

**WYCKOFF ZONING BOARD OF ADJUSTMENT
FEBRUARY 18, 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 Carl Fry, Vice Chairman:

"The February 18, 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: Carl Fry, Vice Chairman; Mark Borst; Susan Yudin; Brian Hubert; Ed Kalpagian; Brian Tanis, Alt.

Board Member Absent: Erik Ruebenacker, Chairman; Tim Shanley; Rich DeLeo, Alt.

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

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Vice Chairman Fry 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

January 21, 2016 work session/public business meeting

Board Member Yudin made a motion to approve the January 21, 2016 work session/public business meeting minutes. Second, Board Member Hubert. Voting in favor: Mr. Tanis, Mr. Hubert, Ms. Yudin and Vice Chair Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-02 Approval of vouchers from various escrow accounts.

Board Member Hubert made a motion to approve Resolution #16-02 for vouchers for payment. Second, Board Member Tanis. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst and Vice Chair Fry.

RESOLUTION(S) TO BE MEMORIALIZED

NIKOLA STOJKOSKI & ZAKLINA AVRAMOSKA BLK 258 LOT 29.01 (RA-25 CORNER); 258 Monroe Avenue. *(The applicant proposes to construct a first and second floor addition with a garage which will exceed principal building and total lot coverage).*

Township Engineer DiGennaro said he reviewed the revised plan and the changes requested by the Board have been made.

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

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Chair Fry said he will be recusing himself from the Square One Contractor application, Board Member Kalpagian will be recusing himself from the Duckman application and Board Member Borst will be recusing himself from the 765 Wyckoff Avenue, LLC application.

Board Attorney Becker said that 5 affirmative votes will be needed for a D variance for the 765 Wyckoff Avenue, LLC application and there are only 5 members present this evening due to absentee Board Members. He recommended that this application not move forward this evening with regards to a decision. The Board said they would like to review the sequence of events that happened on this property within the past 5 years.

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APPLICATION(S) – NEW

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).*

Board Member Kalpagian recused himself from discussion.

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 and front yard setback. The applicant is proposing to expand the existing structure requiring variances. The variance request is for the rear yard accessory structure setback of 15’ where 20’ is required. The proposal satisfies the Township storm water management requirements and has obtained approval to construct a new 3 bedroom septic system.

Chair Fry said he would like to hear testimony as to the structure itself and how much will be removed during construction. He said the addition of the garage will now make this house

conforming although the rear yard setback requirement is 20' and 15' is being requested. He asked Mr. DiGennaro to explain how a front yard and rear yard is determined on a corner lot.

Township Engineer DiGennaro said that on a corner lot front yard #1 is the narrowest dimension of the lot width. The rear yard is the line opposite the first front yard. There is only one side yard setback on a corner lot.

Chair Fry said that new underground service to the house could be obtained. Board Member Borst said a professional landscape plan will be required. He said no privacy planting is being provided as well as foundation planting. Board Member Tanis questioned the need for a loft in this garage which requires the height of the garage to be at 19' and very close to the property line.

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).*

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 front yard and rear yard setback. The applicant is proposing to expand the existing structure requiring variances. The variance request is for a rear yard setback of 14' where 40' is required on this corner lot. Chair Fry stated that the front door of this house faces Cedar Hill Avenue but the front yard on this lot is on Newtown Road. He added that in this case the side of the garage is located in the rear yard. He said this is a hardship variance requests due to the location of the existing septic tank and shape of the lot.

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).*

Chair Fry recused himself from discussion.

Township Engineer DiGennaro said the existing single family dwelling is situated in the R-15 zone and is non-conforming due to lot area deficiency, frontage, depth, front yard setback, side yard setback and rear yard setback. The applicant is proposing an addition/renovation requiring variances which are 29.8' rear yard setback where 30 is required and proposed principal building lot coverage of 18.11% where 15% is permitted and 18.11% remains under the maximum permitted combined of 20%. This application does not qualify for a storm water Management Plan review however the applicant has proposed an onsite storm water detention chamber. Acting Chair Borst said the garage will be underneath the house. Board Member Hubert would like to hear testimony as to how much of the structure will be removed during construction. Board Member Kalpagian noted that some of the existing variances will be eliminated.

765 WYCKOFF AVENUE, LLC (STONE HOUSE NURSERY) BLK 204 LOT 1 (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 Member Borst recused himself from discussion.

Township Engineer DiGennaro said the subject property is located on a corner lot in the RA-25 single family zone and operates as an existing non-conforming business, currently a landscape nursery. The applicant seeks to expand their services by incorporating a liquefied petroleum gas facility (propane filling station) as part of their current business operations. The addition of this expanded service triggers a use variance as it expands an existing non-conforming use in residential zone. In addition, the applicant is proposing to erect two shade structures of dimension 8000 sf and 2400 sf requiring variances for exceeding accessory structure lot coverage permitted in the zone by 8% where 5% is permitted. He said he would like to hear testimony of the proposed filling tank and the distance to the existing well. Chair Fry said this is a D variance and additional detail of the 1,000 gallon filling tank will need to be provided. He read the Fire Department letter and Police Department letter into the record. He said that the tank must be 25' from any structure and protected from vehicular traffic.

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 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 yard and rear yard setbacks. The applicant is proposing to renovate and expand the existing dwelling requiring the following variances: rear yard setback of 12.3' where currently 26.3' is existing and 30' is required. This application does not require a Stormwater Management Plan review. The property is served by sanitary sewer.

Board Member Borst said the applicant is adding a garage where a garage currently does not exist. He said the board will need to hear testimony as to how much of the existing structure will be removed. He also recommended that a professional landscaping plan be obtained.

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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