

WYCKOFF BOARD OF ADJUSTMENT

JANUARY 20, 2022 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

The meeting commenced with the reading of the Open Public Meetings Statement by Chairman Fry:

"The January 20, 2022, 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."

Pledge of Allegiance

ORGANIZATIONAL BUSINESS/MOTIONS

1. Oaths of Office to be administered to the new and continuing members, where applicable.
The oath of office was administered to the reappointed Board Member during the work session.
2. Roll call of Zoning Board Members
Board Members in attendance: Carl Fry, Mark Borst, Erik Ruebenacker, Ed Kalpagian, Brian Tanis, Rosa Riotto, Ian Christ, and Nekije Rizvani. Absent: Brian Hubert.
Staff in attendance: David Becker, Board Attorney; Mark DiGennaro, Township Engineer; and Maureen Mitchell, Board Secretary.
3. Election of Officers: Chairman and Vice Chairman for 2022
Chairman and Vice Chairman for 2022 were nominated during the work session.
4. Resolution #22-001: Appointment of Zoning Board Attorney for 2022
The Zoning Board Attorney for 2022 was reappointed during the work session.

5. Appointment of Board Secretary
The Board Secretary for 2022 was reappointed during the work session.
6. Compliance with Open Public Meetings Act:
 - 6.1- Annual Notice of Meetings Has Been Posted
 - 6.2- Continuation of Current Rules and Regulations
 - 6.3- Official Newspapers – The Record, The Ridgewood News and The North Jersey Herald and News
 - 6.4- Acceptance of Annual ReportCompliance with the Open Public Meetings Act was approved during the work session.

OLD BUSINESS

Approval of the December 16, 2021 work session and public business meeting minutes. The meeting minutes were approved during the work session.

RESOLUTION FOR PAYMENTS #22-01

Payment Resolution #22-01 was approved during the work session.

MEMORIALIZING RESOLUTIONS

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)

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)

The two (2) Resolutions were approved during the work session.

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 February 17, 2022 meeting. The applicant will not need to re-notice the public.

The Chairman also announced that the application for St. Elizabeth's is being bifurcated and only the signage portion of the application will be heard at this time.

NEW APPLICATIONS

McMillin 284 Crescent Ave. Blk 217 Lot 1

(Applicant proposes to install A/C condenser units in the second front yard of a corner lot)

John and Lauren McMillin, the applicants, were sworn in. Mr. McMillin stated that he chose the location in the second front yard on Logan Lane for the installation of the AC condenser units because he does not want the noise from the units near his deck in the rear of the home and there is an existing walkway and planter bed on the right side of the house. He also stated that there is no basement beneath the sunroom addition in the rear of the house so it would be more difficult to run the lines for the installation in the rear. Mr. McMillin said that the proposed location is close to where the basement begins, and it will be easier to run the lines for the units. He went on to say that he has submitted a landscape plan which proposes 3'-4' skip laurels in a semi-circle to surround the units as well as five (5) rhododendrons in that area, which will adequately screen the condenser units.

Chairman Fry said the position the Board Members must take is that they have to understand the hardship and that in his opinion this is a hardship the applicant can overcome as there are opportunities to place the condenser units elsewhere.

Mr. Ruebenacker pointed out that the AC condenser units are proposed 48' from the property line on Logan Lane and out of the required 40' front yard setback.

Ms. Riotto said due to the fact that the basement does not extend under the sunroom in the rear of the house it will be less difficult to install the units in the proposed location. She also stated that the proposed landscaping will provide a good amount of screening.

Mr. Tanis asked the applicant if he plans to add a generator. Mr. McMillin said he has no plans to install a generator.

Mr. Borst said the landscape plan is adequate and the proposed 3'-4' skip laurels and rhododendrons will work well to screen the units. He added that the slab on grade is a hardship.

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

Mr. Ruebenacker made a motion to approve the application to install the AC condenser units in the second front yard with seven (7) skip laurels 3'-4' in height and five (5) rhododendrons 3'-4' in height. Second, Ms. Riotto. Voting in favor: Mr. Tanis, Mr. Kalpagian, Ms. Riotto, Ms. Rizvani, Mr. Christ, Mr. Ruebenacker, and Mr. Borst. Opposed, Chairman Fry.

St. Elizabeth's 700 Wyckoff Ave. Block 216 Lot 16.02

(The applicant proposes to install solar panels on a front facing roof and to install eleven directional signs on the Church/school campus)

Tom Barrett, the applicant's Attorney, Fr. Stephen Fichter, the applicant, and Ron Cochran, the applicant's sign company representative, came forward to present the application. Father Stephen and Mr. Cochran were sworn in. Fr. Stephen stated that there are existing directional signs on the complex however they are old and washed out and do not efficiently direct visitors to the school, the Church, and the appropriate parking lot for the Church. He went on to say that many people who are unfamiliar with the complex visit the site for weddings, funerals, baptisms and other special events and the existing signs do not seem to work in properly directing the visitors to where they need to go. He added that the safety of the school children on the campus is of great concern. Fr. Stephen stated that all of the existing wayfinding signs will be removed

and replaced with the proposed new signs.

Mr. Borst asked how many signs are existing and how many are proposed.

Fr. Stephen stated that there are seven (7) existing signs which are exhibits A, B, E, F, G, H and J which will be replaced with new signs and four (4) new signs which are exhibits C, D, I, and K will be added for a total of eleven (11) signs.

Mr. Cochran pointed out that one of the proposed signs, exhibit A, is a non-permanent sign on wheels which will be moved into place to prevent vehicles from entering the parking lot when the school children are on the site. Fr. Stephen said they currently utilize a wooden horse to block off the lot as needed which will now be replaced with the movable sign.

Chairman Fry asked if any signs are going to be illuminated. Fr. Stephen stated that none of the signs will be illuminated.

Mr. DiGennaro inquired about the wall sign marked "D". Fr. Stephen stated that the sign will have magnetic arrows to change the directions on the weekends when school is not in session.

Chairman Fry stated that the application is cut and dry, no illuminated signs are proposed, and most of the signs will be well onto the campus.

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

Mr. Ruebenacker made a motion to approve the application for the installation of eleven (11) directional signs, exhibits A thru K, on the Church complex. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis, Mr. Kalpagian, Ms. Riotto, Ms. Rizvani, Mr. Christ, 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 8:50 p.m.

Respectfully Submitted,

Maureen Mitchell, Secretary
Wyckoff Board of Adjustment