

**WYCKOFF ZONING BOARD OF ADJUSTMENT
OCTOBER 20, 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 October 20, 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; Tim Shanley; Brian Hubert; Ed Kalpagian; Brian Tanis, Alt.; Rich DeLeo, Alt.

Board Member Absent: Erik Ruebenacker, Chairman; Susan Yudin

Staff Present: David Becker, Board Attorney; Mark DiGennaro, Township Engineer; Anna Coscia, Acting Board Secretary. Absent: 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

September 15, 2016 work session/public business meeting

Board Member Hubert made a motion to approve the September 15, 2016 work session/public business meeting minutes. Second, Board Member Kalpagian. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Mr. Hubert, Mr. Borst and Vice Chair Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-10- Approval of vouchers from various escrow accounts.

Board Member Borst made a motion to approve Resolution #16-10 for vouchers for payment. Second, Board Member Shanley. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Mr. Hubert, Mr. Borst and Vice Chair Fry.

RESOLUTION(S) TO BE MEMORIALIZED

JUNG, PENNY BLK 267 LOT 10 (R-15); 105 Linden Street. *(The applicant proposes to construct a 16' x 16' deck off the rear of the house which will exceed lot coverage).*

Board Member Shanley made a motion to memorialize this resolution of approval. Second, Board Member Kalpagian. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Mr. Hubert, Mr. Borst and Vice Chair Fry.

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Board Attorney Becker said the issue with the Paragon Auto Collision application was whether the building department could issue the building permit because they applied for it within the 2 year period but were delayed by going to the DCA for site plan review. After further discussion the Board Members decided that the applicant will need to return to the Board of Adjustment to make a formal request for an extension of time. A detailed letter stating their request will be required and the applicant will not need to notice the newspaper or the public. This application will be placed on the November 17, 2016 agenda.

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APPLICATION(S) – CARRIED

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).*

Township Engineer DiGennaro said the Board is in receipt of a more detailed landscape plan and patio area. The proposed 2 car garage has been eliminated and the existing shed and single car garage under the house and existing driveway have been preserved. The retaining wall will be reconstructed. He said there is a clerical error on Section J where total impervious coverage calculated at 32.3% where it should be 33% since the existing shed will remain. This impervious coverage calculation remains well below the 45% of allowable impervious coverage. Vice Chair Fry said the landscape plan has been clarified with regards to the size of the plantings by a landscape expert. Board Member Borst said additional species will need to be planted around the air conditioner units and the 4 boxwoods in the front of the house will need to be increased from 15-18" to 24"-30".

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).*

Township Engineer DiGennaro said the plans have been revised since last month's meeting. The changes are to the gross building area where 4,312 square feet (SF) was approved on May

19, 2016 and the area was increased 105 SF for a total of 4,417 SF. The second change is to the principal building area footprint of 2,676 SF, which was increased by 132 SF in order to cover the front porch, for a total of 2,808nSF. These increases are within the allowable coverage percentages and the correct numbers are shown on the zoning table. The maximum combined lot coverage and side yard setbacks remain the same as previously approved at the June 16, 2016 meeting. He added that the changes to the site plan are architectural in nature.

APPLICATION(S) – NEW

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).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the R-15 zone and is non-conforming due to lot area, frontage, front and side yard setbacks. The applicant is proposing to construct a single story addition and attached deck to the rear of the structure requiring variances for side yard setbacks, principal building coverage and combined lot coverage. The property is served by municipal sanitary sewer. The application satisfies the Township's storm water management requirements. He added that the variance being sought this evening is for proposed maximum principal building of 18.4% where 15% is required and for proposed combined lot coverage of 22.6% where 20% is the maximum permitted combined permitted. Vice Chair Fry said this is a severely undersized lot where 6,250 square feet (SF) is existing and 15,000 SF is required. He added that this application is a hardship. He said he would like to hear testimony this evening. He said his concern is the accessory structure side yard setback which is very close to the property line at 6.1'.

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).*

Township Engineer DiGennaro said the applicant is seeking to expand and renovate the existing conforming dwelling requiring a variance for enhanced side yard setback where 19.1 feet is proposed and 25 feet is required due to the covered front porch. The storm water management plan satisfies the Township requirements and the property is served by municipal sewers. Vice Chair Fry said the house is set square on the lot towards the road but not square to the property which creates this side yard setback variance requirement. Board Member Borst noted that the side yard setback in this RA-25 zone is 20' but due to the house exceeding 3,700 square feet the side yard setback has been enhanced to 25'. The Board will hear testimony at the public hearing meeting.

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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 8:21 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary

Wyckoff Board of Adjustment