

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
AUGUST 21, 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 August 21, 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; Mark Borst; Susan Yudin, Carl Fry, Brian Hubert, Alt.

**Board Members Absent:** Vice Chairman Ruebenacker; Ed Kalpagian, Alt.

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

**OLD BUSINESS**

Approval of the July 17, 2014 Work Session and Regular Business Minutes  
Board Member Fry made a motion to approve the July 17, 2014 public work session and public business meeting minutes. Second, Board Member Kalpagian. Voting in favor: Mr. Kalpagian, Ms. Yudin, Mr. Fry and Chairman Donkersloot.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #14-08** - Approve vouchers for payment.

Board Member Yudin made a motion to approve Resolution 14-08 to pay vouchers. Second, Board Member Fry. Voting in favor: Mr. Kalpagian, Ms. Yudin, Mr. Fry, Mr. Borst and Chairman Donkersloot.

**RESOLUTIONS TO BE MEMORIALIZED**

**RAGONE, GRACE** BLK 497 LOT 2 (RA-25); 484 Grandview Avenue. *(The applicant proposes to add a second floor addition and rear addition to the existing house).*

**KOZLOWSKI, MARIUSZ** BLK 516 LOT 25 (R-15 CORNER); 522 Ravine Court. *(The applicant proposes 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).*

**FINE, PAUL** BLK 215 LOT 8 (RA-25 CORNER); 750 Wyckoff Avenue. *(The applicant proposes to construct a detached garage in the front yard setback of a corner lot).*

Board Member Yudin made a motion to memorialize the above three referenced resolution. Second, Board Member Fry. Voting in favor: Ms. Yudin, Mr. Fry, Mr. Borst, and Chairman Donkersloot.

**MURTHA, ERIC & LAURA** BLK 436 LOT 19.01 (RA-25); 685 Mountain Avenue. *(The applicant proposes to construct an addition to the first and second which will encroach into the side yard setback).*

Board Member Fry made a motion to memorialize this resolution. Second, Board Member Yudin. Voting in favor: Ms. Yudin, Mr. Fry and Chairman Donkersloot.

#### **APPLICATION(S) – NEW**

**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 the existing two family dwelling is situated in the B1A zone and is non-conforming due to deficiency in lot area, frontage, lot coverage, front yard and side yard setbacks. The applicant is proposing to expand the existing dwelling by adding 231 square feet to the first floor and adding 494 square feet to the second floor to increase the living space. The applicant is seeking relief from the code for existing bulk deficiencies, front yard and side yard setbacks, principal building and combined lot coverages in order to expand the principle building.

Chairman Donkersloot said his concern is with parking, site improvements and the existing dilapidated garage along with landscaping issues.

Board Member Borst said delineation is needed for the gravel driveway.

Board Member Yudin questioned what is allowed on the third floor

Township Engineer DiGennaro said the third floor is for storage only.

**KEHOE, ROBERT & FRANCINE** BLK 500 LOT 1.01 (R-15 CORNER); 75 Colgate Avenue. *(The applicant proposes to aesthetically improve the existing home with a front porch portico and second floor dormers).*

Township Engineer DiGennaro said the existing single family dwelling is situate in the R-15 zone and is non-conforming due to deficiency in lot area, depth, frontage, front yard, side yard setbacks and principal, accessory and combined lot coverages. The applicant is proposing to

construct dormers and a covered portico. The applicant does not qualify for a Storm water Management Plan and the property is served by sanitary sewer.

Board Member Yudin is satisfied with the landscaping plan.

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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 8:00 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary  
Wyckoff Board of Adjustment