

**WYCKOFF ZONING BOARD OF ADJUSTMENT
SEPTEMBER 17, 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 September 17, 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 September 17, 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; Ed Kalpagian, Brian Tanis, Rosa Riotto, Brian Hubert, Kimberly Evans, and Ian Christ.

Absent: Erik Ruebenacker

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

Board Attorney Becker administered the Oath of Office to new Board Member (Alternate #1), Ian Christ.

OLD BUSINESS

Approval of the August 20, 2020 work session and public business meeting minutes.

Board Member Hubert made a motion to approve the August 20, 2020 work session and public meeting minutes. Second, Ms. Evans. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Riotto, Ms. Evans, Mr. Christ, Mr. Borst, and Chairman Fry.

NEW APPLICATIONS

Ellie Homes, LLC 349 Voorhis Ave. Block 316 Lot 4

(The applicant proposes to construct a second story, a front porch, and expand the kitchen in the rear of the home requiring variance relief for front and side yard setbacks)

Township Engineer DiGennaro provided the technical summary of the application based on the following submitted documents which he has reviewed:

- Plot Plan and Architectural Plan prepared Joseph Cestaro Architecture last revised 8/20/20.
- Property survey prepared by Manno Surveying dated 3/23/20.
- Landscape Plan self-prepared and undated.
- Application and Photos

Mr. DiGennaro stated that the existing single-family dwelling is situated in the RA-25 zone and is non-conforming due to lot area, frontage, depth, front, and side yard setbacks. The applicant is proposing to expand the existing structure requiring variance relief. The existing lot area is 12,032 sf where 25,000 sf is required. Frontage is 100' where 125' is required. Depth is 120' where 150' is required. The existing front yard setback is 28.37' and the applicant is proposing 27.37' where 40' is required. Existing right side yard setback is 4.53' and the applicant is proposing 3.53' to the overhang where 20' is required. Existing principal building lot coverage is 14% and the applicant is proposing 17% where 15% is the maximum allowed. A new 4 Bedroom septic system has been approved for installation to serve the property. A Stormwater Management Plan prepared by a licensed NJPE is required and must be submitted and approved prior to issuance of any permits. Section J and the zoning table on the plan must be amended to accurately reflect the proposed front yard and side yard setbacks. Underground electric should be a consideration and a recorded deed notification for the Septic ATU must be submitted prior to release of any permits.

Chairman Fry stated that he would like to know if this will be a complete teardown. He added that the bulk of the addition is proposed over the existing footprint with the exception of a small

addition to the rear of the home. The garage will remain a one-story structure and a second story will be added over the rest of the existing home. The applicant is proposing a principal building lot coverage of 17% which exceeds the maximum allowed however no accessory structures are proposed so the allowed maximum combined lot coverage will not be exceeded. Mr. Fry commented that he would like clarity on which trees are going to be removed.

Mr. Hubert stated that he would like to hear testimony from the applicant as to how much of the existing home is proposed to be demolished and how much will remain.

Mr. Borst said that the landscape plan could be improved upon. The submitted plan shows only 8 shrubs in the front. The spacing of the plants shown on the submitted plan shows 2' between each shrub however they should be spaced on center verses 2' apart. Mr. Borst also pointed out that the house sits closer to the street than other houses on the street.

Anzano Samantha & Christopher 105 Sheldon St. Block 266 Lot 9

(The applicant proposes to add a second story to the existing home and construct a detached garage requiring variance relief for side yard setback, lot coverage and accessory structure side yard setback and lot coverage)

Mr. DiGennaro stated that he reviewed the following submitted documents and provided the technical details of the application:

- Plot Plan and Architectural plans prepared by ML Architecture; LLC dated 6/24/20.
- Survey prepared by Lakeland Surveying dated 9/21/18.
- Application and photos.

The existing single family dwelling is located in the R-15 zone and is non-conforming due to deficiencies in lot size, frontage, side yard setback, front yard setback, accessory structure setback, principal building lot coverage, accessory structure lot coverage and combined lot coverage. The applicant is proposing a second story addition and the construction of an accessory garage requiring variance relief. The existing lot area is 8,541 sf where 15,000 sf is required in the zone. Frontage is 68.33' where 100' is required. Existing front yard setback is 29.9' where 40' is required and 24.7' is proposed. The existing side yard setback #1 is 21.1' and will remain unchanged. Existing side yard setback #2 is 5' and 4' is proposed. The side yard setback for the proposed accessory garage is 4' where 15' is required. Existing principal building lot coverage is 16.1% and proposed is 17.2% where 15% is the maximum allowed. Accessory structure lot coverage is proposed at 6.5% resulting in total combined lot coverage of 23.7% which exceeds the combined maximum allowed 20%. There are 2 existing sheds on the property, and both are to be removed. The application does not qualify for stormwater management review. The site is serviced by municipal sewer. Underground electric should be considered.

Chairman Fry stated that the lot is extremely undersized. The applicant is introducing a proposed garage where one does not exist which eliminates a nonconformity because a garage is required per Wyckoff Code. He commented that the proposed garage is not very large. Mr. Fry said that the applicant should provide testimony as to the location of the proposed garage and screening for the garage. He added that he would also like to hear testimony as to how much of the existing home will remain and how much will be torn down.

Scalise, Michael & Erica 541 Helena Ave. Block 336 Lot 4

(The applicant proposes to construct an addition to the rear of the home and to install a generator requiring variance relief for side yard setback)

Mr. DiGennaro stated that he reviewed the following submitted documents and provided the technical details of the application:

- Architectural Plan and Plot plan prepared by Fred Klenk; Architects revised thru 8/28/20
- Property survey dated 1/10/12 prepared by Arthur Schappell Jr, PLS
- Application and Photos

Mr. DiGennaro explained that the existing single-family dwelling is situated in the RA-25 zone and is non-conforming due to lot area, frontage, and side yard setbacks. The applicant is proposing 1 story addition to the rear of the home and a generator requiring variance relief. The lot area is 19,873 sf where 25,000 is required in the zone and frontage is 77.50' where 125' is required. The existing principal building side yard setback #1 is 9.11' and will remain unchanged. Existing side yard setback #2 is 11.12' and 10.12' is proposed where 20' is required on each side. The applicant is proposing to install a generator resulting in a side yard setback of 6.7' where 15' is required for an accessory structure. The property is served by a 3-bedroom septic installed in 2012 and the proposal does not increase the bedroom count. The application does not qualify for a stormwater management plan.

Chairman Fry said that the plan does not show any proposed screening plantings around the proposed generator however there is a notation on the plans that a picket fence will be installed as screening.

Mr. Borst questioned the proximity of the proposed addition to the septic system. Mr. DiGennaro stated that the proposed addition is approximately 10' from the septic tank and the septic field is in the very rear of the lot.

Lieberman, Keryn & Michael 396 Carriage Lane Block 324 Lot 4

(The applicant is proposing to construct a covered patio requiring variance relief for exceeding the maximum allowed principal building coverage)

Mr. DiGennaro stated that he reviewed the following submitted documents and provided the technical details of the application:

- Plot Plan prepared by Azzolina and Feury Engineering last revised 6/24/20.
- Architectural plan prepared by JMA Architects dated 6/24/20
- Application

Mr. DiGennaro explained that the existing single-family dwelling is situated in the RA-25 zone and is conforming in all respects. A variance free construction permit has been issued to construct a new home and construction is currently underway. The applicant is proposing to add a covered patio to the rear requiring variance relief for principal building lot coverage. The maximum allowed principal building coverage is 15%. The applicant is proposing a principal building lot coverage of 17.3% however there are currently no accessory structures proposed so the maximum combined lot coverage will be 17.3% where 20% is permitted. He added that the height of the covered patio is not dimensioned on the plans so the applicant should provide testimony regarding the proposed height.

Mr. Borst pointed out that the 17.3% combined lot coverage does not leave much room for any future proposed accessory structures. Mr. DiGennaro said that the addition of any accessory structures in the future, such as a pool, will come under scrutiny by the Board again if it will exceed the maximum combined 20% allowed lot coverage.

Andrukiewicz, Renata & Krzysztof 383 Lehigh St. Block 481 Lot 4

(The applicant proposes to construct a porch on the front of the home requiring variance relief for both front yard setbacks of this corner lot)

Mr. DiGennaro stated that he reviewed the following submitted documents and provided the technical details of the application:

- Architectural and Plot Plan prepared by William Brown, Architects dated 2/7/19.
- Survey prepared by Darmstatter; Inc. dated 5/3/19.
- Application and photos

Mr. DiGennaro explained that the existing single-family dwelling is situated on a corner lot located in the R-15 zone. The property is non-conforming due to front yard setbacks and accessory structure setbacks. The applicant is proposing to expand the structure by adding a front covered porch to the structure requiring variance relief from both front yards. Existing front yard setback #1 on Lehigh Street is at 40' and the applicant is proposing 35.2'. Existing front yard setback #2 on Harvard Avenue is 37.4' and will remain unchanged where 40' is required for both front yard setbacks. There is an accessory shed on the property which is nonconforming due to the rear yard setback of 3.8'. A stormwater management plan is not required, and the property is served by sanitary sewer. Finally, Mr. DiGennaro stated that the incorrect survey was referenced on the plan and should be corrected.

Mr. Borst stated that the landscape plan should be revisited as to the selections and quantities of the plants shown on the hand drawn landscape plan. He said that the green giant arborvitaes will grow to 20' tall and are not a good choice for foundation plantings. Mr. Borst said that the number of plants proposed across the front of the house, to the left of the front door, is excessive and will eventually become an overgrown mess. He added that there should be some plantings proposed across the front of the proposed front porch.

Allain, Brian 388 Cornell St. Block 479 Lot 3

(The applicant proposes to construct a roof over the front door landing requiring variance relief for front yard setback)

Mr. DiGennaro stated that he reviewed the following submitted documents and provided the technical details of the application:

- Plot Plan and Architectural plans prepared by applicant's contractor, PJ Sullivan.
- Survey prepared by Schwanawede/Hals dated 12/21/05.
- Application and photos.

The existing single-family dwelling is located in the R-15 zone and is non-conforming due to deficiencies in lot size, depth, side yard setback and front yard setback. The applicant is proposing to install a front canopy over the existing front steps requiring variance relief for front yard setback. The existing lot area is 11,000 sf where 15,000 sf is required, and lot depth is 110' where 125' is required. The existing front yard setback is 29.08' where 40' is required and the

applicant is proposing 23.75' to the first step. Existing side yard setback #1 is 13.02' and side yard setback #2 is 24.82' where 15' is required on each side. Both side yard setbacks will remain unchanged. The application does not qualify for a stormwater management plan and the site is served by municipal sewer.

Chairman Fry remarked that the work has already been completed. The applicant will be asked to provide testimony as to the height of the front porch canopy roof during the public hearing.

There being no further business, a motion was made to adjourn the Work Session, was seconded, and passed unanimously. The meeting concluded at 8:30 pm.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment