

**WYCKOFF ZONING BOARD OF ADJUSTMENT
OCTOBER 16, 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 Jim Donkersloot, Chairman:

"The October 16, 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: Jim Donkersloot, Chairman; Erik Ruebenacker, Vice Chairman; Carl Fry; John Carolan; Ed Kalpagian, Alt. Brian Hubert, Alt. arrived at 7:35 p.m.

Board Member(s) Absent: Mark Borst; Susan Yudin.

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

John Carolan, a new Board Member, was sworn in by Board Attorney Spizziri. The Board welcomed Mr. Carolan.

Chairman Donkersloot noted that Board Member Hubert arrived at 7:35 p.m.

OLD BUSINESS

Approval of the September 18, 2014 Work Session and Regular Business Minutes

Board Member Hubert made a motion to approve the September 18, 2014 public work session and public business meeting minutes. Second, Board Member Fry. Voting in favor: Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Mr. Fry, Mr. Ruebenacker and Chairman Donkersloot.

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Chairman Donkersloot said that the Board received in this month's packet a copy of the Christian Health Care Center (CHCC) Resolution that was adopted by the Hawthorne Board of Adjustment after the CHCC received approval from the Township of Wyckoff. He said this resolution compliments the Wyckoff Board of Adjustment resolution. At this time, a developer's

agreement is being drafted by both towns, site work will be a joint effort between Wyckoff and Hawthorne and Boswell Engineering will be performing the site inspections.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-10 - Approve vouchers for payment.

Vice Chairman Ruebenacker made a motion to approve Resolution 14-10 to pay vouchers. Second, Board Member Kalpagian. Voting in favor: Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Mr. Fry, Mr. Ruebenacker and Chairman Donkersloot.

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).*

The Schalk application has been postponed at the request of the applicant and carried to the November 20, 2014 public hearing meeting.

THE TURNER GROUP, LLC – 90 EDISON 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 and exceed principal building lot coverage and total lot coverage).*

Chairman Donkersloot said the Board had asked the applicant to make changes on the site plan which included dropping the second floor ceiling height from 9' to 8', the mechanical room will remain 1 story and the 4th bedroom on the second floor has been turned into a den. He said the front porch will remain at 3' in depth since it will help to break up the front of the house and add some architectural interest to the front of the house.

Township Engineer DiGennaro said Section J will need to be amended since the overall height of the building will drop since the second floor has been reduced by 1'.

APPLICATION(S) – NEW

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).*

Vice Chairman Ruebenacker said this application is for an existing single family dwelling which is situated on a non-conforming lot located in the R-15 zone. The property is non-conforming due to lot area, frontage and front yard setback. The applicant is proposing to expand the footprint and adding a second story and a detached garage. The addition will require variances; 1) to expand the structure into the front yard setback and for 2) excessive accessory building coverage and 3) combined building coverage. In summary the applicant is looking to add a garage, add a second floor, add a front porch as a Phase II of construction and are requesting

a waiver from landscaping at this time. He said he would like to hear testimony on the current property and the landscaping plan.

Chairman Donkersloot said this application is a knock down and does not agree with constructing a future porch 10' further into the front yard setback. He added that architectural are needed for the front porch.

Board Member Fry questioned a bathroom in the garage and what type of use will be in the garage. Also, the applicant is over on combined lot coverage which is another variance.

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).*

Vice Chairman Ruebenacker said the applicant is proposing to expand the existing dwelling by constructing an addition to the first floor and adding a second story. The property is non-conforming due to lot area, lot frontage, lot depth and side yard setback. The applicant is seeking variance relief for; 1) side yard setbacks, 2) exceed principal building lot coverage by 4.8% and 3) combined lot coverage.

Chairman Donkersloot said this application triggers the side yard enhanced variance ordinance 3,700 square feet where 20' is required from the side yard. He added that the landscape plan needs additional information and the applicant will be connecting to the existing sewer in the street.

Board Member Hubert said he would like to hear testimony about the topography of the land on the right side of the house.

Board Member Fry said he has never seen an application with a .9 foot side yard setback. He said this application is a hardship due to the shape of the lot. He said there are opportunities to make this house a conforming structure.

Board Member Kalpagian was concerned with grading that will need to be done on the lot.

BEAUCHAMP, DONALD 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).*

Vice Chairman Ruebenacker 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. He added that a pool is not a hardship and this variance request is self-imposed. He recommended that the pool and patio be reduced to make this application more conforming.

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Board Attorney Spizziri said that if the applicants have any concerns with respect to the Board's review during the work session and they wish to reconsider their application based upon what they have heard they should let the Board Attorney know during the short recess of their

intentions and can continue their application to the next meeting without renote to the public and neighbors.

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There being no further business, a motion to adjourn the meeting was made by Board Member Borst and seconded by Board Member Ruebenacker and passed unanimously. The meeting concluded at 8:06 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary
Wyckoff Board of Adjustment