WYCKOFF ZONING BOARD OF ADJUSTMENT
DECEMBER 17, 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 December 17, 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.
>
> 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; 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.

* * * * *

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"*

* * * * *

OLD BUSINESS

APPROVAL OF MINUTES
November 19, 2015 work session/public business meeting

Board Member Yudin made a motion to approve the November 19, 2015 work session/public business meeting minutes. Second, Board Member Kalpagian. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Ms. Yudin, Mr. Borst and Chair Ruebenacker.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

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

Board Member Borst made a motion to approve Resolution #15-11 for vouchers for payment. Second, Board Member Shanley. Voting in favor: Mr. DeLeo, Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Ms. Yudin, Mr. Borst and Chair Ruebenacker.

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).*

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

APPLICATION(S) – NEW

STOJKOSKI, NIKOLA & AVRAMOSKA, ZAKLINA 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).*

Chair Ruebenacker 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, front yard setbacks, side yard setback and accessory structure setback. The applicant is proposing to expand the existing structure by adding a 2 story addition and attached garage. The project satisfies the Township's storm water management requirements and is served by sanitary sewer. Board Member Shanley was concerned with the sight distance on Monroe Avenue when existing from High Street. He suggested that the proposed air conditioning units be moved from the side yard into the rear yard. Board Member Borst said this lot has 2 front yards and the existing setbacks are not increasing. He was pleased to see the driveway be relocated from Monroe Avenue to High

Street which would eliminate a traffic safety hazard. He added that the open porch will enhance the house on High Street which is a heavily trafficked street. Chair Ruebenacker noted that the proposed fence will be located on the property line next to the neighbor's driveway. He said the existing side yard setback of the open porch and steps on High Street will be 11' from the side (second front) yard setback. The Board Members were in agreement that the existing detached garage should be removed which would reduce the combined lot coverage.

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).*

Chair Ruebenacker 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, front yard setback, and accessory structure setback. The applicant is proposing to expand the existing dormer to create a master bedroom suite requiring variances for front yard setback. The property does not qualify for storm water management requirements and the owner has obtained approval to construct a new 3 bedroom septic system. He added that the Eastview Terrace front yard setback is unchanged but the second story addition on Heights Road will be stepped back to 35'. The garage remains at 3.5' off the side yard setback. The Board had no concerns with this application.

*** * * * ***

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