

**WYCKOFF ZONING BOARD OF ADJUSTMENT
SEPTEMBER 19, 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 Fry:

"The September 19, 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, Kelly Conlon and Louis Cicerchia.

Board Members absent: Rosa Riotto and Mark Borst.

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

OLD BUSINESS

Approval of the August 15, 2019 work session and public business meeting minutes.
Board Member Kalpagian made a motion to approve the August 15, 2019 work session and public meeting minutes. Second, Mr. Ruebenacker. Voting in favor: Mr. Cicerchia, Ms. Conlon, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Vice Chairman Ruebenacker and Chairman Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #19-09 Approval of vouchers for Engineering and Professional Services.
Board Member Hubert made a motion to approve Resolution #19-09 for payment of vouchers. Second, Mr. Ruebenacker. Voting in favor: Ms. Conlon, Mr. Cicerchia, Mr. Tanis, Mr. Kalpagian,

Mr. Hubert, Mr. Ruebenacker and Chairman Fry.

RESOLUTION(S) TO BE MEMORIALIZED

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. The applicant submitted a revised landscape plan which was a condition of approval. The revised plan was found to be satisfactory and met the requirements of the conditions of approval.

TUBB, DANIEL 260 Wyckoff Avenue BLK 352 LOT 35.01

The applicant proposes to install a pool patio resulting in a 12' side yard setback where 20' is required.

Board Member Tanis made a motion to approve the 2 Resolutions. Second, Mr. Kalpagian. Voting in favor: Ms. Conlon, Mr. Cicerchia, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Ruebenacker and Chairman Fry.

APPLICATIONS CARRIED

PAMA WOOD WORK 374 Oakwood Dr. BLK 250 LOT 40

The applicant proposes to demolish the existing dwelling and construct a new home on the property.

Township Engineer DiGennaro stated that the architectural plans are essentially the same as previously submitted however the applicant has now shifted the proposed new home to the center of the property eliminating the previously proposed 5' side yard setback on the left. The applicant is proposing 15.7' side yard setbacks on each side of the home with the revised plan. The applicant will provide testimony during the Public meeting.

GAF CONSTRUCTION LLC 770 Birchwood Drive BLK 430 LOT 4

The applicant proposes to construct a new single family home on a nonconforming lot.

Mr. DiGennaro stated that revised plans dated September 5, 2019 were submitted. Some of the issues that were raised at the previous meeting such as the grading in the rear yard, the retaining wall and the drainage on the westerly side of the property have been addressed. A lawn inlet will be placed on the westerly side which will connect to the storm drain in the street. Mr. DiGennaro stated that a swale may need to be created between the subject property and the adjacent property to the west to prevent runoff onto the neighboring property. The applicant should provide testimony regarding the row of dead or dying evergreens along the rear property line. Mr. DiGennaro added that he has concerns with the proposed movement of soil in excess of 100 cubic yards. It appears that the slope in the rear will be excessively steep. He suggests constructing a retaining wall to facilitate leveling the yard. The applicant will provide testimony during the Public meeting.

NEW APPLICATIONS

PERGOLIZZI, JOHN 316 Calvin Court BLK 349 LOT 48

The applicant proposes to move his A/C units from the rear yard to the side yard.

Mr. DiGennaro provided a summary of the application. The existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area and side yard setbacks. The applicant desires to install new AC units and relocate the compressors to the side of the home requiring a variance for accessory structure setback. As a policy, generators, A/C compressors and pool equipment are treated as accessory structures and are not permitted in front yards and must comply with the accessory structure setbacks in the zone.

The A/C compressors are proposed to be located within the accessory structure side yard setback and proposed to be 8 feet from the side line where 15 feet is required. The existing principal building is located 12.04 feet from the sideline. There is no addition proposed as indicated on the survey. The applicant proposes to screen the units with evergreen boxwood shrubs.

The applicant is seeking variance relief to allow the AC units to be installed in this location and will provide testimony during the Public meeting.

PRIYANA HOLDINGS, LLC 440 Lake Road BLK 202.02 LOT 16

The applicant proposes demolish the existing home and detached garage and construct a new home with an attached garage.

Mr. DiGennaro provided the following summary of the application:

The Plot Plan, Architectural Plan and Landscape Plan were prepared by William Brown Architects, last revised 8/22/19. Stormwater Management design by Weissman Engineering, dated 7/23/19, application and photos were also submitted and reviewed.

The existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area, frontage and side yard setback. The applicant is proposing to remove the existing structure and construct a new dwelling requiring variance relief. The lot size is 11,158 square feet where 25,000 sf is required. Existing frontage is 75' where 125' is required and existing side yard #2 is 9.3' and will remain unchanged where 20' is required in the zone. The existing detached garage and shed are to be removed. The applicant has satisfied the Township's stormwater management requirements and the property is served by municipal sewers. The applicant will provide testimony during the public meeting.

CASTRO, HUGO 43 Park Avenue BLK 278 LOT 24.01

The applicant proposes to renovate the home and expand the second story.

It was announced that this application will not be heard this evening due to a deficiency in noticing.

LEWIS, ROBERT 303 Crescent Avenue BLK 214 LOT 130

The applicant proposes to construct an addition to the rear of the home, expand the second story and construct a new front porch.

Township Engineer DiGennaro provided the following summary of the application:

The Plot plan and architectural plan were prepared by Fred Klenk, revised thru July 8, 2019. There is a Landscape plan dated August 5, 2019. Stormwater management design was prepared by Weissman Engineering dated July 16, 2019. The existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming by way of front yard setback. The applicant is seeking to expand the structure with the addition and deck resulting in further encroachment into the front yard setback requiring a variance. The existing front yard #1 on Crescent Avenue has a setback of 40.5' and will remain unchanged. Existing front yard #2 on Landi Court has a setback of 13.6' and 14.3' is proposed where 40' is required. The stormwater management plan satisfies the Township Requirements and the property is served by sanitary sewer. The applicant will provide testimony during the Public hearing.

MISISCHIA, FRANK & ERIN 283 Wyckoff Avenue BLK 392 LOT 3

The applicant proposes to expand the first and second stories of the home to enlarge the kitchen, family room, bedroom space and garage.

Mr. DiGennaro provided the following summary of the application:

The submitted Plot Plan was prepared by DJ Egarian Associates, dated 8/8/19. The landscape plan was prepared by TMP Design Studio, dated 3/22/19 and the Architectural plan, dated 6/28/19, was prepared by Canzani Architects.

The existing single family dwelling is situated in the RA-25 zone and is non-conforming due to side yard setback. The applicant seeks to expand the dwelling triggering the enhanced side yard #2 setback requirement of 25 feet where 18.1' is existing and will remain unchanged. The home and lot are conforming to all other zoning requirements.

The stormwater management plan satisfies the Township requirements and the property is served by a 4 BR septic installed on 8/19/2016. The applicant will provide testimony during the Public meeting.

There being no further business, a motion was made to close the Work Session and the vote was passed unanimously. The Work Session was adjourned at 8:21 p.m.

Respectfully Submitted,

Maureen Mitchell, Secretary
Wyckoff Board of Adjustment