

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
MAY 19, 2016 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 May 19, 2016 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; Carl Fry, Vice Chairman; Mark Borst; Susan Yudin; Ed Kalpagian; Tim Shanley; Brian Tanis, Alt.

**Board Member Absent:** Brian Hubert; 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](http://www.wyckoff-nj.com)"*

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**OLD BUSINESS**

**APPROVAL OF MINUTES**

April 21, 2016 work session/public business meeting

Vice Chair Fry made a motion to approve the April 21, 2016 work session/public business meeting minutes. Second, Board Member Shanley. Voting in favor: Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Mr. Borst, Mr. Fry and Chairman Ruebenacker.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #16-05-** Approval of vouchers from various escrow accounts.

Board Member Borst made a motion to approve Resolution #16-05 for vouchers for payment. Second, Board Member Kalpagian. Voting in favor: Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Ms. Yudin, Mr. Borst, Mr. Fry and Chairman Ruebenacker.

**RESOLUTION(S) TO BE MEMORIALIZED**

**765 WYCKOFF AVENUE, LLC (STONE HOUSE NURSERY)** BLK 204 LOT 11 (RA-25 CORNER); 765 Wyckoff Avenue. *(The applicant proposes to install a propane filling station and installation of shade structure over a portion of the area where nursery products are located).*

Board Member Shanley asked that paragraph #36 be amended to include “the tanks to be filled shall be limited to 20 lb. cylinders”. Board Member Shanley then made a motion to memorialize this resolution. Second, Vice Chair Fry. Voting in favor: Mr. Tanis, Mr. Shanley, Kalpagian, Mr. Fry and Chair Ruebenacker.

**DAMIANI, NICHOLAS & LISE** BLK 443 LOT 1 (RA-25 CORNER); 768 Hickory Hill Road. *(The applicant proposes to redirect the driveway from Squawbrook Road to Hickory Hill Road for safety which will exceed impervious coverage).*

**DOICK, JONATHAN** BLK 462 LOT 68 (RA-25 162 Wyckoff Avenue. *(The applicant proposes to add an addition to the first floor and renovate the second floor providing rooms with full height ceilings and also enlarge the existing detached garage. Both additions which encroach into the side yard setbacks due to the unique shape of the property).*

**INFANTOLINO, ANTHONY** BLK 230 LOT 3 (RA-25) 548 Old Woods Road. *(The applicant proposes to add a level to the existing home which will increase the gross building area. The existing side yard setback of 16.63 will remain).*

**BERGEN COUNTY’S UNITED WAY/MADELINE HOUSING PARTNERS** BLK 238 LOT 2 (B1A); 370 Clinton Avenue. *(The applicant, a non-profit corporation, proposes to develop this property for a multi-family community residence consisting of a four bedroom unit, 2 2-bedroom units and a studio unit for adults with developmental disabilities. The applicant seeks a determination that the proposed community residence is a permitted use in the B1A zone).*

Board Member Borst made a motion to memorialize the above 4 resolutions. Second, Board Member Shanley. Voting in favor: Mr. Tanis, Mr. Shanley, Kalpagian, Mr. Borst, Mr. Fry and Chair Ruebenacker.

**EXTENSION OF TIME**

**CHRISTIAN HEALTH CARE CENTER (CHCC)** BLK 443 LOTS 49.03, 52.01 & 51; 301 Sicomac Avenue; Amended site plan/Variance/Use Variance. *(The applicant is requesting an extension of time since the Vista has not received county approvals both in Passaic and Bergen counties since this property is located in both the Borough of Hawthorne and the Township of Wyckoff).*

The Board discussed the request from the applicant's attorney for a two (2) year extension of time for the approval of the Vista on May 13, 2013 and June 18, 2015. According to Wyckoff Ordinance, Chapter 46-23 it states that a one (1) extension can be requested. At this time, Jerome Vogel, attorney for the applicant, is requesting a two (2) extension. Board Member Shanley made a motion to grant a one (1) year extension of time. Second, Board Member Fry. Voting in favor: Mr. Tanis, Mr. Shanley, Mr. Kalpagian, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

### **APPLICATION(S) – CARRIED**

**BAYKOWSKI, ROBERT** BLK 310 LOT 1 (RA-25); 530 Carlton Road. *(The applicant proposes to expand the existing house with a second floor addition and first floor front and rear addition which will exceed gross building area and encroach into the side yard setback).*

Chair Ruebenacker said the applicant provided the Board with a landscape plan and revisions to the second floor where it has been stepped in. He noted that the impervious coverage has increased by 1% and would like to hear testimony regarding this increase. Vice Chair Fry said that Section J needs to be revised along with Sheet 1 on the dimensional table. Board Member Borst said he did not understand the landscaping plan.

### **APPLICATION(S) – NEW**

**FOX, MICHAEL & AMY** BLK 345 LOT 9 (RA-25); 456 Florence Avenue. *(The applicant proposes to add a master bedroom/bath, porch & mudroom addition which will increase the gross building area and therefore increase the side yard setback requirement).*

This application will begin testimony at the public hearing meeting at 8:00 p.m.

**420 WEST MAIN STREET, LLC** BLK 224 LOT 5.01 (L1); 420 West Main Street. *(The applicant proposes to construct a 38 car parking lot and a dumpster area and also install a 24 square foot sign illuminated with external solar power lighting).*

This application will begin testimony at the public hearing meeting at 8:00 p.m.

**BORRELLI, JASON** BLK 477 LOT 4.01 (R-15); 372 Kingston Street. *(The applicant proposes to install an in ground pool and a new front porch which will exceed gross building area, encroach into the front yard setback and exceed lot coverage).*

Township Engineer DiGennaro said the existing lot is an existing non-conforming lot due to deficiencies in lot size, frontage, depth, front yard setback, side yard setback, and principal building lot coverage. The applicant is proposing to construct an in-ground swimming pool and a new covered front porch. In addition to the application's existing non-conformities, the proposal will require additional variances for accessory lot coverage, combined lot coverage, principal building lot coverage, front yard setback and impervious coverage. He advised that building permits had been issued for the garage addition and the applicant is now before the Board for the front porch and pool. Chair Ruebenacker asked if the existing principle building is 19.7% and the maximum permitted is 15% how can there be no previous history on this application. He added that the construction has been completed with the garage and the

second story addition over the garage. Township Engineer DiGennaro said building permits were issued by the Construction Department. Additional testimony will be needed at the public hearing meeting about the garage addition and the proposed pool and covered front porch.

**GRAY, JAMES & COURTNEY** BLK 491 LOT 46 (R-15); 452 Louisa Avenue. *(The applicant proposes a second floor expansion which will encroach within the side yard setback and remain within the existing footprint).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the R-15 zone and is non-conforming due to lot area deficiency, depth, front yard setback, and side yard setback. The applicant is proposing a 36 sf addition to the second floor requiring a variance for side yard setback above the existing first floor encroachment. This application does not qualify for a Stormwater Management Plan.

**POLISE, JOSEPH & ALEXIS** BLK 377 LOT 30 (RA-25) 541 Richard Place. *(The applicant proposes to install an in-ground pool and patio entertainment area which will exceed the impervious coverage).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone is conforming. The applicant is proposing to construct an in-ground swimming pool, patio, outdoor kitchen and fireplace resulting in excessive impervious coverage requiring a variance. The property is served by sewer and the application satisfies the Township’s Stormwater management requirements.

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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 8:12 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary  
Wyckoff Board of Adjustment