

WYCKOFF BOARD OF ADJUSTMENT SEPTEMBER 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 September 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

August 16, 2018 work session/public business meeting
May 22, 2018 special meeting minutes
May 30, 2018 special meeting minutes
June 12, 2018 special meeting minutes
July 10, 2018 special meeting minutes
July 24, 2018 special meeting minutes

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

B. RESOLUTION #18-09 Approval of vouchers from various escrow accounts.

RESOLUTION(S) TO BE MEMORIALIZED

C. 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).*

D. 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).*

EXTENSION OF TIME

E. SANBORN, DANIEL & LINDSAY BLK 395 LOT 3 (RA-25); 207 Henry Place. *(The applicant proposes to add a second floor level requiring variance relief for rear yard and front yard setback).*

APPLICATION(S) – CARRIED

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. **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).*
3. **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) – NEW

4. **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).*
5. **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).*
6. **KAVANAGH, MARK & LAUREN** BLK 510 LOT 8 (R-15); 501 Spencer Drive. *(The applicant proposes to construct a portico over the front door where the roof overhang will encroach into the front yard setback).*
7. **BARRETT, NICHOLAS & LINDSEY** BLK 269 LOT 8 (R-15); 107 Edison Street. *(The applicant proposes to construct a portico over the front door where the roof overhang will encroach into the front yard setback).*

Adjourn.

FORMAL ACTION MAY BE TAKEN AT THIS MEETING