

## **WYCKOFF BOARD OF ADJUSTMENT AUGUST AGENDA**

The Board of Adjustment of the Township of Wyckoff will conduct its regularly scheduled public work session meeting and its public business meeting on August 16, 2018 on the second floor of the Memorial Town Hall, Scott Plaza, Wyckoff, NJ.

Work Session meeting: 7:30 p.m. - Court Room  
Public Business meeting: 8:00 p.m. - Court Room

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**

#### **A. APPROVAL OF MINUTES**

July 19, 2018 work session/public business meeting

### **RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

#### **B. RESOLUTION #18-08** Approval of vouchers from various escrow accounts.

### **RESOLUTION(S) TO BE MEMORIALIZED**

- C. KALOGIANNI, MICHAEL** BLK 231 LOT 17 (RA-25); 503 Old Woods Road. *(The applicant proposes to construct a new two story dwelling which is conforming to setback requirements. The variance request is for median lot width).*
- D. FERENTINOS, ANNE-MARIE** BLK 366 LOT 7 (RA-25 CORNER); 539 Farview Avenue. *(The applicant proposes to install an air conditioner compressor in the front yard on this corner lot which will encroach into the front yard setback).*
- E. DECKER, ROBERT** BLK 456 LOT 23 (RA-25); 174 Cottage Road. *(The applicant proposes to enlarge the existing garage which will encroach into the side yard setback).*
- F. CHRISTIAN HEALTH CARE CENTER** BLK 443 LOTS 49.03, 52.01 & 51 (RA-25); 301 Sicomac Avenue. *(The applicant proposes to amend the Vista's previously approved variance and site plan to comply with the Bergen County Planning Board approval, dated January 18, 2018, for dedication of property to increase the width and improve Sicomac Avenue along the frontage of the CHCC with a revised driveway at the intersection of Sicomac Avenue and Cedar Hill Avenue. The improvements to Sicomac Avenue and Cedar Hill Avenue intersection include road widening, dedicated turning lanes and signalization. The applicant also proposes to include additions to the lower campus Building No. 1 and Southgate Building).*

### **APPLICATION(S) – NEW**

- 1. KOCHER, DAN & LAURIE** BLK 352 LOT 25 (RA-25); 274 Merlin Place. *(The applicant proposes to add an addition to the rear of the homes for a kitchen, great room and porch on the first floor and master bedroom on the second floor which will trigger the enhanced side yard setback requirement).*

2. **MUSTO, ROBERT & MARY ANN** BLK 498 LOT 91 (R-15); 390 Hil-Ray Avenue. *(The applicant proposes to rebuild the existing deck and add a covering over the deck which will exceed total accessory structure coverage).*
3. **WALTHER, DANIEL & KRISTY** BLK 466 LOT 5 (R-15); 71 Mary Ann Lane. *(The applicant proposes to construct a cover over the front steps which will encroach into the front yard setback).*
4. **PERFORMANCE INVESTOR SERVICES (ALLEN STILES)** BLK 461 LOT 17 (RA-25); 434 Caldwell Drive. *(The applicant proposes to demolish the existing structure to construct a new conforming home which will meet all the bulk requirements).*
5. **CLEAVER, MARC & TINA** BLK 454 LOT 4 (RA-25); 221 Wyckoff Avenue. *(The applicant proposes to enlarge the existing family room and add a new mud room addition which will encroach into the rear yard setback and exceed impervious coverage).*

Adjourn.

**FORMAL ACTION MAY BE TAKEN AT THIS MEETING**