

**WYCKOFF ZONING BOARD OF ADJUSTMENT
NOVEMBER 17, 2016 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, Vice Chairman:

"The November 17, 2016 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."

Board Member Attendance: Carl Fry, Vice Chairman; Mark Borst; Susan Yudin; Tim Shanley; Brian Hubert; Brian Tanis, Alt.; Rich DeLeo, Alt.

Board Member Absent: Erik Ruebenacker, Chairman; Ed Kalpagian.

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

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Vice Chair 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"*

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OLD BUSINESS

APPROVAL OF MINUTES

October 20, 2016 work session/public business meeting

Board Member Borst made a motion to approve the October 20, 2016 work session/public business meeting minutes. Second, Board Member Hubert. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Hubert, Mr. Borst and Vice Chair Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-11- Approval of vouchers from various escrow accounts.

Board Member Hubert made a motion to approve Resolution #16-11 for vouchers for payment. Second, Board Member DeLeo. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Hubert, Mr. Borst and Vice Chair Fry. Abstain: Ms. Yudin

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Vice Chair Fry addressed the audience and said that the Wispelwey application at 28 Shadyside Drive and the Erten application at 116 Wood Street will not be heard this evening due to deficient public notice. He said the applicant's will have to renote their application to the newspaper and property owners within 200' in order to be on the agenda for the next Board of Adjustment meeting.

WISPELWEY, CHRIS & MICHELE BLK 263 LOT 10 (R-15); 28 Shadyside Drive. *(The applicant proposes to increase the footprint of the first and second floor which will exceed gross building area and encroach into the sides yard setback, front yard setback and building coverage).*

ERTEN, ALI BLK 264 LOT 20 (R-15) 116 Wood Street. *(The applicant proposes to remove the detached garage and add an attached garage and mud room on the first floor with a second floor dormer and a master bedroom over the garage and a covered front porch with landing & steps which will exceed the principle building and total lot coverage).*

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Township Engineer DiGennaro said the application for 7 Ward Avenue has submitted revised plans which reflect the changes discussed at the October 20, 2016 meeting in which a privacy fence will remain on the left side of the house.

RESOLUTION(S) TO BE MEMORIALIZED

KOZLOWSKI, MARIUSZ BLK 516 LOT 25 (R-15 CORNER); 522 Ravine Court. *(The applicant proposes to modify the previous approved application to add a second floor addition which will encroach into the second front yard (Ravine Avenue) and also create 3 stories due to the topography of the property).*

BAYKOWSKI, ROBERT BLK 310 LOT 1 (RA-25); 530 Carlton Road. *(The applicant proposes to modify the previous approved application to expand the existing house with a second floor addition and first floor front and rear addition which will exceed gross building area and encroach into the side yard setback).*

JACKSON, EUGENE & COURTNEY BLK 259 LOT 9 (R-15); 7 Ward Avenue. *(The applicant proposes to expand the existing house with a single story 400 square foot rear addition and a 220 square foot accessory deck which will encroach into the side yard and exceed principle building and total accessory coverage).*

VASQUEZ, JAMIE & MARIA BLK 324 LOT 19 (RA-25); 343 Lakeview Drive. *(The applicant proposes to increase the footprint of the first floor and add a second level addition which will exceed gross building area and encroach into the side yard setback).*

Board Member Borst made a motion to memorialize the above referenced resolutions. Second, Board Member Tanis. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Hubert, Mr. Borst and Vice Chair Fry.

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Vice Chair Fry noted that Board Member Shanley arrived at 7:48 p.m.

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FOR DISCUSSION/CONSIDERATION

PARAGON AUTO BODY & COLLISION EXPERTS BLOCK 260 LOT 2 (B1 zone); 290 Franklin Avenue. Amended site plan/variance. *(The applicant proposes to construct a new spray booth outside the existing building (Phase I) and to construct a one-story 6,739 square foot addition to the south side of the existing building (Phase II)).* The applicant is requesting an extension of time to commence construction.

Board Attorney Becker said he will step down as Board Attorney during the discussion of this application due to a conflict of interest since he was the attorney that represented the applicant at the time of its approval. He added that Joseph C. Perconti, Esq. will step in as the Board Attorney at this time.

Vice Chair Fry said the applicant is present this evening to give testimony as to what has been constructed on site and what their construction schedule will be.

APPLICATION(S) – NEW

FINKLE, BRADLEY & REGAN BLK 432 LOT 12 (RA-25); 799 Birchwood Drive. *(The applicant proposes to demolish the existing structure and construct a new 2-story, single family residence which will exceed the gross building area and trigger the enhance side yard setback requirement).*

Township Engineer DiGennaro said the applicant is proposing to demolish the existing dwelling and erect a new 5,261 SF dwelling on the existing non-conforming lot. The existing lot is non-conforming due to deficiencies in lot width where the width median is used which is 119.86 feet and 125 feet is required. The property will be served by municipal sewers and the storm water management plan satisfies the Township Code. Vice Chair Fry said this application is a tear down and the application is before the Board due to the deficiency in lot width. He added that the house will be conforming in all aspects of the construction. He said that 17 trees will be removed and the new landscaping will have an irrigation system installed. Board Member Yudin asked if the existing pool will remain. Vice Chair Fry said the existing pool will be removed and a new pool will be installed in a different area on the property.

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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 7:56 p.m.

Respectfully Submitted,
Susan McQuaid, Secretary
Wyckoff Board of Adjustment