WYCKOFF ZONING BOARD OF ADJUSTMENT
AUGUST 20, 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 Erik Ruebenacker, Chairman:

> "The August 20, 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; Susan Yudin; Tim Shanley, Mark Borst, Brian Hubert, Ed Kalpagian, Alt., and Brian Tanis, Alt.

Board Member(s) Absent: None.

Staff Present: Ben Cascio, Esq. Acting Board Attorney; Mark DiGennaro, Township Engineer; Krista Hogne, Acting Board Secretary, Anna Coscia, Acting Board Secretary, and Robert Shannon, Township Administrator.

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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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Chairman Ruebenacker said that the Minutes for the July 16, 2015 Meeting or any Resolutions have not been prepared for this meeting due to staff retirement and sick leave. He announced that the Board Secretary, Susan McQuaid, is out on leave and that he is aware that her administrative duties are being shared by other staff in the interim attempting to finish the work from July. He wanted to also note on record that the applications approved at the July 16, 2015 meeting will not result in any delays from the Building Department, and that the Resolutions concerning said applications will be reviewed and considered at the September meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #15-07- Approval of vouchers from various escrow accounts.

Board Member Shanley made a motion to approve Resolution #15-07 for payment, seconded by Board Member Fry. Motion passed with all in favor.

APPLICATION(S) – CARRIED

HAIG, ROBERT & EILEEN BLK 320 LOT 94 (RA-25); 310 West Stevens Avenue. *(The applicant proposes to demolish the existing residential dwelling and construct a new home which will encroach into the side yard setbacks and exceed principle building lot coverage).*

At the July 16, 2015 meeting, the Board suggested that the applicant redesign and reduce the size of the proposed house, and to move the generator and AC units from within the side yard setback.

Chairman Ruebenacker asked for comments from the Board. Mr. Borst and Mr. Tanis will not be voting since they were absent at the last meeting. The Board expressed an interest to receive further testimony from the applicant.

SPAROZIC, MICHAEL BLK 349 LOT 62 (RA-25); 319 Calvin Court. *(The applicant proposed to install a rear yard canopy over an existing patio which will encroach into the side yard setback).*

Mr. DiGennaro stated that the original plan of adding a canopy structure to the rear of the home would add to the principal structure and would require a variance. At the suggestion of the Board, Mr. Sparozic revised his plan to make the patio cover a free-standing structure, which would then make it an accessory structure. However, this proposed plan still will require a variance because of the side yard setback. The Board recommended screening along the property line. The applicant pointed out that on the revised plan is the addition of a stockade fence and plantings of evergreens. Ms. Yudin stated that the applicant did as was requested by the Board.

APPLICATION(S) – NEW

FLORES, RADLEY BLK 376 LOT 3 (RA-25); 482 William Way. *(The applicant proposes to install solar panels on the front portion of the roof which is non-conforming according to Ordinance #1675).*

Chairman Ruebenacker said that this was the first application of this kind for this Board's review. The plan proposes solar panels to be mounted to the front roof of the home. Mr. DiGennaro said that this project requires Board approval for a use variance in order to mount the solar panels to the front roof. Ms. Yudin requested from Mr. Flores a picture or a simulation of what the finished project would look like; the diagram was not sufficient for aesthetic review purposes. Mr. Kalpagian inquired as to why the panels are not being mounted on the back of the house. Mr. Fry stated that with the rebate program, an analysis is done for exposure quality and efficiency. Mr. DiGennaro commented that prior to January 17, 2012, there was no ordinance regarding solar panels.

DAMATO, RICHARD BLK 394 LOT 6 (RA-25); 371 Newtown Road. *(The applicant proposes to add a second story level to the existing house which will not encroach any further than the existing side yard setbacks).*

Mr. DiGennaro said that the lot coverage is essentially the same, except for the overhang. He added that the new septic system has been approved by his office, and that storm water management is not required. Mr. Hubert said he is concerned about the proposed height of the structure because the surrounding homes are smaller. Chairman Ruebenacker agreed and suggested that the sides should be stepped in on the second story. Mr. Shanley expressed concern for the neighbors, and Mr. Borst shared in the concern for the neighbors on the right. Mr. Borst inquired as to a landscape plan, and Chairman Ruebenacker said that they are not required but are recommended. Mr. DiGennaro said that he encourages applicants to provide landscape plans, which can soften a building expansion application and help to avoid delays since the Board often requests such plans.

DiSCOLA, EMILIO BLK 436 LOT 23.01 (RA-25); 688 Birchwood Drive*. (The applicant proposes to demolish the existing home and construct a new home that is conforming to all setback requirements).*

Mr. DiGennaro said that the applicant is proposing to demolish the current structure and build a new dwelling on a non-conforming lot. Applicant has received approval for a 5-bedroom septic system. Mr. Kalpagian pointed out that there was no landscape plan included in the application packet. Chairman Ruebenacker said he would like to see a plan for confirmation and verification of tree removal on the property because it appears that the lot would be clear-cut except for five trees. Mr. Borst asked how the applicant plans on remedying the replacement of removed trees and plants. Mr. Shanley stated that stucco does not fit in with the neighborhood and inquired as to whether or not there was an alternative to concrete stucco. Chairman Ruebenacker agreed with Mr. Shanley and added his concern about the massive size of the proposed structure. Mr. Hubert would like to know if this is a “spec house.”

CHU, KING-YUEN & PRISCA BLK 265 LOT 125 (RA-25); 44 Wild Duck Road. *(The applicant proposes to add a second story level over the garage which will increase the gross building area beyond 3,700 square feet which will trigger the enhanced side yard setback requirement of 25 feet requiring a variance application).*

Mr. DiGennaro stated that the applicant would like to add a second story addition over the existing garage and to expand the front porch. The side yard setback is only 22’, and since the proposed gross building area exceeds 3,700 square feet, the enhanced side yard setback of 25’ is triggered; so it is non-conforming. He added that storm water management approval is not required.

Mr. Borst asked if there was a survey, and added that he had no objection but pointed out the lack of a landscape plan. Chairman Ruebenacker agreed with Mr. Borst and said he would like to see what would be planted in lieu of any removed or damaged plantings.

Mr. Shannon stated for the record that Ms. Coscia verified the 200’ notifications and publications on four new applications.

With regard to the interviewing for the position of new Board attorney, Chairman Ruebenacker said that the process has been delayed and plans to begin conducting interviews in September. Ms. Yudin reiterated her opinion that she does not agree with the process used, and said that the position should have been advertised and not announced through word of mouth. Mr. Hubert said that he has no problem with the eight candidates, but added that he thought it would have been more prudent to publish notice given the opportunity for transparency.

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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 8:17 p.m.

Respectfully Submitted,

Krista Hogne, Acting Secretary
Wyckoff Board of Adjustment