

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
OCTOBER 17, 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 October 17, 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."*

Roll call was taken.

**Board Members in attendance:** Carl Fry, Chairman; Board Members: Brian Tanis, Ed Kalpagian, Brian Hubert, Rosa Riotto and Kelly Conlon.

**Board Members absent:** Vice Chairman Ruebenacker, Mark Borst and Louis Cicerchia.

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

**OLD BUSINESS**

Approval of the September 19, 2019 work session and public business meeting minutes. Board Member Hubert made a motion to approve the September 19, 2019 work session and public meeting minutes. Second, Mr. Kalpagian. Voting in favor: Ms. Conlon, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Riotto and Chairman Fry.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #19-10** Approval of vouchers for Engineering and Professional Services.

Board Member Kalpagian made a motion to approve Resolution #19-10 for payment of vouchers. Second, Mr. Tanis. Voting in favor: Ms. Conlon, Ms. Riotto, Mr. Tanis, Mr. Kalpagian, Mr. Hubert and Chairman Fry.

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

#### **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.

#### **GAF CONSTRUCTION LLC 770 Birchwood Drive BLK 430 LOT 4**

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

#### **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.

#### **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.

Board Member Hubert made a motion to approve the four (4) Resolutions. Second, Mr. Kalpagian. Voting in favor: Ms. Conlon, Mr. Tanis, Ms. Riotto, Mr. Hubert, Mr. Kalpagian and Chairman Fry.

### **APPLICATIONS CARRIED**

#### **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.

The applicant requested in writing that his application be carried to the November 21, 2019 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.

Township Engineer DiGennaro said that revised plans were submitted and the applicant took under consideration the recommendation by The Board to push the right rear of the proposed addition further back out of the side yard setback. The Architect will provide testimony during the Public meeting.

### **NEW APPLICATIONS**

#### **118 SHELDON STREET, LLC 118 Sheldon St. Block 267 Lot 26**

An amendment to a previously approved variance application.

It was announced that the application would not be heard this evening due to a deficiency in noticing. The application will be placed on the November 21, 2019 meeting agenda and the applicant will have to re-notice.

**CASTRO, HUGO** 43 Park Avenue BLK 278 LOT 24.01

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

Mr. DiGennaro provided the following details of the application:

The application includes a plot plan and architectural plan prepared by Paredes-Grube Architecture dated 4/24/2019, boundary survey prepared by AMPOL Surveying, LLC dated 11/13/13 and photos. 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 expand the existing structure requiring variance relief. Existing side yard #1 has a setback of 3.7' and will remain unchanged. Part of the existing front porch is to be removed resulting in a reduction in principal building coverage. The property is served by sanitary sewer and does not qualify for stormwater management. Chairman Fry stated that the 3.7' side yard setback is a major concern. The applicant's architect will provide testimony during the Public Meeting.

**JAMES ARNOLD CONSTRUCTION** 361 Cornell St. Block 474 Lot 23

The applicant proposes to construct an addition of an attached single car garage.

Township Engineer DiGennaro provided the following summary of the application:

The submitted application package included a plot plan and architectural drawings prepared by Larry Skott revised thru 9/20/19, survey prepared by Rigg Associates dated 8/6/19 and photos. The existing single family dwelling is situated on a corner lot in the R-15 zone and is non-conforming due to lot area, lot depth, frontage, front yard setbacks and the absence of a garage. The applicant is proposing to construct an attached one car garage requiring a side yard setback variance for a proposed 10' side yard setback where 15' is required. Adding the garage will eliminate one nonconformity. Board Member Tanis stated that he would like to hear testimony as to whether the applicant is planning to finish the space above the proposed garage.

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 8:00 p.m.

Respectfully Submitted,

Maureen Mitchell, Secretary  
Wyckoff Board of Adjustment