WYCKOFF ZONING BOARD OF ADJUSTMENT
NOVEMBER 19, 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 November 19, 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; Tim Shanley; Ed Kalpagian; Brian Tanis, Alt.; Rich DeLeo, Alt.

Staff Present: David Becker, Board Attorney; Mark DiGennaro, Township Engineer; Susan McQuaid, 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
October 15, 2015 work session/public business meeting

Board Member Shanley made a motion to approve the October 15, 2015 work session/public business meeting minutes. Second, Vice Chair Fry. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Mr. Hubert, Mr. Borst, Mr. Fry and Chair Ruebenacker.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #15-10- Approval of vouchers from various escrow accounts.

Vice Chair Fry made a motion to approve Resolution #15-10 for vouchers for payment. Second, Board Member Shanley. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

RESOLUTION(S) TO BE MEMORIALIZED

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).*

DEGELMAN, CRAIG BLK 259 LOT 7 (R-15); 11 Ward Avenue. *(The applicant proposes to construct a garage which will encroach into the side and rear yard setbacks, exceed combined lot coverage, exceed impervious coverage and exceed height requirements).*

MOORE, CHRISTOPHER BLK 224 LOT 15.01 (RA-25); 441 Clinton Avenue*. (The applicant seeks to amend a previous approval for purposes of relocating the driveway entrance to the property).*

BURLESON, JOSEPH & SUSAN BLK 352 LOT 30 (RA-25 CORNER); 377 Heights Road. *(The applicant proposes to construct a one story addition which will encroach into the front yard setback).*

Board Member Shanley made a motion to memorialize the above referenced resolutions. Second, Board Member Hubert. Voting in favor: Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Mr. Hubert, Mr. Borst, Mr. Fry and Chair Ruebenacker.

APPLICATION(S) – WITHDRAWN

280 KMCM, LLC BLK 214 LOT 36 (RA-25); 280 Central Avenue. *(The applicant proposes to construct an addition to the rear of the existing single family home and expand the existing garage and an addition to the second floor which will encroach into the side yard setback).*

This application has been withdrawn at the request of the applicant.

INTERPRETATION

OMLAND, ANDREW & KIERSTEN BLK 332 LOT 6 (R-15); 22 Madison Heights. Interpretation of a provision of the Wyckoff Zoning Ordinance.

This application will be discussed at the public hearing meeting.

APPLICATION(S) – CARRIED

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).*

This application has been withdrawn at the request of the applicant.

GLEN BROOK INC. BLK 483 LOT 12 (RA-25); 130 Starr Place. (*The applicant proposes to renovate the existing structure and add to the first and second floors utilizing the existing foundation).*

Chair Ruebenacker said this application has an existing side yard setback of 10' where 15' is required. The applicant was asked to step in the second floor and the applicant increased the gross floor area structure of the house and instead of stepping in the second floor he added a gable roof line that feeds away from the property line. The applicant was then asked to reduce the square footage of the house so the side yard setback would remain at 15' and not the enhanced side yard setback of 20'. Vice Chair Fry said the applicant has reduced the house below the 3,700 gross floor area threshold and the proposed gable roof line is at 28.7' where 35' is the maximum allowed. Township Engineer DiGennaro asked that the utility service be placed underground.

ROTOLI, TANIA BLK 263 LOT 30 (R-15); 206 Franklin Avenue. *(The applicant proposes to demolish the existing structure and construct a new 5,056 sf single family home which will exceed the gross building area of 2,700 sf and will trigger the enhanced side yard setback requirement of 20 feet where 15 feet is proposed requiring a variance application).*

Township Engineer DiGennaro said the size of the house has been reduced and 17' setbacks have been provided in order to reduce the encroachment into the side yard setback of 20', plantings have been provided along the property line and foundation plantings along the front of the house. The side door has been removed and windows have been placed on the side of the house by the garage and front office along with placing the AC units in the rear yard. The house size is 5,066 square feet and has been reduced by 4' in width and enlarged by 5' towards the rear. The variance request is for side yard setback and pre-existing non-conforming frontage of 82.44' where 100' is required. He said that testimony will continue at the public meeting.

APPLICATION(S) – NEW

DELANEY, MARTIN & HEATHER BLK 501 LOT 6.01 (R-15 CORNER); 74 Girard Avenue. *(The applicant proposes to construct a covered porch over the front steps which will encroach into the front yard setback).*

Township Engineer DiGennaro said the existing single family dwelling is situated on a corner lot in the R-15 zone and is non-conforming due to lot area, lot depth, and front yard setbacks. The applicant is proposing to construct a roof overhang to cover the existing front steps requiring a front yard setback variance of 21.2' He added that impervious coverage proposed is 19.05 % where a maximum of 43% is permitted.

VELTEN, MARK & SUSAN BLK 262 LOT 17 (R-15); 11 Shadyside Drive. *(The applicant proposes to enclose the front porch and add an addition to the rear and side of the house which will exceed principal building lot coverage).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the R-15 zone and is non-conforming due to lot frontage and side yard setback. The applicant is proposing to expand the existing ranch style structure to enlarge the master bedroom and

kitchen as well as add a covered front porch and entry closet. The addition will require a variance for principal building lot coverage. The property is served by municipal sanitary sewer. Board Member Borst said the application is still within the setbacks and the addition is to the rear and side of the house. He said that no landscaping is provided and the existing will remain. Vice Chair Fry said the applicant is maintaining the ranch style house, keeping within the setbacks and the rear yard is well screened.

ARMANDO, FRANK & ARLENE BLK 466 LOT 23.01 (R-15 CORNER); 361 Auburn Street. *(The applicant proposes to construct a covered porch over the front steps which will encroach into the front yard setback and exceed principle building lot coverage).*

Township Engineer DiGennaro said the existing single family dwelling is situated on a corner lot in the R-15 zone and is non-conforming due to lot area, lot depth, and front yard setbacks. The applicant is proposing to construct a roof overhang to cover the existing front steps requiring a front yard setback variance of 29.94' to the overhang and 27.94' to the first step where 40' is required. He added that impervious coverage is proposed at 24.6 % where a maximum of 43% is permitted.

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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 7:48 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment