

**WYCKOFF BOARD OF ADJUSTMENT
MARCH 20, 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 March 20, 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; Susan Yudin.

Absent: Mark Borst; Brian Hubert, Alt.

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

Chairman Donkersloot announced that the Minieri, Giampietro and Fry applications were going to be carried this evening to the Thursday, April 17, 2014 public hearing meeting due to lack of quorum.

OLD BUSINESS

APPROVAL OF MINUTES

February 20, 2014 work session/public business meeting minutes

Board Member Yudin made a motion to approve the December 19, 2013 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 #14-03- Approval of vouchers from various escrow accounts.

Board Member Fry made a motion to approve voucher for payment. Second, Board Member Ruebenacker. Voting in favor: Ms. Yudin, Mr. Fry, Mr. Ruebenacker and Chairman Donkersloot.

RESOLUTION(S) TO BE MEMORIALIZED

EDWARDS, MICHAEL BLK 427 LOT 2 (RA-25); 379 Durham Road. *(The applicant proposes to install an in-ground pool which will expand impervious coverage to 35.5% where 28.5% is the maximum permitted).*

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

BALLAN, NANCY BLK 291 LOT 11 (RA-25); 319 West Stevens Avenue. *(The applicant proposes to construct a first and second floor to the existing dwelling which will encroach in the side yard setback and a portico that will encroach into the front yard setback).*

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

APPLICATION(S) - CARRIED

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).*

Township Engineer DiGennaro said at last month's meeting the board made suggestions with regards to the front door facade to remain and also suggested a landscaping plan and identify some plantings to the front and rear of the house. He said the plan has been amended and the variance to remove the front door has been eliminated. Also, a landscaping plan has been submitted to the Board.

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).*

This application has been carried until the Thursday, April 17, 2014 public hearing meeting due to lack of quorum.

APPLICATION(S) – NEW

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).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming due to lot area, frontage, depth, front yard setbacks, and side yard setback. The applicant is proposing to construct an in-ground swimming pool and patio resulting in the need for variances for excessive accessory coverage, rear yard and side yard setbacks and a pool located within the front yard setback line. He said the pool is located within the 40' side yard setback on this corner lot and a variance is being requested for 10' off the rear yard setback where 20' is required.

Vice Chairman Ruebenacker and Board Member Yudin said this is a self-imposed hardship and would like to see the project reduced.

Chairman Donkersloot and Board Member Fry noted that the property is undersized where lot area is 9,375 square feet and 25,000 square feet is required. He also recommended that the pool filter be moved to the rear of the property.

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 the existing single family dwelling is located on corner lot situate in the R-15 zone and is non-conforming due to bulk deficiencies including lot area, depth, front and rear yard setbacks. The applicant is proposing a 1391 square foot covered deck and addition to the existing structure. The applicant is seeking relief from the code for front yard setbacks and excessive principal building coverage. He added that the shed is attached to the house which makes it included in the principle building coverage.

Board Member Fry and Board Member Yudin said this is a large lot and there is room for this expansion.

Vice Chairman Ruebenacker said the side yard is heavily treed and arborvitae may not survive under the existing shade trees

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).*

Township Engineer DiGennaro The existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area, frontage, side yard setbacks and principal building coverage. The applicant is proposing to construct an in-ground swimming pool with spa and patio resulting in excessive accessory structure lot coverage, excessive combined lot coverage and excessive impervious coverage requiring variances. The property is served by a septic system located in the front yard. The proposed storm water management design appears to conflict with the previous approval from 2002 which indicates that the roof leaders are already connected to a drywell. Therefore, alternate measures must be employed to capture the additional runoff from the pool. In addition, a review of the 2002 resolution of approval suggests that the existing principal building lot coverage currently exceeds the approval.

Vice Chairman Ruebenacker asked why the previous submittal had the lot coverage at 18.05% and now it reflects the lot coverage at 17.06%.

Township Engineer DiGennaro said 17.06% was from the previous approval in 2002 and the applicant's engineer was requested to verify the correct numbers which were corrected and now reflect the current conditions of the site at 17.06% of building lot coverage where 15% is required.

Vice Chairman Ruebenacker and Board Member Fry would like to see the lot coverage reduced.

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).*

This application has been carried to the Thursday, April 17, 2014 public hearing meeting due to lack of quorum.

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).*

This application has been carried to the Thursday, April 17, 2014 public hearing meeting due to lack of quorum.

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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 8:20 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary
Wyckoff Board of Adjustment