

WYCKOFF BOARD OF ADJUSTMENT

February 25, 2021 AGENDA

The Zoning Board of Adjustment of the Township of Wyckoff will conduct its regularly scheduled Public Work Session meeting and Public Business meeting via the ZOOM Video Conferencing Application. Members of the public who wish to participate may do so by joining online or over the phone. The meeting will also be live streamed on the Township of Wyckoff YouTube page. Please visit the Township of Wyckoff website www.wyckoff-nj.com for instructions. Members of the public may also email their public comments to planningboard@wyckoff-nj.com before 3:00 pm on the day of the meeting. These comments will be read during the open public comment period.

Work Session meeting: 7:30 p.m.

Public Business meeting: 8:00 p.m.

Reading of the Open Public Meetings Act statement

The Board of Adjustment Meeting will begin with the Pledge of Allegiance

OLD BUSINESS

Approval of the January 21, 2021 Work Session and Public Meeting minutes

RESOLUTIONS FOR PAYMENT #21-02

RESOLUTION(S) TO BE MEMORIALIZED

Makela, Ray 191 Henry Pl. Block 395 Lot 16

(The applicant proposes to install an A/C condenser unit in the side yard requiring variance relief for a side yard setback of 8')

Hildebrandt, John 371 Oakwood Dr. Block 250 lot 43

(The applicant proposes to add second story loft/dormers to the existing detached garage requiring variance relief for side yard setback of an accessory structure and nonconforming lot area, frontage and depth)

Nicol, John 123 Midland Ave. Block 302 lot 12.01

(The applicant proposes to construct a two-story addition to the existing home requiring variance relief for a side yard setback of 10.50' and nonconforming lot frontage)

Brouwer, Scott 375 Butternut Ave. Block 462 Lot 17

(The applicant proposes to construct an inground pool requesting variance relief for an accessory lot coverage of 11% where 5% is the maximum allowed and combined lot coverage of 22.7% where 20% is allowed)

APPLICATION CARRIED

Quiroga, Walter 469 Cedar Hill Ave Blk 349 lot 70

(The applicant proposes to construct an addition to the existing home requiring variance relief for a side yard setback of 16.2')

NEW APPLICATIONS

Urban, Lauren & Richard 239 Cottage Place Blk. 461 Lot 13

(The applicant proposes to demolish the existing home and construct a new conforming single-family residential dwelling on the existing lot requiring variance relief for a nonconforming lot frontage of 119.8')

Messina, Charles 191 Hillside Avenue Blk 354 Lot 15

(The applicant proposes to construct an addition in the rear of the existing home requiring variance relief for the rear yard setback of 31.92 and principal building lot coverage of 17.15%)

The application, plans, and submissions in regard to this application are available for public inspection online at the Township's website www.wyckoff-nj.com

Click on: Government > Boards > Zoning Board of Adjustment > Applications Pending

Consideration by the Zoning Board **or** copy the URL below and paste it in your web browser.

<https://www.wyckoff-nj.com/zoning-board-adjustment/pages/applications-pending-consideration-zoning-board-adjustment>

If you wish to participate in the meeting, please copy the URL below and paste it in your web browser to familiarize yourself with the formal process.

<https://www.wyckoff-nj.com/zoning-board-adjustment/pages/meeting-procedures>

FORMAL ACTION MAY BE TAKEN AT THIS MEETING