WYCKOFF ZONING BOARD OF ADJUSTMENT
APRIL 16, 2015 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, Vice Chairman:

> "The April 16, 2015 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.
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> 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."

Board Member Attendance: Erik Ruebenacker, Chairman; Carl Fry, Vice Chairman; Mark Borst; Susan Yudin; Brian Hubert; John Carolan; Brian Tanis, Alt.

Board Member(s) Absent: Ed Kalpagian, Alt.

Staff Present: J **Staff Present**: John A. Spizziri, Sr. Esq., Board Attorney; Robert E. Landel, Township Attorney; Mark DiGennaro, Township Engineer; Susan McQuaid, Board Secretary.

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Chairman Ruebenacker 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"*

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OLD BUSINESS

APPROVAL OF MINUTES

March 19, 2015 work session/public business meeting

Board Member Fry made a motion to approve the March 19, 2015 work session and public hearing minutes. Second, Board Member Carolan. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Carolan, Ms. Yudin, Mr. Borst, Mr. Fry and Chairman Ruebenacker.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #15-04- Approval of vouchers from various escrow accounts.

Board Member Borst made a motion to approve Resolution #15-04 for payment of vouchers. Second, Vice Chairman Fry. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Carolan, Ms. Yudin, Mr. Borst, Mr. Fry and Chairman Ruebenacker.

RESOLUTION(S) TO BE MEMORIALIZED

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).*

KAYAL, GARY BLK 351 LOT 19 (RA-25); 387 Cedar Hill Avenue. *(The applicant proposes to install an in-ground pool and construct an addition to the rear of the house which will trigger the enhanced side yard setback ordinance).*

CERVONE, RYAN & DANIELLE BLK 456 LOT 63 (RA-25); 204 Coolidge Terrace. *(The applicant proposes to expand the second floor and add a covered front porch and landing which will encroach into the front yard setback).*

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

APPLICATION(S) – CARRIED

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.

Chairman Ruebenacker announced that the CHCC application has been carried to the Wednesday, April 29, 2015 special meeting at 7:30 p.m.

SCHWARTZ, PETER & DINA BLK 217 LOT 7 (RA-25); 88 Logan Lane. *(The applicant proposes to construct an in-ground pool, patio, spa and pool equipment which will result in an impervious coverage of 34.85% where 28.5% is allowed).*

Township Engineer DiGennaro said the revised plan dated April 1, 2015 shows that the applicant has reduced the impervious coverage by reducing the patio by 81 square feet; the driveway by 175 square feet; the walkway around the pool by 22 square feet for a total reduction of 278 square feet bringing the total impervious coverage down to 31.39%. He said that according to the revised drainage calculation there was the presence of ground water at 57" below grade and the applicant's engineer redesigned the storm drain system from a dry well to a cultec chamber which is a shallower detention system which will store the water above the water table. He said he would like to hear testimony regarding the functionality of the detention system and the existing swale.

Board Member Borst asked if the swale will not allow any water to leave the property.

Township Engineer DiGennaro said the water in the swale flows from Lot 8 (rear right property which is higher than left side of property) to Lot 7, the applicant's property. He does not see any issue as to the maintenance and function of the swale.

Chairman Ruebenacker said that additional landscaping has been provided.

Board Member Kalpagian asked by installing a pool will this help the drainage situation or make this situation worse.

Township Engineer DiGennaro said the pool is going to increase the runoff but the storage volume required for the pool is 4 chambers and now 12 chambers will handle the pool and patio runoff.

APPLICATION(S) – CARRIED & NEW

DeGREGORIO, JOSEPH & ELIZABETH BLK 352 LOT 14.01 (RA-25); 331 Newtown Road. *(The applicant proposes to construct a detached garage adjacent to the dwelling which triggers a variance due to the fact that the detached accessory structure will be located in front of the front plane of the principal structure facing the street).*

Township Engineer DiGennaro said the existing single family dwelling situated in the RA-25 zone is conforming. The applicant is proposing to construct a detached garage adjacent to the dwelling which triggers a variance due to the fact that the detached accessory structure will be located in front of the front plane of the principal structure facing the street.

Chairman Ruebenacker said the proposed 2 car garage fits on the lot where it is proposed.

Vice Chairman Fry said there is a hardship based on where the house is located on the property. He said the proposed garage will have no impact on the neighboring property owner. He noted that there is a septic tank located in the area to the left of the existing garage.

Board Member Borst said the proposed landscape plan faces the rear yard and not to the street. He said he would like to hear testimony on this.

COLLADO, FRANK BLK 207 LOT 13 (RA-25); 288 Brookside Avenue. *(The applicant proposes to extend the overhang on the front of the house by 2 feet which will encroach into the front yard setback).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is conforming. The applicant is proposing to extend the existing front overhang by approximately 2 feet to create an entrance which is more protected from the weather elements. This expansion will require a variance for front yard setback.

Chairman Ruebenacker was concerned the existing foundation plantings may be damaged during construction.

PISA, ANTHONY BLK 265 LOT 50 (RA-25); 55 Saxonia Avenue. *(The applicant proposes to connect the garage to the existing house and add a level to the second floor which will encroach no further than the existing front and side yard encroachments).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone is non-conforming due to lot size, frontage, depth, front yard setback, and side yard setback. The applicant is proposing to expand the existing structure by attaching a new 2 car garage and adding an addition to the first and second floors requiring variances.

Chairman Ruebenacker noted that many spruce trees will be removed.

PEKALA, KRZYSZTOF & EWA BLK 268 LOT 24 (R-15); 112 Linden Street. *(The applicant would like to demolish the existing home and construct a new home which will encroach into the front and rear yard setbacks and exceed principal building lot coverage).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-15 zone and is non-conforming due to lot area, frontage, depth, front yard setback and a side yard setback. In addition, the detached accessory garage is non-conforming due to side yard setback. The applicant is proposing to demolish the existing structures and construct a new 2 story home with an attached garage. The application requires variances for front yard setback, rear yard setback, and principal building lot coverage.

APPLICATION(S) – NEW

THORWARTH, CHRISTOPHER & CAITLIN BLK 215 LOT 8 (RA-25 CORNER); 750 Wyckoff Avenue. *(The applicant proposes to construct a detached garage adjacent to the dwelling which triggers a variance due to the fact that the detached accessory structure will be located in front yard on this corner lot).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming due to lot area and front yard setbacks. The applicant is proposing to construct a two car detached garage on the property to replace the existing one car garage requiring variances for an accessory structure located in the front yard and encroaching into the front yard setback. This application was previously approved under the prior owner, however the applicant desires to relocate the garage slightly and enlarge it by approximately 140 SF. He said this property received approval in July of 2014. The applicant

has purchased this home with this approval and desire to expand the garage. The garage is located at 10' from the previous approval of the garage on Fern Avenue and the applicant is extending the garage to the side and rear yard. The garage was approved at 22' x 22' and is proposed to be increased to a 24' x 26' garage. The septic field is located in the rear of the property and this is why the garage cannot be moved to the rear of the property.

Board Member Carolan said he would like the same façade on the garage that is on the existing house.

PRO-CONTRACTOR, LLC BLK 425.01 LOT 53 (RA-25); 723 Terrace Heights. *(The applicant proposes to demolish the existing house and construct a new house which will trigger the enhanced side yard setback requirement of 25 feet requiring a variance application and also create a 3 story dwelling due to the topography of the land).*

Board Attorney Spizziri and Board Member Yudin recused themselves from discussion and removed themselves from the dais.

Township Attorney Rob Landel came forward and continued as advisor to the Board during this application.

Township Engineer DiGennaro said the applicant has submitted a professional landscape plan. In addition there were clarifications as to the height of the architecturals along with elevations which are consistent. He said that a landscaping berm has been provided along the left side of house. Although the width of the house has been reduced in order to accommodate the landscaping berm by the garage the depth of the house has increased.

Board Member Borst said he was pleased with the landscape plan.

Vice Chairman Fry said the house has been reduced by 3' which reduced the depth of the garage. He said this is a nice lot and the applicant is building a very large house.

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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 8:10 p.m.

Respectfully Submitted,

Susan Schilstra McQuaid, Secretary
Wyckoff Board of Adjustment