

**WYCKOFF BOARD OF ADJUSTMENT
APRIL 17, 2014 WORK SESSION MINUTES**

Work Session: 7:30 p.m. - Second Floor, Memorial Town Hall

Public Meeting: 8:00 p.m. – Court Room, Second Floor, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meetings Statement by Jim Donkersloot, Chairman:

"The April 17, 2014 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; Mark Borst; Susan Yudin; Brian Hubert, Alt.; Ed Kalpagian, Alt.

Staff Attendance: John A. Spizziri, Board Attorney; Mark DiGennaro, Township Engineer; Susan Schilstra, Board of Adjustment Secretary.

Board Attorney Spizziri swore in the new Board Member, Ed Kalpagian, as an alternate board member. The Board welcomed Board Member Kalpagian.

OLD BUSINESS

APPROVAL OF MINUTES

March 20, 2014 work session/public business meeting minutes

Vice Chairman Ruebenacker made a motion to approve the March 20, 2014 work session and public hearing minutes. Second, Board Member Fry. Voting in favor: Ms. Yudin, Mr. Fry, Mr. Ruebenacker and Chairman Donkersloot.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-04- Approval of vouchers from various escrow accounts.

Vice Chairman Ruebenacker made a motion to approve the amended vouchers for payment resolution. Second, Board Member Hubert. Voting in favor: Mr. Hubert, Ms. Yudin, Mr. Fry, Mr. Borst, Mr. Ruebenacker and Chairman Donkersloot.

RESOLUTION(S) TO BE MEMORIALIZED

PUCCIO, PHILLIP BLK 436 LOT 7 (RA-25/CORNER); 339 Sicomac Avenue. *(The applicant proposes to construct a roofed deck which will encroach into the pre-existing non-conforming front yard setback).*

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

DEMING, BROOK BLK 254 LOT 4 (RA-25/CORNER); 269 Monroe Avenue. *(The applicant proposes to install an in-ground pool on this corner lot which will exceed total accessory structure and lot coverage on this pre-existing undersized lot).*

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

SMITH, CARA & VINCENT BLK 250 LOT 44 (RA-25); 375 Oakwood Drive. *(The applicant proposes to install an in-ground pool which will exceed principle building coverage limitation and total impervious coverage limitation).*

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

APPLICATION(S) - CARRIED

MINIERI, DANIEL BLK287 LOT 7 (RA25); 309 Voorhis Avenue. *(The applicant proposes to construct a first and second floor addition which will encroach into the side yard setback and exceed the principle building lot coverage limitation).*

Township Engineer DiGennaro said the Board had given direction to the applicant and asked that the second story over the garage be reduced by 2'. The side yard setback has been increased from to 19.8' to 17.8' for the second story was proposed. The applicant has also submitted a clearer landscape plan. He added that the septic system plan had been previously approved for a 4 bedroom home and that Section J of the application has been revised and re-submitted. The site plan has a revision date of March 3, 2014.

Board Member Borst asked what the total impervious coverage is.

Township Engineer DiGennaro said it is at 19.80% where 20% is the maximum required.

Chairman Donkersloot said that the finished height is 34.1' and requested that during construction the building inspector will obtain certification that it is under 35' at finished grade.

Board Member Borst said the landscape plan is acceptable.

DELORME, ROBERT & CHRISTINE BLK 476 LOT 6.01 (R-15/CORNER); 376 Dartmouth Street. *(The applicant proposes to add a one story family room and expand the existing kitchen which will encroach into the front yard setbacks on this corner lot and exceed principal building coverage).*

Township Engineer DiGennaro said that he is in receipt of revised plans prepared by Ed Chudzinski, the applicant's architect, with the last revision date of March 31, 2014. He said that the Board suggested that the family room be reduced in order to reduce the principle building coverage from 18.1% to 16.4% where 15% is maximum and combined from 18.1% to 17.1 % where the maximum combined is 20%.

Board Member Borst said that if the plantings are damaged during construction they will need to be replaced with the same kind of species.

Board Member Hubert said the 4 trees that are being removed will need to be clarified.

APPLICATION(S) – NEW

GIAMPIETRO, JENNIFER & ANTHONY BLK 435 LOT 6 (RA-25); 675 Birchwood Drive. *(The applicant proposes to construct a first floor and second floor addition to the existing house with a 2 car garage. The garage will encroach into the side yard setback by 10' where 20' is required).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area, frontage and accessory structure setbacks. The applicant is proposing to expand and renovate the dwelling requiring relief from the township Code for principal side yard building setback where 21.7' is existing, 9' is proposed and 20' is required. The property is served by a 4 bedroom septic installed in 2008. The project requires a storm water management plan prepared by a Licensed NJ Professional Engineer which must be reviewed and approved prior to obtaining any construction permits.

Board Member Borst and Chairman Donkersloot agreed that the side yard variance is a self-inflicted hardship. They noted that the garage can be moved behind the house.

Board Member Fry said that if the garage is placed in the rear yard there may be an issue with the location of the septic system. He added that he struggles with this variance.

Board Member Borst asked how far the septic needs to be from a structure.

Township Engineer DiGennaro said that a structure will need to be 25' from the septic system and 10' from the tanks

FRY, CARL BLK 331 LOT 7.02 (RA-25); 139 Godwin Avenue. *(The applicant proposes to construct a first and second floor addition to the existing dwelling and construct a detached 3 car garage in the rear yard).*

Board Member Fry recused himself from discussion, removed himself from the dais and exited the Meeting Room.

Township Engineer DiGennaro said the existing single family dwelling is situated in the R-15 zone and is non-conforming due to lot frontage. The applicant is proposing to expand and renovate the existing structure and construct a detached garage and is seeking relief from the Code for principal building side yard setback where 16.8' is existing, 13.5' is proposed and 15' is required. He added that the variance request for accessory structure side yard setbacks for the garage have been removed since the front loading garage is now centered behind the house and is not a side loading garage anymore. The architectural plans to be reviewed have a revision date of April 9, 2014.

Board Member Borst said the landscape plan is acceptable and the trees being removed are unhealthy.

Chairman Donkersloot said the existing house is on a slab and storage will be in the garage.

Township Engineer DiGennaro said the applicant will be adding a full basement.

Board Member Hubert asked what the impervious coverage calculation is.

Township Engineer DiGennaro said the impervious coverage is under the maximum permitted due to the lot area.

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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 8:25 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary
Wyckoff Board of Adjustment