

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
JULY 18, 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 Vice Chairman Erik Ruebenacker:

"The July 18, 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."

Vice 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](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:** Erik Ruebenacker, Vice Chairman; Board Members: Brian Tanis, Ed Kalpagian, Rosa Riotto, Mark Borst, Kelly Conlon and Louis Cicerchia.

**Board Members absent:** Carl Fry, Chairman and Brian Hubert.

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

**OLD BUSINESS**

Approval of the June 20, 2019 work session and public business meeting minutes.  
Board Member Kalpagian made a motion to approve the June 20, 2019 meeting minutes. Second, Mr. Borst. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Borst, Ms. Riotto, Ms. Conlon, Mr. Cicerchia and Vice Chairman Ruebenacker.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #19-07** Approval of vouchers for Engineering and Professional Services.  
Board Member Riotto made a motion to approve Resolution #19-07 for payment of vouchers.

Second, Mr. Tanis. Voting in favor: Mr. Tanis, Ms. Riotto, Mr. Kalpagian, Mr. Borst, Ms. Conlon, Mr. Cicerchia and Vice Chairman Ruebenacker.

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

**SAVITT, DAN & CHRISTINA** 582 Cresthaven Rd. BLK 245 LOT 95

The applicant proposes to construct an in ground swimming pool and a sports court.

Board Member Riotto made a motion to approve the Resolution. Second, Mr. Cicerchia. Voting in favor: Mr. Tanis, Mr. Kalpagian, Ms. Riotto, Mr. Mr. Cicerchia, Ms. Conlon and Vice Chairman Ruebenacker. Mr. Borst abstained.

**PACANOVSKY-NOLAN, KIM** 322 Village Place BLK 289 LOT 19

The applicant proposes to construct a portico over the front entry way

**PECK, KAREN** 130 Wyckoff Ave. BLK 462 LOT 41

The applicant proposes to expand the first floor footprint and also expand the second story.

Board Member Riotto made a motion to approve the Resolutions. Second, Mr. Cicerchia. Voting in favor: Mr. Tanis, Mr. Kalpagian, Ms. Riotto, Mr. Borst, Mr. Cicerchia, Ms. Conlon and Vice Chairman Ruebenacker.

**KANNING, MICHAEL** 17 Colonial Dr. BLK 261 LOT 14

The applicant amended the original landscape plan which was approved by The Board on October 19, 2017.

Board Member Riotto made a motion to approve the Resolution. Second, Mr. Cicerchia. Voting in favor: Mr. Kalpagian, Ms. Riotto, Mr. Borst, Mr. Cicerchia, Ms. Conlon and Vice Chairman Ruebenacker. Mr. Tanis abstained.

### **FOR DISCUSSION**

Jerome A. Vogel, Esq., on behalf of The Christian Health Care Center, has requested an extension of time to begin construction on The Administration Building and The Behavioral Management Ramapo Ridge Building. These projects were approved on September 20, 2018 and are incorporated into the Resolution of approval for The Vista Construction project.

Board Attorney Becker gave a brief explanation of the requested extension of time. He stated that the 2 buildings that were mentioned in Attorney Vogel's letter were approved for the construction of small additions on September 20, 2018 as part of The Vista application approval. The applicant is moving ahead with The Vista project however the construction on the Administration Building and the Behavioral Management Building has not yet commenced. As per the Township code 46-23, the applicant is requesting a 1 year extension of the existing approvals for the 2 subject buildings.

Board Member Borst made a motion to approve the request for a 1 year extension of the approval. Second, Mr. Kalpagian. Voting in favor: Ms. Conlon, Mr. Cicerchia, Mr. Kalpagian,

Mr. Borst, Ms. Riotto and Vice chairman Ruebenacker. Mr. Tanis abstained.

### **APPLICATIONS CARRIED**

Vice Chairman Ruebenacker announced that the following applications will be carried to the August 15, 2019 Zoning Board meeting per the applicant's request:

**CAMACHO, JOSE AND DONNA** BLK 353 LOT 7 (RA-25) 200 Hillside Avenue.  
The applicant proposes to construct an addition to the existing family dwelling.  
At the May 16, 2019 meeting, the applicant's Attorney requested that the application be carried to the August 15, 2019 meeting to allow his client to submit revised plans.

**PAMA WOOD WORK** 374 Oakwood Dr. BLK 250 LOT 40  
The applicant proposes to utilize the existing foundation to construct a new home.  
The applicant requested that the application be carried to the August 15, 2019 meeting.

### **APPLICATION CARRIED**

**RAPPAPORT HOMES LLC** 300 Cedar Hill Ave. BLK 352 LOT 1  
The applicant proposes to construct a second story addition.

Board Member Borst recused himself and stepped down from the dais.  
Township Engineer DiGennaro gave a summary of the revised plans. He stated that at the last meeting, the Board had given some direction and guidance for the applicant to consider eliminating the sunroom on the principal building, lowering the proposed roof over the extension into the front yard setback and possibly installing a privacy fence. Mr. DiGennaro went on to say that the applicant has satisfied the request to eliminate sun room which reduced the principal lot coverage by 115 square feet and the roof line has been lowered as recommended. The site plan was revised on 7/5/19 to show that the combined lot coverage has been reduced from 8.5% to 8.2% and the impervious coverage has been reduced from 17.7% to 17.5%.

Vice Chairman Ruebenacker said that from an architectural stand point, it appears that the applicant followed the recommendations made by The Board during the June 20, 2019 meeting. He added however, a revised landscape plan to account for the left side of the home was not submitted as previously discussed and there is no mention of the privacy fence, 15' off the property line, which was also discussed at the June meeting. Mr. Ruebenacker said that he would like the applicant to address these 2 matters during the Public meeting.  
Mr. Borst returned to the dais.

### **NEW APPLICATIONS**

**73 HARDING ROAD LLC** 73 Harding Road BLK 263 LOT 56  
The applicant proposes to renovate the existing home and add a second story.

Township Engineer DiGennaro provided the following technical report of the application:

The existing single family dwelling is located in the R-15 zone and is non-conforming due to deficiencies in lot size, frontage, and side yard setbacks. The applicant is proposing to expand and renovate the existing structure by adding a second floor requiring variances. The existing lot size is nonconforming with square footage of 11,745 square feet where 15,000 is required and the frontage is 81' where 100' is required in the zone. The existing side yard setbacks are both nonconforming with side #1 at 12.9' and side #2 at 14' where 15' is required. Side yard #1 will remain unchanged and side yard #2 will be increased to 25' on the proposed 2<sup>nd</sup> story addition. The front yard setback is currently conforming to 40' and will remain unchanged. Proposed combined lot coverage is 13.25% where 20% is the maximum allowed. The application does not qualify for storm water management. Finally he recommended that the utilities be placed underground if possible.

Mr. Borst inquired about the lack of proposed landscaping on the left side of the house. He would also like to know about the pine trees on the right side which are not shown on the landscape plan. Vice Chairman Ruebenacker said that the Board can ask the applicant to address that during the Public meeting.

Mr. Tanis stated that he would like to hear testimony as to how much of the existing structure will be taken down and how much will remain.

There being no further business, a motion was made by Vice Chairman Ruebenacker to close the Work Session and the vote was passed unanimously. The Work Session was adjourned at 8:53 p.m.

Respectfully Submitted,

Maureen Mitchell, Secretary  
Wyckoff Board of Adjustment