WYCKOFF BOARD OF ADJUSTMENT
DECEMBER 17, 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 December 17, 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; Mark Borst; Susan Yudin; Tim Shanley; Ed Kalpagian; Brian Tanis, Alt.; Rich DeLeo, Alt.

Board Member Absent: Carl Fry, Vice Chairman; Brian Hubert

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

The Board of Adjustment Meeting began with the Pledge of Allegiance.

Chairman Ruebenacker stated that all phones, pagers and hand held electronic devices should be turned off or switched to silent mode in order to avoid interrupting the public session.

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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
November 19, 2015 work session/public business meeting

The minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #15-11- Approval of vouchers from various escrow accounts.

Resolution #15-11 was memorialized at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

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).*

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).*

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).*

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).*

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).*

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

APPLICATION(S) – NEW

NIKOLA STOJKOSKI & ZAKLINA AVRAMOSKA BLK 258 LOT 29.01 (RA-25 CORNER); 258 Monroe Avenue. *(The applicant proposes to construct a first and second floor addition with a garage which will exceed principal building and total lot coverage).*

Nikola Stojkoski, 258 Monroe, Wyckoff, NJ was sworn. Mr. Wayne Johnson, Blueline Architect, 397 Franklin Avenue, Wyckoff, NJ was sworn.

Mr. Stojkoski said he currently resides in Garfield and recently purchased this house on Monroe Avenue. He said his biggest concern is the safety issue with backing out into traffic onto Monroe Avenue from his current driveway and would like to relocate his driveway onto High Street. He added that the interior of the house needs to be updated which includes attaching a 2 car garage to the proposed house and putting all of the bedrooms on the second floor. Mr. Johnson said the intersection of Monroe Avenue and High Street is a very busy intersection with residential and school traffic since this house is located near Fire Company #1, the Public Library, Wyckoff Recreational Complex and Washington Elementary School. He said the property is nonconforming in lot area and lot width and the square footage of the proposed house is due to the topography of the land since the stairways add additional square footage to the house. He added that the existing house is Cape Cod in style and the jalousie porch on High Street will be become an open porch along with a side/main entrance into the house. He said that the front yard setback on Monroe Avenue is 25' to the front step and the open side yard

porch is 13.1' from High Street where 40' is required on this corner lot. The side yard setback next to the neighbor's property is pre-existing nonconforming at 5.6' where 15' is required and a solid PVC fence will be installed along the property line up to the neighbor's garage. He added that no parking is permitted on Monroe Avenue or High Street and the applicant would like to keep the existing detached 2 car garage for lawn equipment & bicycle storage.

Board Attorney Becker asked that the following exhibit be marked for identification:
A-1 Application package

Chair Ruebenacker asked that the maximum permitted lot coverage be reduced to from 24.36% to the maximum allowed which is 20%. Board Member Borst suggested eliminating the 2 car garage accessory structure. Mr. Johnson said this existing garage is an opportunity to keep vehicles off the street. Board Member Yudin suggested demolishing the garage and keep this area for parking. Board Member DeLeo said the existing detached garage is not a small garage and would become a very large storage shed. Mr. Johnson said the proposed house was designed to have the least amount of nonconformities and this design will soften the impact of the house in this location. The second floor setbacks will be setback an additional 16". Board Member Shanley asked that the air conditioning units be removed from the side yard setback and placed in the rear yard. Mr. Johnson said the air conditioning units will be moved to the rear yard where there will be a raised deck from the house down to the patio area. Board Member Borst asked that a new landscape plan be submitted and that the existing front yard landscaping be replaced with new shrubbery. The Board requested that following items be re-submitted: 1. new landscape plan labeled with proposed landscaping only; 2. existing 2 car accessory garage structure be removed; 3. Proposed air conditioning unit to be moved to rear of house. Chair Ruebenacker said the Board is willing to accept the principle building coverage and second floor setbacks. He said another parking space can be added next to the proposed garage to increase off street parking. He opined that this is a self-imposed variance hardship request. He personally would like to see the 19.6% principle building coverage be reduced to 15%.

OPEN TO THE PUBLIC
No one appeared.
CLOSED TO THE PUBLIC

The Board unanimously agreed to carry this application to the January 21, 2016 public hearing meeting. The applicant will not need to renotice for this meeting. Additional information will need to be submitted to the Planning Board office no later than January 11, 2016.

ROBYN DAVIS BLK 393 LOT 1 (RA-25 CORNER); 257 Eastview Terrace. *(The applicant proposes to expand an existing dormer to include a second floor bedroom, bathroom and study which will encroach into the front yard setback).*

Robyn Davis, 257 Eastview Terrace, Wyckoff, NJ was sworn. She said she would like to put a dormer on the second floor for a master bedroom suite with a study and bathroom. The variance requested is for 35.6' proposed second front yard setback off of Heights Road. The variance for the garage setback will remain unchanged. She added that the existing landscape will not be disturbed. Board Member Borst said this application is a simple request for additional square footage to the house. The Board agreed with Mr. Borst.

OPEN TO THE PUBLIC
No one appeared
CLOSED TO THE PUBLIC

Board Member Shanley made a motion to approve this application as presented. Second, Board Member Kalpagian. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Ms. Yudin, Mr. Borst and Chair Ruebenacker.

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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 9:53 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment