

# **WYCKOFF BOARD OF ADJUSTMENT**

## **JULY 17, 2025 AGENDA**

The Zoning Board of Adjustment of the Township of Wyckoff will conduct its regularly scheduled Public Work Session meeting and Public Business meeting in the second floor Court Room in Memorial Town Hall.

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 June 19, 2025 Regular Work Session and Public Business Meeting minutes

### **PAYMENT RESOLUTION #25-07**

### **RESOLUTIONS FOR MEMORIALIZATION**

#### **Goffle Road Poultry Farm LLC 549 Goffle Road/540 Ravine Court Block 516, Lots 36, 37, & 10.01**

(The applicant seeks to expand the business in order to allow for the modernization and gains in efficiency of the operations and the site. The variance sought by the applicant is to permit the expansion of the nonconforming use under NJSA 40:55D-70(d)(2). Multiple nonconformities will be eliminated by the application)

#### **Paluch 232 Crescent Ave. 217.01/48**

(The applicant proposes to demolish the existing home and construct a new home and inground pool requiring variance relief for lot area, frontage, enhanced side yard setbacks, principal building lot coverage and combined lot coverage)

#### **Hartgers Jewelers 699 Wyckoff Ave. 202/74**

(The applicant proposes to install an LED lit wall mounted clock/sign on the left side of the building requiring variance relief for LED lighting, hours of illumination number of façade signs, And projection of sign from building)

#### **Ferreira 233 Van Houten Ave. 258/19.01**

(The applicant proposes to demolish the existing deteriorating detached garage and construct a new detached garage requiring variance relief for the accessory side yard setback)

### **NEW APPLICATIONS FOR PUBLIC HEARING**

#### **Sivan Laufer 539 Hartung Dr. 281/6**

(The applicant proposes to add a man-door to the garage requiring a three-story structure variance)

#### **StagCapital LLC 331 Martom Rd. 289/11**

(The applicant proposes to demolish the existing home on the property and construct a new single-family home requiring variances for pre-existing nonconforming lot area, frontage, and depth)

#### **Lauren Brown 397 Norma St. 379/7 Corner Lot**

(The applicant proposes to construct a front portico requiring variance relief for the front yard setback on Norma St)

#### **Christian Healthcare Center 301 Sicomac Ave. Block 443 Lots 49.03, 51, and 52.01**

(The applicant proposes to construct a two-story addition to the existing maintenance building with a pedestrian bridge from the second story, and the removal and replacement of the existing landscaping building. The applicant is also proposing parking lot expansion, the construction of retaining walls, lighting improvements, a new dumpster area, a loading dock addition, and an outdoor seating area)