

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
NOVEMBER 20, 2014 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 Erik Ruebenacker, Vice Chairman:

"The November 20, 2014 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:** Erik Ruebenacker, Vice Chairman; Carl Fry; Mark Borst; Susan Yudin; John Carolan; Ed Kalpagian, Alt. Brian Hubert, Alt.

**Board Member(s) Absent:** Jim Donkersloot, Chairman

**Staff Present:** John A. Spizziri, Sr. Esq., Board Attorney; Mark DiGennaro, Township Engineer; Susan Schilstra, Board Secretary.

**OLD BUSINESS**

Approval of the October 16, 2014 Work Session and Regular Business Minutes

Board Member Fry made a motion to approve the October 16, 2014 public work session and public business meeting minutes. Second, Board Member Hubert. Voting in favor: Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Mr. Fry and Acting Chairman Ruebenacker.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #14-11** - Approve vouchers for payment.

Board Member Borst made a motion to approve Resolution 14-11 to pay vouchers. Second, Board Member Carolan. Voting in favor: Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Ms. Yudin, Mr. Fry, Mr. Borst and Vice Chairman Ruebenacker.

**RESOLUTION(S) TO BE MEMORIALIZED**

**THE TURNER GROUP – 90 EDISION STREET, LLC** BLK 270 LOT 15 (R-15 CORNER); 90 Edison Street. *(The applicant proposes to add a second floor level to the existing home which will encroach into the front yard setback, side yard setback and exceed principal building lot coverage and total lot coverage).*

Board Member Fry made a motion to memorialize this resolution. Second, Board Member Hubert. Voting in favor: Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Mr. Fry and Vice Chairman Ruebenacker.

#### **APPLICATION(S) – CARRIED**

**SCHALK, JOSEPH & IRMA** BLK 241 LOT 7 (B1A); 256 Everett Avenue. *(The applicant proposes to expand the existing footprint of the house towards the rear of the property which will exceed principle building lot coverage and total lot coverage).*

Township Engineer DiGennaro said this application had been previously before the Board in August. The applicant has resubmitted revised plans which reduce the side yard setback by 1' and include the front porch as an accessory structure. He said he would like to hear testimony on the gravel area.

Vice Chairman Ruebenacker said a new driveway will be installed and he would like to hear testimony of the proposed landscape plan. He also would like to see architectural drawings of the new garage.

Board Member Yudin noted that the basement and third floor will be used for storage only.

**OMLAND, ANDREW & KIERSTEN** BLK 332 LOT 6 (R-15); 22 Madison Heights. *(The applicant proposes to expand the footprint of the existing home and add a second level which will trigger the enhanced side yard setback requirement of 20 feet requiring a variance application).*

This application has been postponed at the request of the applicant and will be carried to the Thursday, December 18, 2014 public hearing meeting. The applicant will not be required to renote the newspaper or neighboring property owners within 200'.

**STEIMEL, RICHARD & LISA** BLK 202.02 LOT 13 (RA-25); 444 Lake Road. *(The applicant proposes to make alterations to the existing first floor and expand the second floor which will trigger the enhanced side yard setback requirement of 25 feet requiring a variance application).*

Township Engineer DiGennaro said the applicant has submitted revised plans, revised drainage calculations and a landscape plan. The applicant has reduced the size of the front porch which decreased the gross building area and combined building coverage. They also eliminated the enhanced side yard setback since they reduced the size of the structure. Mr. DiGennaro said the applicant will need to connect to the sanitary sewer system located in the road and place the utilities underground. He added that the Storm Water Management plan has been accepted.

Board Member Fry said the side yard setback went from 14.9' to 20.8' on the right side of the

building and the existing side yard setback of .9' was enhanced to 8.3'.

**APPLICATION(S) – NEW**

**BEAUCHAMP, DONALD & KYUNG HWA RHEE** BLK 421 LOT 90 (RA-25); 698 Charnwood Drive. *(The applicant proposes to install an in-ground pool and patio which will exceed impervious coverage).*

Board Member Borst recused himself from discussion and removed himself from the dais since his business designed the landscape plan for the applicant.

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is conforming except for the principal building lot coverage. The applicant is proposing to construct an in-ground swimming pool and patio resulting in excessive impervious coverage requiring a variance. Currently the only variance is for impervious coverage of 33.52% where the maximum is 28.5%. He added that dry wells are proposed to collect the water from the pool.

Board Member Fry said the impervious coverage has been reduced from 1,797 square feet to 1,030 square feet.

**FINE, BRUCE & LINDA** BLK 288 LOT 32 (RA-25); 332 Voorhis Avenue. *(The applicant proposes to construct a second floor addition, porch and patio which will exceed principle building lot coverage, total accessory structure coverage and total lot coverage).*

Township Engineer DiGennaro said the applicant is seeking to expand the existing dwelling which is non-conforming due to lot size, frontage, side yard setbacks, and lot coverage. The applicant is requesting relief from the Code for side yard setbacks, principal building coverage, accessory lot coverage, combined coverage and excessive impervious coverage. The increase of the size of the structure by 4,044 square feet triggered the enhanced side yard setback variance.

The Board was concerned with the impervious coverage and would like to see it reduced.

**MINERVINI, DAVID** BLK 230 LOT 14 (RA-25); 545 Franklin Avenue. *(The applicant proposes to expand the existing first floor, add a second floor level and construct a detached garage which will trigger the enhanced side yard setback requirement of 25 feet requiring a variance application).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone is not conforming due to frontage and side yard setback. The applicant is proposing to renovate and expand the existing dwelling and requires relief from the code for side yard setbacks and proposes a detached two car garage requiring a side yard setback variance. The property is served by sanitary sewer and the application qualifies for a storm water management plan prepared by a licensed NJ PE which must be approved prior to release of any building permits.

Board Member Hubert, Board Member Carolan and Vice Chairman Ruebenacker said they would like to hear testimony on the side yard setback of 5' where 10' is required for the new

garage and also the fact that the proposed kitchen will be only 10' off the side yard setback. They agreed that the second floor should be stepped back since this addition triggers the enhanced side yard setback where 25 is required.

Board Member Borst would like to see a more creative landscape plan.

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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 8:10 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary  
Wyckoff Board of Adjustment