

**WYCKOFF ZONING BOARD OF ADJUSTMENT
AUGUST 16, 2018 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 Carl Fry, Chairman:

"The August 16, 2018 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."

Roll Call was taken

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Board Member Attendance: Carl Fry, Chairman; Erik Ruebenacker, Vice Chairman; Mark Borst; Susan Yudin; Brian Hubert; Ed Kalpagian; Brian Tanis; Rich DeLeo, Alt.

Board Member Absent: Robert Ebel, Alt.

Staff Present: David Becker, Board Attorney; Mark DiGennaro, Township Engineer; Susan McQuaid, Board Secretary.

OLD BUSINESS

APPROVAL OF MINUTES

July 19, 2018 work session/public business meeting.

Vice Chairman Ruebenacker made a motion to approve the July 19, 2018 work session/public business meeting minutes. Second, Board Member DeLeo. Voting in favor: Mr. DeLeo, Ms. Yudin, Mr. Borst, Mr. Ruebenacker and Chairman Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-08 Approval of vouchers from various escrow accounts.

Board Member Hubert made a motion to approve Resolution #18-08 for payment of vouchers. Second, Vice Chairman Ruebenacker. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Ruebenacker and Chairman Fry.

RESOLUTION(S) TO BE MEMORIALIZED

KALOGIANNI, MICHAEL BLK 231 LOT 17 (RA-25); 503 Old Woods Road. *(The applicant proposes to construct a new two story dwelling which is conforming to setback requirements. The variance request is for median lot width).*

FERENTINOS, ANNE-MARIE BLK 366 LOT 7 (RA-25 CORNER); 539 Farview Avenue. *(The applicant proposes to install an air conditioner compressor in the front yard on this corner lot which will encroach into the front yard setback).*

DECKER, ROBERT BLK 456 LOT 23 (RA-25); 174 Cottage Road. *(The applicant proposes to enlarge the existing garage which will encroach into the side yard setback).*

Board Member Borst made a motion to memorialize the above referenced resolutions. Second, Vice Chairman Ruebenacker. Voting in favor: Mr. DeLeo, Ms. Yudin, Mr. Borst, Mr. Ruebenacker and Chairman Fry.

CHRISTIAN HEALTH CARE CENTER BLK 443 LOTS 49.03, 52.01 & 51 (RA-25); 301 Sicomac Avenue. *(The applicant proposes to amend the Vista's previously approved variance and site plan to comply with the Bergen County Planning Board approval, dated January 18, 2018, for dedication of property to increase the width and improve Sicomac Avenue along the frontage of the CHCC with a revised driveway at the intersection of Sicomac Avenue and Cedar Hill Avenue. The improvements to Sicomac Avenue and Cedar Hill Avenue intersection include road widening, dedicated turning lanes and signalization. The applicant also proposes to include additions to the lower campus Building No. 1 and Southgate Building).*

This resolution will be acted upon at the September 20, 2018 work session meeting.

APPLICATION(S) – NEW

KOCHER, DAN & LAURIE BLK 352 LOT 25 (RA-25); 274 Merlin Place. *(The applicant proposes to add an addition to the rear of the homes for a kitchen, great room and porch on the first floor and master bedroom on the second floor which will trigger the enhanced side yard setback requirement).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area, frontage, front yard and side yard setbacks. The applicant is seeking relief from the code to expand and renovate the structure. A Stormwater management plan has been submitted and satisfies the Township requirement. A new septic system to serve a 4 bedroom septic has been installed.

Chairman Fry said the setbacks have changed since the previous application approval one year ago. Board Member Borst said the applicant has not supplied a landscape plan. Chairman Fry said he would like to see the maple tree in the front yard protected. Board Member Tanis said he would like to hear testimony on the setback of the addition to the septic field area.

MUSTO, ROBERT & MARY ANN BLK 498 LOT 91 (R-15); 390 Hil-Ray Avenue. *(The applicant proposes to rebuild the existing deck and add a covering over the deck which will exceed total accessory structure coverage).*

This application will not be heard this evening due to insufficient proof of publication.

WALTHER, DANIEL & KRISTY BLK 466 LOT 5 (R-15); 71 Mary Ann Lane. *(The applicant proposes to construct a cover over the front steps which will encroach into the front yard setback).*

Township Engineer DiGennaro said the applicant is proposing to reconstruct the front steps and incorporate a covered entrance to the front door requiring variances. The property is conforming. This application does not require Stormwater Management Plan review. The property is served by sanitary sewer. Testimony will begin at the 8:00 p.m. public hearing meeting.

PERFORMANCE INVESTOR SERVICES (ALLEN STILES) BLK 461 LOT 17 (RA-25); 434 Caldwell Drive. *(The applicant proposes to demolish the existing structure to construct a new conforming home which will meet all the bulk requirements).*

Township Engineer DiGennaro said 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 to demolish the existing structure and construct a new conforming structure on the lot. The project proposes to install a new 5 bedroom septic system and the Stormwater management plan satisfies the Township Code. Board Member Hubert and Board Member Borst said they will be recusing themselves from this application at the public hearing meeting. Chairman Fry said the proposed construction will be under the maximum gross building area and therefore will not trigger the enhanced side yard setback requirement. He noted that some trees will be removed to accommodate the size of a septic system for a 5 bedroom house.

CLEAVER, MARC & TINA BLK 454 LOT 4 (RA-25); 221 Wyckoff Avenue. *(The applicant proposes to enlarge the existing family room and add a new mud room addition which will encroach into the rear yard setback and exceed impervious coverage).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to mean lot depth. The applicant is seeking relief from the code to construct a single story addition to the rear and side of the structure. A Stormwater management plan has been proposed and conforms to the Township's requirements. The property is served by sanitary sewer.

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There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 8:09 p.m.

Respectfully Submitted,
Susan McQuaid, Secretary
Wyckoff Board of Adjustment