

**WYCKOFF ZONING BOARD OF ADJUSTMENT
MARCH 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 March 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"*

"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; Erik Ruebenacker, Vice Chairman; Board Members: Brian Tanis, Ed Kalpagian, Brian Hubert, and Rosa Riotto.

Board Members absent: Mark Borst, Kelly Conlon and Louis Cicerchia.

Staff present: David Becker, Board Attorney, Mark DiGennaro, Township Engineer; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the February 21, 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 Kalpagian. Voting in favor: Ms. Riotto, Mr. Kalpagian, Mr. Hubert, Mr. Tanis, Mr. Ruebenacker and Chairman Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #19-03 Approval of vouchers for Engineering and Professional Services.
Board Member Kalpagian made a motion to approve Resolution #19-03 for payment of

vouchers. Second, Vice Chairman Ruebenacker. Voting in favor: Mr. Tanis, Ms. Riotto, Mr. Hubert, Mr. Kalpagian, Mr. Ruebenacker and Chairman Fry.

RESOLUTION(S) TO BE MEMORIALIZED

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.*) *Approved*

MEYER, ROY BLK 491 LOT 47.01 (R15) 448 Louisa Avenue. (*The applicant proposes to construct a one car attached garage where none exists.*) *Approved*

ST. ELIZABETH'S CHURCH BLK 216 LOT 16.02 (RA-25); 700 Wyckoff Avenue. (*The applicant proposes to construct a Daily Mass Chapel.*) *Approved*

Chairman Fry asked for a motion to approve the Resolutions for the Taibi, Meyer and St. Elizabeth's Church applications. Board Member Tanis made a motion to approve the above referenced Resolutions. Second, Mr. Hubert. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Kalpagian, Ms. Riotto, Mr. Ruebenacker and Chairman Fry.

APPLICATION(S) – CARRIED

118 SHELDON STREET LLC, BLK 267 LOT 26 (R15) 118 Sheldon Street. The applicant proposes to add a second story to the existing one story family dwelling.

Chairman Fry recapped the February 21, 2019 Public hearing where after careful consideration of the application, The Board made the following recommendations to the applicant: Left side yard setback should be increased to 10 feet. Get below 2700 square feet gross building area so not to trigger the side yard setback. Strive to achieve a total lot coverage of 23% where you have 24.2%. Add air conditioning units to the landscape plan. Air conditioning units will be placed behind the left side of the house, must be 10 feet off of the property line and screened. No cantilevers on the front of the house. The applicant submitted revised plans and will provide testimony at the Public Meeting this evening.

107 HARDING STREET, LLC BLK 263 LOT 66 (R-15) 107 Harding Rd. The applicant proposes to add a second story to the existing one story family dwelling.

Chairman Fry recapped the February 19, 2019 Public Meeting where after careful consideration of the application, The Board recommended reducing the size of the proposed new home by 5' on the left side or stepping in the second level 15' on the left side. The applicant submitted revised plans and will provide testimony at the Public Meeting this evening.

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.*) ***Pending revised plans. Applicant signed Extension of Time Request Form. Carried to April 18, 2019.***

NEW APPLICATIONS**1. WARE, DAVID AND ELIZABETH BLK 291 LOT 29 (RA-25) 290 Sunset Blvd.**

Township Engineer DiGennaro gave this summary of the application:

The existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area, frontage, front yard setback, side yard setback and accessory structure lot coverage. The applicant is proposing to expand the existing structure requiring variance relief. The home is situated on a 15,555 square foot lot where 25,000 square feet is required. The required frontage is 125' where 100' exists. There is an existing 20.93' front yard setback where 40' is required and this will remain unchanged. The left side yard setback on the left side is 20.2' and will remain. The existing right yard setback is 10.3' where 20' is required and the applicant is proposing 9.75'. Proposed lot coverage is 19.90% where 20% is the maximum allowed and a proposed accessory lot coverage of 5.36% where 7.46% exists with 5% being the maximum allowed. The existing building height is 22', 31.7' in height is proposed which is under the maximum allowed 35'. The existing 4 BR septic system as installed in 1999. The septic tank may be required to be relocated to conform to minimum separation distances to occupied structures. A Stormwater Management plan is not required. The applicant will provide testimony during the Public Session.

2. CORDOVA, JOSE BLK 425 LOT 28.01 405 SICOMAC AVENUE. (The applicant proposes to add a second story to the existing one story home.)

Chairman Fry announced that this application would not be heard this evening due to a deficient notice. The application will be carried to the April 18, 2019 meeting.

3. KORINIS, KRISTA & JUSTIN BLK 219 LOT 1 (RA-25) 314 Godwin Avenue.

Township Engineer gave the following summary of the application:

The existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming due to lot area, depth, front yard setback, rear yard setback, side yard setback, accessory structure side yard setback and principal building lot coverage. The applicant proposes to rebuild and expand the dwelling after sustaining extensive fire damage requiring variance relief. The lot is very undersized at 9,595 square feet where 25,000 is required in this zone. The existing front yard setback on the Godwin Avenue side of the property is 50.8' and the applicant is proposing 45.4' where 40' is required. The Birch Parkway front yard setback is 15.2' and will remain unchanged where 40' is required. The principal building side yard setback is 13.6', proposed is 13.2' where 20' is required and the principal building rear yard setback is 28.8', proposed is 45.7' where 40' is required. The applicant is proposing a principal building lot coverage of 18.6% where 15% is the maximum permitted. The Township's Stormwater Management requirements are not applicable and the applicant is in the process of obtaining approval for a new 3 bedroom septic system. The applicant will provide testimony at the Public Meeting.

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