

**WYCKOFF BOARD OF ADJUSTMENT
MAY 18, 2017 PUBLIC BUSINESS MEETING MINUTES**

Work Session: 7:30 p.m. Second Floor, Memorial Town Hall
Public Meeting: 8:00 p.m. – Court Room, Second Floor, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meetings Statement by Erik Ruebenacker, Chairman:

"The May 18, 2017 Public Business Meeting of the Wyckoff Board of Adjustment is now in session. In accordance with the Open Public Meetings Act, notice of this meeting appears on our annual Schedule of Meetings. A copy of our Annual Schedule has been posted on the bulletin board of Memorial Town Hall; a copy has been filed with the Township Clerk, The Record, The Ridgewood News and the North Jersey Herald and News--all newspapers having general circulation throughout the Township of Wyckoff. At least 48 hours prior to this meeting, the agenda thereof was similarly posted, filed and mailed to said newspapers." Formal action may be taken.

Board Member Attendance: Erik Ruebenacker, Chairman; Carl Fry, Vice Chairman; Mark Borst; Susan Yudin; Ed Kalpagian; Brian Tanis; Robert Ebel, Alt.

Board Members Absent: Brian Hubert; Rich DeLeo, Alt.

Staff Present: David Becker, Board Attorney; Mark DiGennaro, Township Engineer; Susan McQuaid, Board Secretary.

The Board of Adjustment Meeting began with the Pledge of Allegiance.

Chair Ruebenacker stated that all phones, pagers and hand held electronic devices should be turned off or switched to silent mode in order to avoid interrupting the public session.

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Chair Ruebenacker read this statement into the record: *"All applicants are hereby reminded that your application, if approved, may be subject to the terms, conditions and payment of the Affordable Housing Development Fee requirements of the Township. Information can be obtained from the Code of the Township of Wyckoff, Chapter 113-8 on the Township's website, www.wyckoff-nj.com"*

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OLD BUSINESS

APPROVAL OF MINUTES

April 20, 2017 work session/public business meeting
The minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-05- Approval of vouchers from various escrow accounts.
Resolution #17-05 approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

ROLLA, DANIEL & AMY BLK 300 LOT 15 (R-15); 140 Ridge Road. *(The applicant proposes to construct a covering over the existing front porch which will encroach into the front yard setback).*

The above referenced resolutions were memorialized at the work session meeting.

EXTENSION OF TIME

CHRISTIAN HEALTH CARE CENTER (CHCC) BLK 443 LOTS 49.03, 52.01 & 51; 301 Sicomac Avenue; Amended site plan/Variance/Use Variance. *(The applicant is requesting an extension of time since the Vista has not received county approvals both in Passaic and Bergen counties since this property is located in both the Borough of Hawthorne and the Township of Wyckoff).*

APPLICATION(S) – CARRIED

WERKLEY, TIMOTHY/ESTRELLA, ROSA BLK 483 LOT 16 (RA-25); 129 Starr Place. *(The applicant proposes to expand the first floor and add a level to the second floor with will encroach into the side yard setback due to the enhanced side yard setback requirement and will exceed principal building lot coverage).*

This application has been carried until the Thursday, June 15, 2017 meeting at the request of the applicant.

SHOTMEYER, MARSHA BLK 314 LOT 64 (RA-25); 502 Helena Avenue. *(The applicant proposes to add a level and expand the existing footprint of the house which will encroach into the side yard setbacks).*

This application has been carried until the Thursday, July 20, 2017 meeting at the request of the applicant.

CIRILLI, DOMENICO & KARA BLK 395 LOT 1 (RA-25 CORNER LOT); 360 Newtown Road. *(The applicant proposes to add a level and expand the existing footprint of the house which will encroach into the side yard setbacks due to the enhanced side yard setback ordinance and exceed principal building lot coverage).*

Domenico Cirillii, the applicant, and Kevin Spink, Canzani Architect, 80 E. Ridgewood Avenue, Paramus, NJ, were reminded by Board Attorney Becker that they were sworn at the previous meeting and remain under oath. Mr. Spink said he reduced the size of the garage in order to achieve an average side yard setback of 20' where 18.4' and 21.7' are provided. The front porch was reduced by 2' for a 6' wide porch and this reduced the front yard setback to 30.6' to the roofline. He said the house has been reduced by 160 square feet. Mr. Spink also said that a landscaping plan has been provided.

Chairman Ruebenacker and Vice Chair Fry said the applicant has achieved what the Board requested at the last meeting. Board Member Borst said the landscape plan is acceptable. He asked that the air conditioning units be screened. Board Member Yudin asked if Mr. Cirilli will be

working out of his house since there is office space noted on the architectural plan and this residential address comes up as his business address on the website. Mr. Cirilli said he has a 3,000 square foot shop in Midland Park and he does his estimates at customers home and will not park commercial vehicle(s) at his house. He said customers would not be visiting his house for consultations. Board Attorney said the foundation of this existing home will remain and this application will be considered new construction and the existing conditions on site will be considered new variances.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Vice Chair Fry said the principle building coverage is at 16.6% and approximately 3.4% can be added to the property. Township Engineer DiGennaro said a deck or a shed can be added but will not be able to exceed 5%. Vice Chair Fry said this is an undersized corner lot and the house is skewed on the property which is considered a hardship. Vice Chair Fry made a motion to approve this application as amended. Second, Board Member Kalpagian. Voting in favor: Mr. Ebel, Mr. Tanis, Mr. Kalpagian, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

APPLICATION(S) – NEW

GRIECO, ALYSSA BLK 214 LOT 77 (RA-25 CORNER LOT); 304 Wiley Place. *(The applicant proposes to construct a small addition to the rear of the house and expand the second floor which will encroach into the second front yard setback on Birch Parkway).*

Alyssa Grieco, the applicant and Albert Martorano, the applicant's architect, were sworn. Mr. Martorano said he has been an architect since 1993. He said the property is a triangular corner lot with less than half the required lot size. The house is currently an 826 square foot home with 2 bedrooms and 1 bath, a kitchen and small living room area. The applicant would like to update the house to a modest 3 bedroom 2 bath home. The second floor shed dormer roof will be increased to add 2 bedrooms and 1 bath. The first floor bedroom will be enlarged by 6' to accommodate a king sized bed and 2 – 5' closets, the living room area will become part of the kitchen and the other bedroom will become the new living room. Vice Chair Fry said this lot is a challenge and there is plenty of screening on Birch Parkway. He said the front façade of the house will remain. Board Member Borst noted that a landscaping plan has not been provided but there is existing screening along the property line. Chair Ruebenacker said that any landscaping destroyed during construction will be replaced with the same kind.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Member Borst made a motion to approve this application as presented. Second, Board Member Yudin. Voting in favor: Mr. Ebel, Mr. Tanis, Mr. Kalpagian, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

SCLAFANI, PETER & LILLYAN BLK 423 LOT 17 (RA-25); 770 Albemarle Street. *(The applicant proposes to install an in-ground pool which will exceed accessory lot coverage).*

Peter Sclafani, the applicant and Lou Longo, the applications pool contractor, were sworn. Mr. Longo said the applicant would like to construct an 893 square foot pool and spa but did not realize they were over on lot coverage when they did their house renovations. The pool and spa will be in excess of 1.3% over the 5% maximum required. Had the applicant known this they would have constructed a smaller deck. Chair Ruebenacker said the applicant is 390 square foot over in accessory coverage. Mr. Longo said the pool is an 893 square foot pool which is not oversized. Board Member Borst said a 750 square feet is the smallest you would want a pool. Chair Ruebenacker said a landscaping plan has not been provided. Mr. Sclafani said 3 trees are coming down and 12 are being installed. Chair Ruebenacker asked if a professional landscape plan can be provided. Township Engineer DiGennaro said that at least 12 evergreens trees be planted along the property line. He asked that trees greater than 6" be identified on the property. Board Member Borst said this application should be deemed incomplete without a landscaping plan. Board Member Tanis said the applicant is keeping a lot of mature trees. Vice Chair Fry noted that the pool equipment will be located on right hand side of the house.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Member Kalpagian made a motion to approve this application subject to the following condition: 6 – 6' to 7' arborvitae will be planted along each property line for a total of 12 arborvitae. Second, Board Member Tanis. Voting in favor: Mr. Ebel, Mr. Tanis, Mr. Kalpagian, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

HAFTEK, JOSEPH & KRISTEN BLK 500 LOT 4.02 (R-15); 71 Colgate Avenue. *(The applicant proposes to add a level to the existing home. The first floor cantilever windows will encroach into the front yard setback.)*

Board Member Tanis recused himself from discussion and removed himself from the dais.

Joe Haftek, the applicant and Peter Cooper, the applicant's architect, 14 Overbrook Road, Ramsey, NJ were sworn. Mr. Haftek said this family home was constructed in 1952. He said he purchased the home in 2009 and would like to update it at this time. Mr. Cooper said the applicant would like to add a level to the existing Cape Cod style home. A master suite and 2 common bedrooms will be designed on the second floor and 2 cantilever windows on the second floor will encroach into the front yard setback. The existing front porch will remain and will not be changed.

Board Attorney Becker asked that the following exhibits be marked as identification:

A-1 Application package

A-2 Photos of the neighboring homes

Mr. Cooper said the front wall of the roof line rises 30' above grade. He added that the reversed gables will add character to the house. The rooms will have 8' ceilings. Board Member Borst said the design of the house looks nice. Mr. Cooper said the existing front porch is 11' deep. Chair Ruebenacker asked if this house will be a 5 bedroom house. Mr. Haftek said the existing 2 bedrooms on the first floor are small. Vice Chair Fry said this property is unique since the house is 18.88' from the property line.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Member Borst made a motion to approve this application as presented. Second, Board Member Kalpagian. Voting in favor: Mr. Ebel, Mr. Kalpagian, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker. Abstain: Mr. Tanis

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There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 9:14 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment.