

WYCKOFF BOARD OF ADJUSTMENT DECEMBER 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 December 20, 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

October 18, 2018 work session and public hearing minutes

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

B. RESOLUTION #18-11 Approval of vouchers from various escrow accounts.

RESOLUTION(S) TO BE MEMORIALIZED

C. 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).*

D. ALEXANDER, DARREN & TRACY BLK 483 LOT 42 (RA-25 CORNER); 92 Ravine Avenue. *(The applicant proposes to raise the roof of the accessory garage which is an expansion of a non-conforming use).*

APPLICATION(S) – WITHDRAWN

E. 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).*

APPLICATION(S) – CARRIED

1. CALABRESE, MICHAEL & ERIN BLK 230 LOT 9(RA-25), 615 Woodfield Rd. *(The applicant proposes to enlarge existing garage and add a bedroom over garage which will encroach into the side yard setback).*

APPLICATION(S) – NEW

2. TSAPATSARIS, JENNIFER BLK 366 LOT 5 (RA-25); 543 Eder Avenue. *(The applicant proposes to expand the existing house to include a laundry room, living room and a second floor addition for a bathroom and bonus room over the garage which will encroach into the enhanced side yard setback).*

3. STERGIU, LAMBRYN BLK 344 LOT 9 (RA-25); 460 James Way. *(The applicant proposes to add a great room to the existing home which will triggered the enhanced side yard setback ordinance).*

4. **KLEIN, Yael & Adam** BLK 248 LOT 1.01 (RA-25 CORNER); 530 Overlook Drive. *(The applicant proposes to demolish the existing home and construct a new home keeping the dwelling more in conformity with the front yard setback on this non-conforming lot).*
5. **VRTIS, Angela & Michael** BLK 352 LOT 37.01 (RA-25); 268 Wyckoff Avenue. *(The applicant proposes to seek approval for a tree fort installed in a grove of trees 9 feet off the ground).*

FORMAL ACTION MAY BE TAKEN AT THIS MEETING