for lot area, frontage, and both side yard setbacks)

The Chairman announced that the application will be carried to the August 17, 2023 meeting.

NEW APPLICATIONS FOR PUBLIC HEARING

Smith 450 Baxter Ave. Block 490 Lot 12.01

(The applicant proposes to expand the second story of the home requiring variance relief for the front and side yard setbacks, principal building lot coverage, and third story due to the basement walk-out in the rear)

Steven Smith, the applicant, was sworn in. Kevin Spink, the applicant's architect, was also sworn in. Mr. Spink provided his professional credentials as a licensed architect in the State of New Jersey and was accepted as an expert in his field.

Mr. Smith stated that he is proposing to construct an addition to expand the second story. He explained that he and his wife moved to Wyckoff in 2020. They have a two year old child and are expecting their second child in a few weeks. Mr. Smith stated that the family needs more room, so they are faced with the decision of having to move or expand the existing home. He

went on to say that he and his wife love their neighborhood and would like to stay in this home for the long haul.

Chairman Fry mentioned the history of the previous variances granted in 2012 for a rear yard setback of 28.7', a principal building lot coverage of 20%, and combined lot coverage of 20.62%. He added that the existing conditions listed on the section J list the principal building lot coverage as 18.97% and asked Mr. Smith if he knows what changed since the 2012 variances were granted. Mr. Spink stated that he does not know what changed because the 2012 variances were granted prior to his client purchasing the home. He surmised that the previous owner must have constructed a smaller addition than what was approved because the rear yard setback is also larger than what was approved in 2012 as the current survey shows the rear yard setback is 29.27'.

Chairman Fry asked about the bedroom count. Mr. Smith stated there are currently two bedrooms on the second floor and one on the first floor. On the second floor we are proposing to add another bedroom over the garage, create a master suite, and add an office space.

Chairman Fry asked about the proposed height of the structure in the front right. Mr. Spink stated the height to the lower roof in the front on the right side by the garage will be 22.7'. The existing height at that same location is approximately 15'. Mr. Borst pointed out that the proposed overall height is only 4' higher than it is now.

With regard to the third story variance, Mr. Spink stated that the door to the basement is existing, so it is already a three story house. Mr. Fry pointed out that there is no mention of that in the 2012 Resolution.

Chairman Fry mentioned the tall tree to the front left of the house and asked if it is going to remain. Mr. Spink stated that all of the trees are going to remain because we are building up and no excavating is proposed. He added that the tree with the tag on it is on the neighbor's property.

The Chairman asked if the electric service is going to be upgraded. Mr. Spink said he does not believe the electric service needs to be upgraded. Mr. Fry said that if the electric does get upgraded he highly recommends placing the wires underground since the utility pole is right on the property line.

Chairman Fry asked about the location of the A/C units. Mr. Joachim said the unit is on the left side of the building. Mr. Smith said there is another unit in the rear. Mr. Spink stated that another unit for the new addition will be placed on the left side behind the chimney where the existing unit on the side of the house is. The Chairman said to make sure the new unit stays beyond 15' from the property line.

Mr. Tanis asked if the covered staircase on the left side of the house is reflected in the left side yard setback calculation. Mr. Spink stated the measurement is to the house wall however the staircase is outside the setback and is conforming. Chairman Fry asked if the covered staircase is included in the principal building coverage. Mr. Spink stated that only the landing is covered, not the stairs and he did not include it in the coverage calculation. Mr. DiGennaro said it must be included. Mr. Spink said the landing is 18 sf and 24 sf if you include the stairs. Mr. DiGennaro said it amounts to .0024% for the landing. Mr. Borst said it's .56% if we include the landing and the stairs. Chairman Fry said we will amend the principal building and combined lot coverage to

19.53%.

OPEN TO THE PUBLIC
NO ONE FROM THE PUBLIC COMMENTED
CLOSED TO THE PUBLIC

In closing, Mr. Spink stated that he believes the additions are de minimis, we are staying within the original footprint of the house, and what we are proposing will have no negative affect on the neighborhood.

Chairman Fry stated that any plantings damaged during construction must be replaced in kind, the A/C units will be placed outside of the side yard setback, and the lot coverage is amended to 19.53%.

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

Jarecky 381 Newtown Rd. Block 393 Lot 7

(The applicant proposes to construct a covered front porch requiring variance relief for the front yard setback, principal building lot coverage, and combined lot coverage)

Susan Jarecky and Steven Cipolla, the homeowners, were sworn in. Ms. Jarecky stated that she is looking to cover the front door area, rebuild the stoop, which is in disrepair, and add a shed roof and a porch along the front of the house facing Eastview Terrace. Ms. Jarecky went on to say that the home currently has no outdoor living space so she would like to create an outdoor space to hang out with family members when they come to visit. She said that she and her husband have done a lot of work to come up with a pleasing design.

Regarding the design, Mr. Cipolla said they like the natural look of wood beams and an open air feel which is why they added the open trellis area.

Chairman Fry asked the applicants why they chose the front of the house instead of the back for the sitting area. Ms. Jarecky stated that the back yard is only 15' deep, and the side yard is 20' deep and both of those yards abut their neighbors outdoor living spaces providing little or no privacy. In addition, Ms. Jarecky said that the back yard does not get much sun and there is drainage back there so it is always very damp.

Chairman Fry said the required front yard setback on Eastview is 40' however the hardship is that the nonconforming setback is pre-existing. He added that he likes the fact that the solid roof will not extend all the way across the front of the house. He also said that he did see the natural runoff in the back yard coming in from the right side of the property so he understands that it is probably damp back there. The detriment is that you are coming closer to the front property line on Eastview Terrace however the portico over the steps is good from a safety standpoint.

Mr. Borst asked what type of ground surface materials are proposed for the covered porch and trellis areas. Ms. Jarecky stated they will put down concrete and some type of tile pavers.

Mr. Messineo pointed out that the variance history from 1952 does not match the existing conditions listed in the section J with regard to the front yard setback. After a brief discussion,

Chairman Fry said we will have to rely on the current survey dated 1/20/2023 as the governing document.

OPEN TO THE PUBLIC
NO ONE FROM THE PUBLIC COMMENTED
CLOSED TO THE PUBLIC

In closing Ms. Jarecky said she hopes that what she and her husband end up doing to the house will enhance the neighborhood and that they will be very sensitive to that.

Mr. Kalpagian made a motion to approve the application as submitted. Second, Mr. Borst. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Rizvani, Mr. Ruebenacker, Mr. Borst, and Chairman Fry.

Evelich 210 Carmel Ct. Block 391 Lot 7.01

(The applicant proposes to construct an addition over the existing attached garage requiring variance relief for the enhanced side yard setback)

Robert Evelich, the applicant, was sworn in. Mario Lachanaris, the applicant's architect, was sworn in, provided his professional credentials, and was accepted as an expert in his field. Mr. Lachanaris provided the following details of the application: we are proposing to construct a second story addition over the existing attached garage. We are here because we are adding approximately 770 sf to the home which will then exceed 3,700 sf of gross building area requiring a variance for the enhanced side yard setback of 20.8' where 25' is the requirement. The existing home contains four bedrooms, and we are proposing four bedrooms. We are creating a larger master bedroom suite with walk-in closets.

Chairman Fry said we rarely see only one box checked off on an application. You are slightly exceeding the 3,700 sf threshold for gross building area which triggers the enhanced side yard setback. You are building directly over the garage, keeping the same number of bedrooms, and adding a couple of dormers for aesthetics. With regard to the landscaping, anything damaged during construction will be replaced in kind.

OPEN TO THE PUBLIC
NO ONE FROM THE PUBLIC COMMENTED
CLOSED TO THE PUBLIC

Mr. Ruebenacker made a motion to approve the application as submitted. Second, Mr. Tanis. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Rizvani, Mr. Ruebenacker, Mr. Borst, and Chairman Fry.

There being no further business, a motion was made to adjourn the Public Session, seconded and passed unanimously. The Public Business meeting was adjourned at 9:20 p.m.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment