

**WYCKOFF ZONING BOARD OF ADJUSTMENT
JANUARY 19, 2017 PUBLIC WORK SESSION MINUTES**

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

The meeting commenced with the reading of the Open Public Meetings Statement by Susan McQuaid, Secretary:

"The January 19, 2017 Public Work Session 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.

Members of the public are welcome to be present at this meeting. However, in accordance with Section 7 (A) of the Open Public Meetings Act, participation on the part of the public at this meeting will not be entertained."

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

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

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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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ORGANIZATIONAL BUSINESS/MOTIONS

1. Oaths of Office to Board Members
Board Attorney Becker administered oaths of office to Board Member Kalpagian, Board Member Ruebenacker, Board Member Tanis, Board Member DeLeo and new Board Member Robert Ebel.
2. Roll call of Board of Adjustment Members
3. Election of Officers: Chairman and Vice Chairman
Board Member Fry made a motion to nominate Erik Ruebenacker as Chairman of the

Wyckoff Board of Adjustment for the year 2017. Second, Board Member Kalpagian. Voting in favor: Mr. DeLeo, Mr. Ebel, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin Mr. Borst and Mr. Fry.

4. Board Member Borst made a motion to nominate Carl Fry as Vice Chairman of the Wyckoff Board of Adjustment for the year 2017. Second, Board Member Kalpagian. Voting in favor: Mr. DeLeo, Mr. Ebel, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin Mr. Borst and Chairman Ruebenacker.
5. Resolution #17-001 for: Appointment of Board of Adjustment Attorney
Vice Chairman Fry made a motion to reappoint David Becker, Esq. as the Wyckoff Board of Adjustment Attorney for the year 2017. Second, Board Member Kalpagian. Voting in favor: Mr. DeLeo, Mr. Ebel, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin Mr. Borst, Mr. Fry and Chairman Ruebenacker.
6. Appointment of Board Secretary
The Board unanimously agreed to reappoint Susan McQuaid as the Wyckoff Board Secretary for the year 2017. Voting in favor: Mr. DeLeo, Mr. Ebel, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin Mr. Borst, Mr. Fry and Chairman Ruebenacker.
7. Compliance with Open Public Meetings Act: Annual Notice of Meetings, Continuation of Current Rules and Regulations, Official Newspapers – The Record, The Ridgewood News and The North Jersey Herald and News and Acceptance of Annual Report
The Board unanimously agreed to accept compliance with the Open Public Meeting Act. Voting in favor: Mr. DeLeo, Mr. Ebel, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Yudin Mr. Borst, Mr. Fry and Chairman Ruebenacker.

The Board welcomed new board member Robert Ebel to the Wyckoff Board of Adjustment.

ALIMI, SINAN BLK 436 LOT 23.01 (RA-25); 688 Birchwood Drive. (*The applicant proposes to amend the previous approval to construct a conforming single family dwelling on a non-conforming lot*).

Board attorney Becker said the Alimi application will not be heard this evening due to a notice deficiency. The applicant will need to renote the neighboring property owners and newspaper for the February 8, 2017 public hearing meeting. Township Engineer DiGennaro said a new owner purchased this property after it was approved a few months ago and would like to make changes to the original approval. He said the new applicant would like to have a garage on the right side of the house and also pull the house forward to the 40' front yard setback.

OLD BUSINESS

APPROVAL OF MINUTES

December 15, 2016 work session/public business meeting

Board Member Kalpagian made a motion to approve the December 15, 2016 work session/public business meeting minutes. Second, Vice Chairman Fry. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Borst, Mr. Fry and Chair Ruebenacker.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**RESOLUTION #17-01-** Approval of vouchers from various escrow accounts.

Board Member Borst made a motion to approve Resolution #17-01 for vouchers for payment. Second, Board Member Kalpagian. Voting in favor: Mr. Tanis, Mr. DeLeo, Mr. Ebel, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

RESOLUTION(S) TO BE MEMORIALIZED

ERTEN, ALI BLK 264 LOT 20 (R-15) 116 Wood Street. *(The applicant proposes to remove the detached garage and add an attached garage and mud room on the first floor with a second floor dormer and a master bedroom over the garage and a covered front porch with landing & steps which will exceed the principle building and total lot coverage).*

VIDAIC, MARK & STEFANIE BLK 466 LOT 6 (R-15 CORNER); 77 Mary Ann Lane. *(The applicant proposes to provide a canopy over the existing front step platform and install a new shed roof over the proposed paver patio which will encroach into the front and side yard setbacks).*

IULIANO, FABIO & VERONICA BLK 352 LOT 11 (RA-25); 317 Newtown Road. *(The applicant proposes to construct an addition to the rear of the garage and also an open rear yard porch which will encroach into the side yard setback due to the enhanced gross building area).*

Board Member Borst made a motion to memorialize the above referenced resolutions. Second, Board Member Tanis. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Borst, Mr. Fry and Chair Ruebenacker.

APPLICATION(S) – CARRIED

WISPELWEY, CHRIS & MICHELE BLK 263 LOT 10 (R-15); 28 Shadyside Drive. *(The applicant proposes to increase the footprint of the first and second floor which will exceed gross building area and encroach into the sides yard setback, front yard setback and building coverage).*

Township Engineer DiGennaro said the applicant has made the changes that were requested from the Board at the previous meeting. There will be underground utilities if applicable, the property will be deed restricted so no further lot coverage can be added and the setback on the left side of the house will be brought in closer to 15'. Vice Chair Fry said the garage has been reduced by 2' and the right side of the house remained the same. Chair Ruebenacker said the Board had requested the right side of the house be stepped in. He added that the 2 car garage now has one large door. The Board will hear further testimony at the public hearing meeting at 8 p.m.

APPLICATION(S) – NEW

BRIGANDI, JOHN & EVELYN BLK 474 LOT 15.01 (R-15 CORNER); 376 Auburn Street. *(The applicant proposes to increase the footprint of the existing house which will exceed the principle building and total combined lot coverage).*

Township Engineer DiGennaro said the existing single family dwelling is situated on a corner lot in the R-15 zone and is non-conforming due to lot area, depth, front yard setbacks, side yard setback, accessory structure setbacks and principal building lot coverage. The applicant is proposing to construct a one story addition to the rear of the structure requiring variances for principal building lot coverage and combined lot coverage. The application does not require a Stormwater management review and the property is served by municipal sewer. Impervious coverage proposed is 38.2 % where a maximum of 43 % is permitted.

Chair Ruebenacker said the applicant was before the Planning Board in 2010 for a fence permit in the front yard due to property being located on a corner lot with 2 front yards. He added that he is struggling with the total lot coverage of 22.37% where 20% is the maximum. Board Member Kalpagian questioned whether the applicant should add a level to this house. Township Engineer DiGennaro said if the applicant added a level the addition the Gross Building Area (GBA) would trigger additional variances. Board Member Kalpagian said this proposed addition would not encroach any further than the existing detached garage and 2 sheds.

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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 7:56 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment