

**WYCKOFF BOARD OF ADJUSTMENT
JANUARY 15, 2015 PUBLIC BUSINESS MEETING MINUTES**

Work Session: 7:30 p.m. Second Floor, Memorial Town Hall

Public Meeting: 8:00 p.m. – Court Room, Second Floor, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meetings Statement by Erik Ruebenacker, Chairman:

"The January 15, 2015 Public Business Meeting 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.

Board Member Attendance: Erik Ruebenacker, Chairman; Carl Fry, Vice Chairman; Jim Donkersloot Susan Yudin; Brian Hubert; John Carolan; Ed Kalpagian, Alt.; Brian Tanis, Alt.

Board Member(s) Absent: Mark Borst.

Staff Present: John A. Spizziri, Sr. Esq., Board Attorney; Mark DiGennaro, Township Engineer; Susan Schilstra, Board Secretary.

ORGANIZATIONAL BUSINESS/MOTIONS

1. Oaths of Office to be administered to the new and continuing members, where applicable.
2. Election of Officers: Chairman and Vice Chairman
3. Roll call of Board of Adjustment Members
4. Resolution #15-001 for: Appointment of Board of Adjustment Attorney
5. Appointment of Board Secretary
6. Compliance with Open Public Meetings Act:
 - Annual Notice of Meetings
 - Continuation of Current Rules and Regulations
 - Official Newspapers – The Record, The Ridgewood News and The North Jersey Herald and News
 - Acceptance of Annual Report

The above items were acted upon at the work session meeting.

OLD BUSINESS

APPROVAL OF MINUTES

December 18, 2014 work session/public business meeting

The minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #15-01- Approval of vouchers from various escrow accounts.
Resolution #15-01 was approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

FINE, BRUCE & LINDA BLK 288 LOT 32 (RA-25); 332 Voorhis Avenue. *(The applicant proposes to construct a second floor addition, porch and patio which will exceed principle building lot coverage, total accessory structure coverage and total lot coverage).*

MINERVINI, DAVID BLK 230 LOT 14 (RA-25); 545 Franklin Avenue. *(The applicant proposes to expand the existing first floor, add a second floor level and construct a detached garage which will trigger the enhanced side yard setback requirement of 25 feet requiring a variance application).*

ANDRONACO, JOHN & KAREN BLK 421.01 LOT 34 (RA-25 CORNER); 779 Albemarle Street. *(The applicant proposes to extend the existing walkway and portico which will encroach into the front yard setback).*

The above referenced resolutions were memorialized at the work session meeting.

APPLICATION(S) – CARRIED

OMLAND, ANDREW & KIERSTEN BLK 332 LOT 6 (R-15); 22 Madison Heights. *(The applicant proposes to expand the footprint of the existing home and add a second level which will trigger the enhanced side yard setback requirement of 20 feet requiring a variance application).*

CHRISTIAN HEALTH CARE CENTER (CHCC) BLK 443 LOTS 49.03, 52.01 & 51; 301 Sicomac Avenue; Amended site plan/Variance/Use Variance. *(The applicant proposes to amend the previous variance and site plan resolution adopted by the Board of Adjustment on May 13, 2013. The application amends the prior approval to provide for a reduction of building coverage in; 1) Wyckoff from 126,587 sf to 118,132 sf for a net change of minus 8,455 sf; 2) a reduction of impervious surface in Wyckoff of 11,672 sf; 3) a reduction in building coverage in Hawthorne from 26,502 sf to 25,935 sf for a reduction of 567 sf, and 4) a total reduction of impervious surface in Hawthorne of 1,221 sf. The total reduction in both municipalities of building coverage is 9,023 sf and the reduction in impervious area is 10,452 sf. The total number of units previously approved at 199 remains unchanged with some redistribution of 1 & 2 bedroom units. The applicant is also seeking an adjustment of the construction materials required in the Wyckoff resolution of approval).*

The above referenced applications have been carried to the Thursday, February 19, 2015 public hearing meeting.

APPLICATION(S) – NEW

HANNOUSH, PETER & GRETCHEN BLK 400 LOT 13 (RA-25); 516 Sicomac Avenue. *(The applicant proposes to occupy the existing home while a new home is being constructed. This new construction will trigger the enhanced side yard setback requirement of 25 feet requiring a variance application).*

Peter Hannoush, 516 Sicomac Avenue, Wyckoff, NJ was sworn. Mr. Gabriel Hannoush, 247 Summit Avenue, Hackensack, NJ a registered architect and licensed professional engineer in the State of NJ, was sworn. Mr. Peter Hannoush said his family of 6 have outgrown the ranch style house they presently reside in and would like to construct a new colonial style home. He said the current side yard setback is 12' from the existing neighbors and it will be increased to 20'. He said the existing home is setback at 55' and the proposed home will be setback 88' from Sicomac Avenue. Mr. Gabriel Hannoush, the applicant's brother and architect, said he provided a larger side yard setback by the garages in order to have a large enough turning radius to enter the garages.

Board Member Donkersloot said he is struggling with the size of the proposed house. He suggested that the house be shifted to the left of the property and the second floor addition be stepped in by 5' in order to accommodate the enhanced side yard setback requirement.

Vice Chairman Ruebenacker said he would like to have this new house meet the new ordinance regarding enhanced side yard setback requirement. He suggested seeing this project reduced in size and he would also like to see an enhanced landscape plan especially along the neighbor's property line.

Board Member Donkersloot said the lot area is 47,000 square feet where 25,000 square feet is required and the applicant is almost maxed out on impervious coverage.

Chairman Ruebenacker would like to see a variance free application regarding the first and second floor setbacks.

Vice Chairman Fry said that according to his calculations the buffer on the left side of the garage is shown at 5' which would be needed to have enough clearance to turn into the garage. He said that keeping the 2 houses on the lot is ok with him but the proposed house needs to be reduced in size. He said that he cannot approve this house without reducing the side yard setbacks and making them conforming.

Board Engineer DiGennaro said a bond will need to be posted stating the original house will need to be demolished 30 days after the issuance of the new construction Temporary Certificate of Occupancy (TCO).

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Chairman Ruebenacker summarized by saying a detailed landscape plan will be required and the proposed house will need to be reduced in size.

The Board agreed to carry this application to the Thursday, February 19, 2015 Board of Adjustment meeting. The applicant will not need to renotice.

BARROS, NORMA BLK 266 LOT 20 (R-15); 198 Godwin Avenue. *(The applicant proposes to install an in-ground pool which will exceed lot coverage).*

Norma Barros and Jose Cotty, 198 Godwin Avenue, Wyckoff, NJ and Mr. Richard Eichenlaub, Jr. of R.L. Engineering, 24 Wampum Road, Park Ridge, NJ, a professional engineer for 30 years were sworn.

Mr. Eichenlaub said the applicant is looking to install an in-ground pool in the rear yard and is seeking a variance for exceeding impervious lot coverage by 1.27%. He said the pool has been reduced in size, a patio around 1/2 of the pool and the corners of the pool have been truncated to reduce the size of the pool. This in-ground pool is equivalent to an above ground pool that is 27' in diameter. He said that he has discussed reducing the lot coverage with his client and the remainder of the patio around the pool we would reduce the coverage by another 1.36% and would be under the allowable of 39.82% and the lawn area would be right next to the 1' coping around the pool. He said the gazebo was present when the survey was done. The gazebo is anchored and can be moved to within the 10' setback of an accessory structure if required by the Board.

Ms. Barros said the gazebo was a gift and was installed a year ago.

Township Engineer DiGennaro asked Mr. Eichenlaub to submit storm water management calculations.

Chairman Ruebenacker asked if any additional landscaping will be planted.

Mr. Eichenlaub said there are a series of azaleas that were recently planted across the rear fence area and several new maple trees that were planted along the northerly side of the property and a screening of arborvitae near the equipment pad.

Vice Chairman Fry asked that the gazebo be moved within 10' off the property line and reduce the impervious coverage around the pool.

Mr. Eichenlaub said he will revise the plans accordingly and submit drainage calculations.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Chairman Ruebenacker summarized by having the gazebo moved 10' off the property line and reducing the impervious coverage below 39.82%.

The Board agreed to carry this application to the Thursday, February 19, 2015 Board of Adjustment meeting. The applicant will not need to renote.

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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 9:17 p.m.

Respectfully Submitted,
Susan Schilstra, Secretary
Wyckoff Board of Adjustment