

**WYCKOFF ZONING BOARD OF ADJUSTMENT
MARCH 15, 2018 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, Chairman:

"The March 15, 2018 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."

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"*

"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time."

Roll Call was taken

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Board Member Attendance: Carl Fry, Chairman; Erik Ruebenacker, Vice Chairman; Susan Yudin; Brian Hubert; Ed Kalpagian; Brian Tanis; Rich DeLeo, Alt; Robert Ebel, Alt.

Board Member(s) Absent: Mark Borst

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

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OLD BUSINESS

APPROVAL OF MINUTES

February 15, 2018 work session/public business meeting

Board Member Hubert made a motion to approve the February 15, 2018 work session/public business meeting minutes. Second, Board Member Kalpagian. Voting in favor: Mr. Tanis, Mr.

Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Ruebenacker and Chairman Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-03 Approval of vouchers from various escrow accounts.

Board Member Kalpagian made a motion to approve Resolution #18-03 for payment of vouchers. Second, Vice Chairman Ruebenacker. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Ruebenacker and Chairman Fry.

RESOLUTION(S) TO BE MEMORIALIZED

FOX, CHRISTOPHER BLK 443 LOT 2 (RA-25); 764 Hickory Hill Road. *(The applicant proposes to add a level which will exceed the building height).*

ALTONAGA, RAYMOND & CECELIA BLK 320 LOT 105 (RA-25 CORNER LOT); 286 West Stevens Avenue. *(The applicant proposes to remove the rear porch and construct a rear family room which will exceed principle building lot coverage).*

SIMONE, MICHAEL & DANA BLK 367 LOT 10 (RA-25); 522 Eder Avenue. *(The applicant proposes to add a small addition to the second floor master bedroom to align with the footprint of the existing structure and a front porch addition which will encroach into the side yard and front yard setbacks).*

NUGENT, WILLIAM BLK 314 LOT 53.01 (RA-25); 519 Wyckoff Avenue. *(The applicant proposes to install a pool with spa which will exceed the accessory lot coverage).*

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

APPLICATION(S) – CARRIED

LIZZI, JOSEPH & JULIE BLK 290 LOT 23 (RA-25); 318 Martom Road. *(The applicant proposes to expand the existing single car garage to a two car garage and a covered front porch which will encroach into the front yard setback and also expand the master bedroom and master bathroom which will exceed principle building lot coverage).*

Township Engineer DiGennaro said new drawings have been submitted. The side yard setback for the master bedroom has been removed and the front yard setback remains at 29'. Board Member Hubert said that some houses in the neighborhood seem to encroach further with front porches. Board Member Kalpagian said that one variance has been removed with the side yard setback being increased for the master bedroom. Board Member Tanis said the revised landscape plan is more in depth. Testimony will continue at the public hearing meeting at 8 p.m.

SCHOENDORF, WILL & CHARLOTTE BLK 393 LOT 9 (RA-25); 389 Newtown Road. *(The applicant proposes to expand the existing single car garage to a 2 car garage which will encroach into the side yard setback and add a covered front porch).*

Township Engineer DiGennaro said the application is incomplete because all columns on the right side remain unchecked. He said the concerns at the last meeting were reducing the setback by the garage, the height of the structure, the location of the trees, underground electric should be provided and the existing deck will be removed. Board Member Kalpagian said that one variance will be eliminated. Chairman Fry said the setback has been increased on the side of the garage to 12.7', the gross building area was reduced to 3688 which eliminated the side yard enhanced setback variance and the lot coverage has been reduced from 18.09% to 17.41% where 15% is required but below the combined lot coverage of 20%. He said that testimony will continue at the public hearing meeting at 8 p.m.

APPLICATION(S) – NEW

McHUGH, DANIEL & KATHRYN BLK 466 LOT 52.02 (R-15); 380 Auburn Street. *(The applicant proposes to install a pergola and in-ground swimming which will exceed total accessory structure and total lot coverage).*

Township Engineer DiGennaro said the existing single family dwelling is situated on a conforming lot in the R-15 zone and is non-conforming due to principal building lot coverage and side yard setback due the enhanced side yard requirements. The applicant is proposing to construct an in ground swimming pool and pergola requiring variance for excessive accessory lot coverage and excessive combined lot coverage of 6.2% where 5% is required and combined coverage of 25.4% where 20% is required. Chairman Fry said the principle structure is at 19.2% where 15% is required. He would like to hear testimony as to the height of the pergola. Vice Chairman Ruebenacker noted that the pool and pergola accessory structures are at 6.2% where 5% is required. Testimony will begin at the public hearing meeting.

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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 8:01 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment