

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
OCTOBER 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 Erik Ruebenacker, Chairman:

"The October 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; Susan Yudin; Ed Kalpagian; Brian Hubert; Rich DeLeo, Alt; Robert Ebel, Alt.

**Board Member(s) Absent:** Brian Tanis

**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**

September 14, 2017 work session/public business meeting

Board Member Yudin made a motion to approve the September 14, 2017 work session/public business meeting minutes. Second, Vice Chair Fry. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #17-10-** Approval of vouchers from various escrow accounts.

Board Member Borst made a motion to approve Resolution #17-10 for payment of vouchers. Second, Board Member Kalpagian. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Kalpagian, Mr. Hubert, Ms. Yudin, Mr. Borst, Mr. Fry and Chair Ruebenacker.

**RESOLUTION(S) TO BE MEMORIALIZED**

**VRTIS, ANGELA & MICHAEL** BLK 352 LOT 37.01 (RA-25); 268 Wyckoff Avenue. *(The applicant is seeking relief from the code to allow the encroachment of the accessory pool slide into the side yard setback).*

**LES, ALEXANDER & CHRISTINA** BLK 314 LOT 72 (RA-25); 540 Helena Avenue. *(The applicant proposes to demolish the existing home and construct a new home which will exceed the building height and trigger the enhanced side yard setback requirement).*

**SHUR REAL ESTATE** BLK 214 LOT 46 (RA-25); 205 Franklin Avenue. *(The applicant proposes to add a two story addition requiring variance relief for side yard setback).*

**TOOR, SADDAD & SHIRIN** BLK 204 LOT 24 (RA-25); 424 Hidden Valley Court. *(The applicant proposes to construct a one story addition to provide for a breakfast area off the kitchen which will encroach into the side yard setback of 21' where 25' is required due to the enhanced side yard setback requirement).*

**BACZYNSKI, MICHAEL & JANE** BLK 295 LOT 11 (R-15); 159 Packard Avenue. *(The applicant proposes to construct a rear yard deck which will exceed total accessory structure and total lot coverage).*

**SONG, KE** BLK 290 LOT 14 (RA-25); 335 Sunset Boulevard. *(The applicant proposes to demolish the existing home and construct a new home consistent with the bulk requirements).*

Board Member Hubert made a motion to approve the above referenced resolutions. Second, Board Member Kalpagian. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Kalpagian, 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).*

This application has been carried to the November 16, 2017 public hearing meeting at the request of the applicant.

**APPLICATION(S) – NEW**

**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).*

Board Member DeLeo will abstain from discussion and remove himself from the dais at the public hearing meeting since his property is located within 200' of the subject application.

Township Engineer DiGennaro said the existing single family dwelling is located in the RA-25 Zone and is non – conforming due to lot area, frontage, and side yard setbacks. The applicant is seeking to expand and renovate the existing dwelling requiring variances for front yard setback, side yard setbacks and principal building lot coverage. The septic system design plan was reviewed and approved for a 4 bedroom dwelling. The Stormwater management plan remains outstanding as of this writing and must be prepared by a Professional Engineer licensed in New Jersey (NJPE) and submitted for review and approval. He added that the drainage calculations were submitted today and will be reviewed.

Board Member Yudin asked why the applicant needs such a large covered front porch. Chair Ruebenacker said if the front porch was reduced to 6' it would remove a front yard setback. He said he did like the architectural where the second floor addition is stepped in especially the right side of the house which is closest to the living quarters of the neighbor's house. He would like to hear testimony as to what the exterior finishes will consist of. Board Member Borst said he did not see any trees that are going to be removed. Vice Chair Fry would like to know how much of the existing house is being removed. He said the size of the house is triggering the enhanced side yard setback. Also the lot width is 105' frontage where 125' is required

**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).*

Township Engineer DiGennaro said the existing single family dwelling is situated in the R-15 zone and is non-conforming due to lot area deficiency, frontage, front and side yard setbacks. The applicant is proposing an addition and renovation to the structure requiring variances for side yard setbacks and principal building lot coverage. The property is served by municipal sanitary sewer. The application does not qualify for Stormwater management review. Board Member Yudin question how much of the house is staying and how much of the house is being removed. Vice Chair Fry asked how many trees have already been removed. Board Member DeLeo asked where the AC units will be located. Vice Chair Fry also noted that the second floor of the house has been stepped in and will be one and one half stories. Board Member Borst some shade trees will need to be planted; possibly 2 shade trees in the front yard.

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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 7:55 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary  
Wyckoff Board of Adjustment