

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
NOVEMBER 16, 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 Erik Ruebenacker, Chairman:

"The November 16, 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; Susan Yudin; Brian Hubert; Brian Tanis; Rich DeLeo, Alt; Robert Ebel, Alt.

**Board Member(s) Absent:** Ed Kalpagian

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

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Chairman 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](http://www.wyckoff-nj.com)"*

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**OLD BUSINESS**

**APPROVAL OF MINUTES**

October 19, 2017 work session/public business meeting

Vice Chair Fry made a motion to approve the October 19, 2017 work session/public business meeting minutes. Second, Board Member Hubert. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #17-11-** Approval of vouchers from various escrow accounts.

Board Member Hubert made a motion to approve Resolution #17-11 for payment of vouchers. Second, Board Member DeLeo. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Tanis, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

**RESOLUTION(S) TO BE MEMORIALIZED**

**FORMULA APEX, LLC/JONATHAN & JODI FADER** BLK 291 LOT 19 (RA-25); 330 Sunset Boulevard. *(The applicant proposes to add a level and construct a new front porch which will encroach into the side yard setbacks, front yard setback and exceed building lot coverage due to the enhanced side yard setback requirement).*

**KANNING, MICHAEL/KUNDAKJI, TALINE** BLK 261 LOT 14 (R-15); 17 Colonial Drive. *(The applicant proposes to reconstruct the existing garage to accommodate 2 cars and add a level to the existing foundation which will exceed building lot coverage).*

Board Member Borst made a motion to approve the above referenced resolutions. Second, Board Member Yudin. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

**APPLICATION(S) – CARRIED**

**MOROZ, CEZARY/GAWLE, DANUTA** BLK 231 LOT 6 (RA-25); 516 Clinton Avenue. *(The applicant proposes to expand the footprint of the existing house and add a level to the second floor which will trigger the enhanced side yard setback and encroach into the side yard setbacks).*

Township Engineer DiGennaro said the existing single family dwelling is situate in the RA-25 zone and is non-conforming due to lot frontage. The applicant is proposing to construct a new home on the lot requiring a side yard setback variance of 21' where 25' is required. The applicant's Stormwater management plan satisfies the Township's requirements and the property will be connected to municipal sanitary sewers. In addition driveway trench drains are required to collect runoff from the circular driveway; the engineer of engineer shall verify if a well is present on site and confirm water service from Ridgewood Water is available; sanitary sewer lateral connection from main sewer to cleanout must be 6" DIP and connection fees to Wyckoff and NBCUA apply and confirmation of the Shade Tree Commission with regard to their recommendations. Board Member Borst said five (5) trees will remain and they have been marked and noted as preserved on the site. Chair Ruebenacker said the revised plan is improved and the house is well designed from an architectural perspective. He noted the landscape plan is robust. Board Member Borst said he reviewed the landscape plan and it is perfect. Chair Ruebenacker would like to hear testimony from the architect as to the height of the house which is 34.76' where 35' is the maximum. Board Member Yudin noted that the existing accessory garage will remain. Board Member Borst noted that the accessory coverage has increased. Vice Chair Fry said that revised Section J will need to be revised again. Testimony will continue at the 8 p.m. public hearing meeting.

**APPLICATION(S) – NEW**

**ZURIER, ROBERT & CAROL** BLK 289 LOT 6 (RA-25); 303 Martom Road. *(The applicant proposes to construct a screened porch in the inside of the rear corner of the existing house which will exceed lot coverage).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area deficiency, frontage, side yard setback and principal building lot coverage. The applicant is proposing to construct a covered front porch requiring a variance for lot coverage. The application does not qualify for a Stormwater management plan. Board Member Borst said he would like to hear testimony on the roof lines. He noted that the patio already exists in this area. Chair Ruebenacker said a deed restriction could be enforced so the porch cannot be winterized. Township Engineer DiGennaro said the applicant would need a permit in order to winterize a porch. Board Member Tanis said the patio area is already well screened with vegetation. Vice Chair Fry said this patio is a pre-existing condition and already tucked away in the rear corner of the house. . Testimony will begin at the 8 p.m. public hearing meeting.

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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 7:59 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary  
Wyckoff Board of Adjustment