

**WYCKOFF ZONING BOARD OF ADJUSTMENT
MARCH 17, 2016 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, Chairman:

"The March 17, 2016 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, Chairman; Carl Fry, Vice Chairman; Mark Borst; Susan Yudin; Brian Hubert; Tim Shanley; Brian Tanis, Alt.; Rich DeLeo, Alt.

Board Member Absent: Ed Kalpagian

Staff Present: David Becker, Board Attorney; Mark DiGennaro, Township Engineer; Susan McQuaid, Secretary.

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Chairman Ruebenacker read this statement into the record: *"All applicants are hereby reminded that your application, if approved, may be subject to the terms, conditions and payment of the Affordable Housing Development Fee requirements of the Township. Information can be obtained from the Code of the Township of Wyckoff, Chapter 113-8 on the Township's website, www.wyckoff-nj.com"*

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OLD BUSINESS

APPROVAL OF MINUTES

February 18, 2016 work session/public business meeting

Vice Chair Fry made a motion to approve the February 18, 2016 work session/public business meeting minutes. Second, Board Member Hubert. Voting in favor: Mr. Tanis, Mr. Hubert, Ms. Yudin, Mr. Borst and Vice Chair Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-03- Approval of vouchers from various escrow accounts.

Board Member Shanley made a motion to approve Resolution #16-03 for vouchers for payment. Second, Vice Chair Fry. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Shanley, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

RESOLUTION(S) TO BE MEMORIALIZED

DUCKMAN, STEWART & DEBRA BLK 393 LOT 17 (RA-25 CORNER); 254 Wyckoff Avenue. *(The applicant proposes to increase the footprint of the first floor area for a new kitchen and first floor master bedroom, add a second level over the existing first floor and construct an accessory 2 car detached garage where currently a garage does not exist).*

PUCHALIK, JOSEPH & SARAH BLK 352 LOT 4 (RA-25 CORNER); 269 Cedar Hill Avenue. *(The applicant proposes to enlarge the existing rear portion of the house for a family room).*

SQUARE ONE CONTRACTORS, INC. BLK 490 LOT 13 (R-15); 451 Louisa Avenue. *(The applicant proposes to increase the existing footprint of the first floor area and add a second level to the house).*

Board Member Shanley made a motion to memorialize the above referenced resolutions. Second, Vice Chair Fry. Voting in favor: Mr. Tanis, Mr. Hubert, Ms. Yudin, Mr. Borst and Vice Chair Fry.

APPLICATION(S) – CARRIED

PIRRMANN, LAUREN BLK 269 LOT 14 (RA-15 CORNER); 91 Edison Street. *(The applicant proposes to increase the footprint of the first floor and add a second level addition which will trigger the enhanced side yard setback ordinance).*

Township Engineer DiGennaro explained to the Board the revisions that were made from last month's comments by the Board. He said that the applicant reduced the rear yard setback from 10' to 15', the principle building lot coverage was reduced to 19.12%, the maximum impervious coverage was reduced to 25.8%, and the principle building was reduced to 1,324.1 sf. The applicant has achieved what the Board has requested. And by reducing the gross build area (GBA) the applicant was able to eliminate a variance.

Board Member Borst explained to the Board the revised landscape plan. He suggested that hemlocks be placed on the right side of the property. He said he would like to hear further testimony at the public hearing meeting.

Board Member Shanley and Board Member DeLeo said they had listened to the flash drive of the February a18, 2016 meeting at which they were absent and are now permitted to vote on this application.

APPLICATION(S) – NEW

765 WYCKOFF AVENUE, LLC (STONE HOUSE NURSERY) BLK 204 LOT 11 (RA-25 CORNER); 765 Wyckoff Avenue. *(The applicant proposes to install a propane filling station and installation of shade structure over a portion of the area where nursery products are located).*

Board Attorney Becker said that no testimony was heard last month. He said the application was adjourned for jurisdictional reasons. Chair Ruebenacker said the original information was received by the Board Members in their February packet. He said there was also a letter from the neighboring property owner which cannot be considered unless the neighbors are present this evening.

Township Engineer DiGennaro said the revised set of plans dated 1/20/16 and revised on 3/16/16 incorporate brick paver walkways that will be exchanged for other impervious coverage on site. The applicant asked that all of the items be encapsulated in one approval .He added that the net result will be a zero change in impervious coverage. He said 1,720 sf of a gravel stone area will be replaced with 1,720 sf of pavers.

Chair Ruebenacker said the applicant is proposing a 1,000 gallon propane tank and after review by the police and fire departments these departments are not opposed to the propane filling station as long as there is significant safety training as well as protection of the tank with the installation of the concrete bollards. Board Member Yudin said this use is not a permitted use in this zone. Board Member Becker said this application is for the expansion of a non-conforming use or the request for a D variance. Chair Ruebenacker said the line of sight from the rear residential property has no windows on that side of the house so they cannot see the propane tank. And that same neighbor’s deck is low enough that they will not be able to see the tank. Also, the propane tank will not be able to be seen from Woodbury Drive due to the existing buffer. Board Member Shanley and Board Member Yudin would like to hear testimony as to the safety of the tank and additional vehicular traffic to the site. Vice Chair Fry said he would like to see the traffic flow and how the tanks will be refilled. He added that the shade structures will be large but they are not uncommon in a nursery.

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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 7:48 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment