

WYCKOFF BOARD OF ADJUSTMENT

AUGUST 21, 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 July 17, 2025 Regular Work Session and Public Business Meeting minutes

PAYMENT RESOLUTION #25-08

RESOLUTIONS FOR MEMORIALIZATION

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)

CARRIED APPLICATION

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)

A special meeting has been scheduled for Monday September 15, 2025 for a public hearing of the application.

NEW APPLICATIONS FOR PUBLIC HEARING

Bustamante 471 Louisa Ave. 498/148 Corner Lot

(The applicant proposes to construct an addition to the rear of the home requiring variance relief for lot area, lot depth, both front yard setbacks, side yard setback, principal building lot coverage, combined lot coverage, and accessory structure setbacks)

Corrado 411 Radcliff St. 484/13.01 Corner Lot

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

Vargas 307 Calvin Ct. 349/66.01

(The applicant proposes to construct a second story addition and a deck requiring variance relief for lot area, lot frontage, principal building side yard setback, and accessory structure side yard setback)