

# WYCKOFF BOARD OF ADJUSTMENT

## MAY 20, 2021 AGENDA

The Zoning Board of Adjustment of the Township of Wyckoff will conduct its regularly scheduled Public Work Session meeting and Public Business meeting via the ZOOM Video Conferencing Application. Members of the public who wish to participate may do so by joining online or over the phone. The meeting will also be live streamed on the Township of Wyckoff YouTube page. Please visit the Township of Wyckoff website [www.wyckoff-nj.com](http://www.wyckoff-nj.com) for instructions. Members of the public may also email their public comments to [planningboard@wyckoff-nj.com](mailto:planningboard@wyckoff-nj.com) before 3:00 pm on the day of the meeting. These comments will be read during the open public comment period.

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 April 15, 2021 Work Session and Public Meeting minutes

### **RESOLUTIONS FOR PAYMENT #21-05**

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

##### **Cauchard, Ronald & Denise 324 Wyckoff Ave. Blk 351 Lot 30**

(The applicant proposes to construct a second story addition above the existing attached garage and breezeway on a lot with pre-existing nonconforming lot area, frontage, and side yard setbacks)

##### **Montes, Marco 122 Edison St. Blk 270 Lot 1 Corner lot**

(Applicant to construct second-story dormer addition to the existing home requiring variance relief for both front yard setbacks, nonconforming lot area, depth, rear yard setback and principal building lot coverage)

##### **Payerle, Donald 360 Pathway Manor Blk 316 Lot 18**

(Applicant proposes to construct a roof over an open porch in the rear of the existing home requiring variance relief for principal building lot coverage on a nonconforming lot)

### **APPLICATION WITHDRAWN**

##### **Electrify America, LLC 525 Cedar Hill Ave. Blk 391 Lot 42.01**

(The applicant is requesting a Use variance so as to permit the conversion of six (6) parking spaces on the property into a four (4) parking space electric vehicle charging station. The applicant is also seeking bulk variance relief with respect to the required front and rear yard setbacks, maximum fence height, required number of parking spaces, and accessory structure in a front yard)

The applicant's Attorney submitted a letter stating that the applicant has elected to withdraw the application without prejudice.

### **APPLICATION CARRIED**

##### **Walsh, Samantha 101 Colona St. Blk 268 Lot 11**

(Applicant proposes to expand the footprint of the existing home and add a second story requiring variance relief for enhanced side yard setback, front yard setback, nonconforming lot area, frontage and depth, principal building lot coverage and combined lot coverage)

The application will be carried to the June 17, 2021 meeting pending the submission of revised plans.

### **NEW APPLICATIONS**

#### **Barry, Ryan 191 Van Houten Ave. Blk 292 lot 10**

(Applicant proposes to add a second story addition, portico, expand garage, add family room and deck in the rear requiring variance relief for front yard setback, side yard setback, principal building lot coverage, lot area, lot frontage and accessory structure rear and side yard setbacks)

#### **Carollo, Anthony 425 Red Rock Rd. Blk 497 Lot 85 MF/AH-5**

(The applicant proposes to install an inground pool requiring variance relief for accessory structure side and rear yard setbacks)

#### **Levin, Sara 321 Martom Rd. Blk 289 Lot 8 RA-25**

(The applicant proposes to construct a new covered front porch requiring front yard setback variance relief)

The application, plans, and submissions in regard to this application are available for public inspection online at the Township's website [www.wyckoff-nj.com](http://www.wyckoff-nj.com)  
Click on: Government > Boards > Zoning Board of Adjustment > Applications Pending Consideration by the Zoning Board **or** copy the URL below and paste it in your web browser.  
<https://www.wyckoff-nj.com/zoning-board-adjustment/pages/applications-pending-consideration-zoning-board-adjustment>

If you wish to participate in the meeting, please copy the URL below and paste it in your web browser to familiarize yourself with the formal process.  
<https://www.wyckoff-nj.com/zoning-board-adjustment/pages/meeting-procedures>

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