

WYCKOFF BOARD OF ADJUSTMENT JULY 20, 2023 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 June 15, 2023 Work Session and Public Business Meeting minutes

PAYMENT RESOLUTION #23-07

RESOLUTION FOR MEMORIALIZATION

Kaldon 301 Wiley Place Block 219 Lot 7

(The applicant proposes to renovate the existing home and construct an addition of a new front entryway and change the roof line requiring variances for lot area, frontage, front yard setback, one side yard setback, and principal building lot coverage)

Liu 451 Russell Ave. Block 336 Lot 13

(The applicant is seeking a front yard setback variance for a roof over the front landing in the front yard setback)

REQUEST FOR EXTENSION OF TIME

Medfield Properties, LLC 586 Overlook Drive Blk. 247 Lot 9

(The applicant is requesting a one year extension of approval to construct dormers on the front of the existing home which required variance relief for the front yard setback)

FOR DISCUSSION

Nouvelle, LLC 714 Godwin Ave. Midland Park

(The applicant proposes to construct a multi-family building consisting of four affordable housing units for U.S. military service veterans in a single family zone requiring a use variance as well as bulk variances. No improvements are proposed for the portion of the property located in the Township of Wyckoff. The application was approved by the Midland Park Zoning Board of Adjustment)

APPLICATION CARRIED

185 Jackson, LLC 190 Crescent Ave. Block 265 Lot 67

(The applicant proposes to construct an addition to the home requiring variance relief for lot area, frontage, and both side yard setbacks)

The application will be carried to the August 17, 2023 meeting at the request of the applicant.

NEW APPLICATIONS FOR PUBLIC HEARING

Smith 450 Baxter Ave. Block 490 Lot 12.01

(The applicant proposes to expand the second story of the home requiring variance relief for the front and side yard setbacks, principal building lot coverage, and third story due to the basement walk-out in the rear)

Jarecky 381 Newtown Rd. Block 393 Lot 7

(The applicant proposes to construct a covered front porch requiring variance relief for the front yard setback, principal building lot coverage, and combined lot coverage)

Evelich 210 Carmel Ct. Block 391 Lot 7.01

(The applicant proposes to construct an addition over the existing attached garage requiring variance relief for the enhanced side yard setback)