

WYCKOFF BOARD OF ADJUSTMENT

JULY 16, 2020 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.

Work Session meeting: 7:30 p.m.

Public Business meeting: 8:00 p.m.

Reading of the Open Public Meetings Act statement

Roll call will be taken

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

OLD BUSINESS

Approval of the June 18, 2020 Work Session and Public Meeting minutes

RESOLUTIONS FOR PAYMENT #20-07

RESOLUTIONS FOR MEMORIALIZING

HEBERT, PAUL & CINDY **553 Fairmont Rd.** BLK 279 LOT 6 CORNER LOT RA-25

(The applicant proposes to relocate the whole house generator in front yard #2)

TURNAMIAN, MICHAEL & ALLISON **630 Mountain Ave.** BLK 391 LOT 29

(The applicant proposes to expand the first and second stories of the existing home requiring variances for lot area, front yard setback and impervious lot coverage)

TRAVERS, ROBERT & PATRICIA **165 Greenhaven Rd.** BLK 331 LOT 3

(The applicant proposes to construct a two and a half story addition to the existing home requiring variance relief for a pre-existing nonconforming front yard setback)

REQUEST FOR EXTENSION OF APPROVAL

Jerome A. Vogel, Esq., on behalf of The Christian Health Care Center, has requested an extension of time to begin construction on The Administration Building and The Behavioral Management Ramapo Ridge Building. These projects were approved and are part of the Resolution for The Vista construction project on September 20, 2018. A previous one-year extension of time was requested for these same projects in June of 2019 and was approved at the July 18, 2019 Zoning Board meeting.

APPLICATIONS CARRIED

SULO, SOKOL **234 Franklin Ave.** BLK 263 LOT 21

(The applicant proposes to expand the second story of the existing home requiring variance for pre-existing nonconforming side yard setbacks and undersized lot)

Revised plans have been submitted.

CANZANI, ROBERT & ANNE **177 Van Houten Ave.** BLK 292 LOT 9

(The applicant proposes to construct an addition to the existing home requiring variance relief for lot area, lot frontage, front yard setback, side yard setback and principal building coverage)

Revised plans have been submitted.

GAETA, JOSEPH **200 Godwin Ave.** BLK 266 LOT 21

(The applicant proposes to construct a second story addition to the existing home requiring variance relief for pre-existing nonconforming lot area, side yard setback and accessory structure side yard setback)

FORMAL ACTION MAY BE TAKEN AT THIS MEETING