

WYCKOFF ZONING BOARD OF ADJUSTMENT
JULY 16, 2020
PUBLIC WORK SESSION MINUTES

Public Work Session: 7:30 p.m. Via Zoom Video Conferencing and streaming live on the Township's YouTube channel

Public Business Meeting: 8:00 p.m. Via Zoom Video Conferencing and streaming live on the Township's YouTube channel

The meeting commenced with the reading of the Open Public Meetings Statement by Chairman Fry:

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act NJSA 10:4-6 et seq., and in consideration of Executive Order #103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency in the State of New Jersey, the Zoning Board of the Township of Wyckoff does hereby notify the public that to protect the health, safety and welfare of our citizens, the meeting of the Zoning Board of the Township of Wyckoff scheduled for Thursday July 16, 2020 will be conducted virtually through Zoom technology and it will be live-streamed on the Township of Wyckoff's YouTube channel. The Work Session is scheduled for 7:30 and the Public Business meeting will begin at 8:00 pm.

These measures are implemented to allow members of the public to observe the meeting via live streaming and to provide the ability to comment during the periods for public comment during the meeting through Zoom telephone call in technology. Joining the meeting by telephone will be utilized as security against the sharing of inappropriate video content.

General instructions regarding access to the meeting is posted on the Wyckoff web site's home page at www.wyckoff-nj.com as a "News" item.

"The July 16, 2020 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."

Mr. 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."

Roll call was taken.

Board Members in attendance: Carl Fry, Chairman; Mark Borst, Vice Chairman; Erik Ruebenacker, Ed Kalpagian, Brian Tanis, and Kelly Conlon.

Absent: Brian Hubert, Rosa Riotto and Kimberly Evans.

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

OLD BUSINESS

Approval of the June 18, 2020 work session and public business meeting minutes.

Board Member Ruebenacker made a motion to approve the June 18, 2020 work session and public meeting minutes. Second, Mr. Borst. Voting in favor: Ms. Conlon, Mr. Tanis, Mr. Kalpagian, Mr. Ruebenacker, Mr. Borst, and Chairman Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #20-07 Approval of vouchers for Engineering and Professional Services.

Board Member Kalpagian made a motion to approve the Resolutions for Payment #20-07.

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

RESOLUTIONS FOR MEMORIALIZING

HEBERT, PAUL & CINDY 553 Fairmont Rd. BLK 279 LOT 6 CORNER LOT RA-25

(The applicant proposes to relocate the whole house generator in front yard #2)

Mr. Borst made a motion to approve the Resolution. Second, Mr. Ruebenacker. Voting in favor: Ms. Conlon, Mr. Tanis, Mr. Kalpagian, Mr. Ruebenacker, Mr. Borst and Chairman Fry.

TURNAMIAN, MICHAEL & ALLISON 630 Mountain Ave. BLK 391 LOT 29

(The applicant proposes to expand the first and second stories of the existing home requiring variances for lot area, front yard setback and impervious lot coverage)

Mr. Borst made a motion to approve the Resolution. Second, Mr. Ruebenacker. Voting in favor: Ms. Conlon, Mr. Tanis, Mr. Kalpagian, Mr. Ruebenacker, Mr. Borst and Chairman Fry.

TRAVERS, ROBERT & PATRICIA 165 Greenhaven Rd. BLK 331 LOT 3

(The applicant proposes to construct a two and a half story addition to the existing home requiring variance relief for a pre-existing nonconforming front yard setback)

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

REQUEST FOR EXTENSION OF APPROVAL

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 and are part of the Resolution for The Vista construction project on September 20, 2018.

A previous one-year extension of time was requested for these same projects in June of 2019 and was approved at the July 18, 2019 Zoning Board meeting.

Board Member Borst made a motion to approve the extension of approval. Second, Ms. Conlon. Voting in favor: Mr. Kalpagian, Ms. Conlon, Mr. Ruebenacker, Mr. Borst and Chairman Fry. Mr. Tanis abstained.

CARRIED APPLICATIONS

SULO, SOKOL 234 Franklin Ave. BLK 263 LOT 21

(The applicant proposes to expand the second story of the existing home requiring variance for pre-existing nonconforming side yard setbacks and undersized lot)

Township Engineer DiGennaro provided a detailed summary of the revised plans dated 7/6/2020 and the revised survey dated 6/23/20. Mr. DiGennaro stated that the original plan that was submitted showed the lot measured to the center of Franklin Avenue which included the right of way. The perfecting of the right of way has not yet been dedicated. Originally the lot area was listed as 10,803 sf however with the revisions and the exclusion of the right of way, the lot area is 8,232 sf where 15,000 sf is required in the zone. The revised architectural plans show that the front yard setback remains the same. The side yard setback to the first-floor bump out on the left will remain at 3.1' and the left rear corner will remain at 3.5'. The revised plan shows the proposed second floor addition will be stepped in 2' on the left side resulting in a 5.5' setback on the left side of the second story. There is a reduction in lot area on the revised plans due to the exclusion of the right of way. As a result of the reduction in lot area, the principal building lot coverage increases to 18.9% which requires an additional variance. The total combined maximum allowed lot coverage of 20% is not exceeded as there are no accessory structures existing or proposed. If the application is approved, the approval should be subject to perfecting of the right of way by deed, and formally dedicating it to the County.

Mr. Fry stated that the applicant made an effort to lessen the impact of the second story by bumping in the left side 2' and revising the roof line on the right side.

Mr. Ruebenacker stated that the revised survey does not show the existing circular gravel driveway which is to remain and will be paved.

The applicant will provide testimony during the Public Business meeting.

CANZANI, ROBERT & ANNE 177 Van Houten Ave. BLK 292 LOT 9

(The applicant proposes to construct an addition to the existing home requiring variance relief for lot area, lot frontage, front yard setback, side yard setback and principal building coverage)

Mr. DiGennaro stated that the applicant submitted a revised plot plan prepared by Omland and Osterkorn with a revision date of 6/28/20 and revised architectural plans prepared by Canzani Architects with a revision date of 6/23/20. Mr. DiGennaro provided the following details of the revised plans:

The applicants submitted a foundation plan which shows that they are proposing a crawl space instead of a full basement under the addition to the rear of the home. This allowed the rear addition to be shifted 5' to the right and out of the enhanced side yard setback on the left side of the home. The side yard setback to the rear addition will now be 25' on the left while remaining 15' from the existing septic system as required. The gross building area has been increased by

66 sf and the proposed principal building lot coverage is 16.1% where 15% is the maximum allowed however the combined lot coverage is under the 20% maximum allowed. The revised plans do not address placing the utilities underground and although the A/C units are now reflected on the revised plans, no evergreen screening around the units is proposed.

Chairman Fry commented that the applicant listened to the comments made by the Board members at the last meeting and provided the foundation plan for the basement and crawl space. He added that the applicant also shifted the rear family room addition 5' to the right to get the addition out of the side yard setback in the rear yard however, the addition of the two car garage is still proposed at 11.1' from the property line which is concerning. The applicant's professionals will provide testimony during the Public Business meeting.

GAETA, JOSEPH 200 Godwin Ave. BLK 266 LOT 21

(The applicant proposes to construct a second story addition to the existing home requiring variance relief for pre-existing nonconforming lot area, side yard setback and accessory structure side yard setback)

Chairman Fry recused himself. Vice Chairman Borst lead the Board during the Work Session discussion of this application.

Vice Chairman Borst stated that the application was discussed in detail during the Work Session at the June 18, 2020 meeting. No Board Members had any new comments to add. The applicant will provide testimony during the Public Business meeting.

Chairman Fry resumed the Chair.

There being no further business, a motion was made to adjourn the Work Session, was seconded, and passed unanimously. The meeting concluded at 8:10 pm.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment