

WYCKOFF BOARD OF ADJUSTMENT

SEPTEMBER 15, 2022 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 August 18, 2022 Work Session and Public Meeting minutes

RESOLUTIONS FOR PAYMENT #22-08

RESOLUTIONS FOR MEMORIALIZATION

Gattoni 47 Dale Ave. Blk 277 lot 8

(The applicant proposes to construct a detached garage requiring variance relief for an accessory structure side yard setback of 5' where 15' is the requirement)

94 Midland Avenue LLC 94 Midland Ave. Blk 304 Lot 1 – Corner lot

(The applicant proposes to construct additions to the home requiring variance relief for pre-existing nonconforming lot area, frontage, and both front yard setbacks as well as proposed nonconforming side yard setback and principal building lot coverage)

Galgano 172 Wayfair Circle Block 428 Lot 19

(The applicant proposes to renovate and expand the home requiring variance relief for the side yard setback)

Roussos 9 Pace Dr. Block 320 Lot 8

(The applicant proposes to construct an addition and renovation requiring variance relief for front yard setback)

Ortiz 201 Hillside Ave. Block 354 Lot 7

(The applicant proposes to demolish the existing home and construct a new home conforming to all bulk requirements except for the existing undersized lot area and depth)

REQUEST FOR EXTENSION OF TIME

Renshaw & Grossano 446 Radcliff St. Block 489 Lot 8

On November 18, 2021 the homeowners received variance approval for principal building lot coverage and rear yard setback to connect the existing detached garage to the existing principal building (dwelling) with the construction of a mudroom. The homeowners have been unable to begin construction and have submitted a request for a one year extension of time.

Christian Health Care Center 301 Sicomac Ave. Block 443 Lots 49.03, 51, and 52.01

Jerome A. Vogel, Esq., on behalf of The Christian Health Care Center, has requested a ninety (90) day extension of time to begin construction of the addition to The Administration Building on the CHCC campus. The project was approved on September 20, 2018 as part of the Resolution for The Vista construction project. Previous one-year extensions of time were requested and approved by the Zoning Board of Adjustment in July 2019, and July 2020.

APPLICATIONS CARRIED

Abbott Family Properties 394 Franklin Ave. Blk. 250 lot 3.01

(The applicant proposes to add a second story to the existing one-story building for the purpose of residential use in the B-1 zone requiring a Use variance, a parking variance, and variances for impervious coverage and front yard setback)

Djoreski 172 Greenhaven Rd. Block 332 Lot 12

(The applicant proposes to renovate and expand the dwelling requiring variance relief for lot area, frontage, front yard setback, and both side yard setbacks)

The applicant has requested that the application be carried to the October 20, 2022 meeting.

NEW APPLICATIONS

Rogovich 381 Oakwood Dr. Block 250 Lot 46

(The applicant proposes to construct an inground swimming pool requiring variance relief for nonconforming lot area, frontage, side yard setbacks, principal building lot coverage, accessory structure lot coverage)

Haig 310 West Stevens Ave. Block 320 Lot 94

(The applicant proposes to construct a covered porch in the rear of the home requiring variance relief for principal building lot coverage)

FORMAL ACTION MAY BE TAKEN AT THIS MEETING