

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
FEBRUARY 21, 2019  
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 Chairman Carl fry:

"The February 21, 2019 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](http://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."*

**Board members in attendance:** Carl Fry, Chairman; Board Members: Mark Borst, Brian Tanis, Ed Kalpagian, Brian Hubert, Kelly Conlon and Louis Cicerchia.

**Board Members absent:** Erik Ruebenacker, Vice Chairman and Board Member Rosa Riotto.

**Staff present:** David Becker, Board Attorney and Maureen Mitchell, Board Secretary.

**OLD BUSINESS**

Approval of the January 17, 2019 work session and public business meeting minutes.  
Board Member Hubert made a motion to approve the January 17, 2019 work session and public business meeting minutes. Second, Board Member Tanis. Voting in favor: Mr. Kalpagian, Ms. Conlon, Mr. Hubert, Mr. Tanis, Mr. Cicerchia, Mr. Borst, and Chairman Fry.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #19-02** Approval of vouchers for Engineering and Professional Services.  
Board Member Borst made a motion to approve Resolution #19-02 for payment of vouchers. Second, Board Member Kalpagian. Voting in favor: Mr. Tanis, Mr. Borst, Mr. Hubert, Ms.

Conlon, Mr. Cicerchia, Mr. Kalpagian and Chairman Fry.

### **RESOLUTION(S) TO BE MEMORIALIZED**

**MILAZZO, DANIEL AND MELISSA** BLK 314 LOT 30 425 Hamden Court. (*The applicant proposes to construct a one story addition to the rear corner of the existing residence to enlarge the kitchen and dining room*). Application was approved.

**KLEIN, YAEL & ADAM** BLK 248 LOT 1.01 (RA-25 CORNER); 530 Overlook Drive. (*The applicant proposes to demolish the existing home and construct a new home keeping the dwelling more in conformity with the front yard setback on this non-conforming lot*). Application was denied.

Chairman Fry asked for a motion to approve the Resolutions for the Milazzo application and the Klein application. Board Member Borst made a motion to approve the above referenced Resolutions. Second, Mr. Hubert. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Kalpagian, Ms. Conlon, Mr. Cicerchia, Mr. Borst and Chairman Fry.

### **APPLICATION WITHDRAWN**

**VRTIS, ANGELA & MICHAEL** BLK 352 LOT 37.01 (RA-25); 268 Wyckoff Avenue. (*The applicant proposes to seek approval for a tree fort installed in a grove of trees 9 feet off the ground*).

Chairman Fry announced that this application has been withdrawn and will no longer appear on the agenda.

### **APPLICATION(S) – CARRIED**

**TAIBI, ANTHONY AND CLAIRE** BLK 480 LOT 7 (RA-15) 42 Wyckoff Avenue. (*The applicant proposes to put a one story addition on the existing house to include a main floor bedroom with closet and enlarge the existing bathroom*.) **Revised plans received 1/29/2019.**

The applicant's architect will provide testimony at the Public Session Meeting.

**TSAPATSARIS, JENNIFER** BLK 366 LOT 5 (RA-25); 543 Eder Avenue. (*The applicant proposes to expand the existing house to include a laundry room, living room and a second floor addition for a bathroom and bonus room over the garage which will encroach into the enhanced side yard setback*).

Chairman Fry announced that the application was heard at the December meeting and will not be heard tonight as the applicant has not submitted revised plans. An "Extension of Time Request Form" will be sent to the applicant to sign if she wishes The Board to continue to carry the application.

### **NEW APPLICATIONS**

Chairman Fry announced that the St. Elizabeth's application will be heard last as this application may require more time for discussion than the other applications on the agenda. He gave a summary of each of the applications.

**1. MEYER, ROY BLK 491 LOT 47.01 (R15) 448 Louisa Avenue**

Chairman Fry gave a summary of the application by citing Township Engineer DiGennaro's report: The existing single family dwelling is located in the R-15 zone and is non-conforming due to deficiencies in lot size, lot depth, front yard setback and a garage does not exist on the property which is required in the zone. The applicant is proposing to construct an attached garage requiring variances. This application does not qualify for a Stormwater Management Plan. The site is served by municipal sewer. The applicant will provide testimony at the Public Session meeting.

**2. 118 SHELDON STREET LLC, BLK 267 LOT 26 (R15) 118 Sheldon Street**

Chairman Fry summarized the application by citing Mr. DiGennaro's Engineer's report: The existing single family dwelling is located in the R-15 zone and is non-conforming due to deficiencies in lot size, frontage, depth, front and side yard setbacks, principal building lot coverage and combined structure lot coverage. The applicant is proposing to expand and renovate the existing structure by adding a second floor requiring variances. This application does not qualify for a Stormwater Management Plan review. The site is served by municipal sewer. The applicant will provide testimony at the Public Session meeting.

**3. 107 HARDING STREET, LLC BLK 263 LOT 66 (R-15) 107 Harding Road**

Chairman Fry gave a brief summary of the application being presented: The existing single family dwelling is located in the R-15 zone and is non-conforming due to deficiencies in lot size, frontage, front and side yard setbacks. The applicant is proposing to expand and renovate the existing structure by adding a second floor requiring variances. This application includes a Stormwater Management Plan to collect all the roof drains. The site is served by municipal sewer. The applicant will provide testimony at the Public Session.

**4. ST. ELIZABETH'S CHURCH BLK 216 LOT 16.02 (RA-25); 700 Wyckoff Avenue.**

Chairman Fry gave the summary of the application as noted in Township Engineer DiGennaro's Report: The St. Elizabeth's church property consists of a principal structure which includes the main chapel and the primary school and 3 accessory buildings which include the rectory, convent and office/classroom trailer. The property also provides for 238 existing parking spaces which will remain unchanged. The applicant is seeking variance relief to construct an addition to the principal church structure which shall include a daily mass chapel and public restrooms separate from the K-8 Parochial School. The complex is situated on a 9 acre parcel located in the RA-25 residential zone and is currently non-conforming due to front, rear and side yard setbacks, excessive building lot coverage and excessive impervious coverage. In addition, since the complex includes a primary school, 186-19D requires a minimum of 13 acres of lot area and setbacks to front, rear and side yards to be a minimum of 150 feet. Consequently, this results in a further non-conformity as it relates to the use of a school on the property. In accordance with 186-19E, churches are conditional uses in the RA-25 Zone. The applicant is requesting the following waivers:

A waiver is being requested for depicting all trees and shrubs on the property.

A waiver is being requested for existing signs. Applicant is only replacing existing ADA parking signs to meet code.

A waiver is being requested for depicting all exterior lighting as no lighting changes are proposed.

A waiver is being requested for a traffic study.

A waiver is being requested for environmental impact study.

A waiver is being requested for Traffic signage and safety plan.

A waiver is being requested as there will be no change in current employee count.

A waiver is being requested to number all parking stalls on the plan.

Board Attorney Becker advised that The Board proceed with hearing testimony for the application at the Public Session meeting adding that the requested waivers can be addressed at a later time if the Board is not in agreement with the waiver requests. The Stormwater management has been submitted and satisfies the Township Code design requirements. The applicant will provide testimony at the Public Session.

There being no further business, a motion was made by Board member Hubert to adjourn the Work Session Meeting. Seconded by Board Member Kalpagian and passed unanimously. The Work Session was adjourned at 8:03 p.m.

Respectfully Submitted,

Maureen Mitchell, Secretary  
Wyckoff Board of Adjustment