

WYCKOFF ZONING BOARD OF ADJUSTMENT
JUNE 18, 2020
PUBLIC WORK SESSION MINUTES

Public Work Session: 7:30 p.m. Via Zoom Video Conferencing and streaming live on the Township's YouTube channel

Public Business Meeting: 8:00 p.m. Via Zoom Video Conferencing and streaming live on the Township's YouTube channel

The meeting commenced with the reading of the Open Public Meetings Statement by Chairman Fry:

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act NJSA 10:4-6 et seq., and in consideration of Executive Order #103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency in the State of New Jersey, the Zoning Board of the Township of Wyckoff does hereby notify the public that to protect the health, safety and welfare of our citizens, the meeting of the Zoning Board of the Township of Wyckoff scheduled for Thursday June 18, 2020 will be conducted virtually through Zoom technology and it will be live-streamed on the Township of Wyckoff's YouTube channel. The Work Session is scheduled for 7:30 and the Public Business meeting will begin at 8:00 pm.

These measures are implemented to allow members of the public to observe the meeting via live streaming and to provide the ability to comment during the periods for public comment during the meeting through Zoom telephone call in technology. Joining the meeting by telephone will be utilized as security against the sharing of inappropriate video content.

General instructions regarding access to the meeting is posted on the Wyckoff web site's home page at www.wyckoff-nj.com as a "News" item.

"The June 18, 2020 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."

Mr. Fry 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"*

"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time."

Roll call was taken.

Board Members in attendance: Carl Fry, Chairman; Mark Borst, Vice Chairman; Erik Ruebenacker, Ed Kalpagian, Kimberly Evans, Brian Hubert, Rosa Riotto and Kelly Conlon.

Absent: Brian Tanis.

Staff in attendance: David Becker, Board Attorney; Mark DiGennaro, Township Engineer; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the May 21, 2020 work session and public business meeting minutes.

Board Member Hubert made a motion to approve the May 21, 2020 work session and public meeting minutes. Second, Mr. Ruebenacker. Voting in favor: Ms. Evans, Ms. Conlon, Mr. Hubert, Ms. Riotto Mr. Kalpagian, Mr. Ruebenacker, Mr. Borst, and Chairman Fry.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #20-06 Approval of vouchers for Engineering and Professional Services.

Board Member Riotto made a motion to approve the Resolutions for Payment #20-06. Second, Mr. Ruebenacker. Voting in favor: Ms. Evans, Ms. Conlon, Ms. Riotto, Mr. Hubert, Mr. Kalpagian, Mr. Ruebenacker, Mr. Borst and Chairman Fry.

REQUEST FOR EXTENSION OF APPROVAL

Pacanovsky-Nolan, Kim 322 Village Place Block 289 Lot 18

The application to construct a portico over the front entryway, requiring variance relief for pre-existing nonconforming lot area and frontage, was approved at the June 20, 2019 Zoning Board meeting. The Resolution was memorialized on July 18, 2019. The applicant is requesting an extension of the approval to begin construction, which was to begin in the spring, due to work constraints brought upon by the Covid-19 pandemic.

Board Member Hubert made a motion to approve the extension of approval. Second, Mr. Kalpagian. Voting in favor: Mr. Kalpagian, Mr. Hubert, Ms. Conlon, Ms. Evans, Ms. Riotto, Mr. Ruebenacker, Mr. Borst and Chairman Fry.

HEBERT, PAUL & CINDY 553 Fairmont Rd. BLK 279 LOT 6 CORNER LOT RA-25

(The applicant proposes to relocate the whole house generator in front yard #2)

Chairman Fry stated that the application was reviewed at the May 21, 2020 Work Session meeting. The applicant will provide testimony during the public Business meeting.

TURNAMIAN, MICHAEL & ALLISON 630 Mountain Ave. BLK 391 LOT 29

(The applicant proposes to expand the first and second stories of the existing home requiring variances for lot area, front yard setback and impervious lot coverage)

Chairman Fry stated that the details of the application were reviewed at the May 21, 2020 Work Session meeting and at that time the Board members had questions about the door in the rear of the home and the single car garage door on the left side of the home. He mentioned that a revised plan has been submitted which shows that the applicant added additional square feet to the home. Mr. DiGennaro said that he revised his report on 6/16/2020 to reflect the revisions.

The principal building side yard setback is proposed now at 25.57' and the lot coverage has been increased to 12.09% which is under the maximum allowed 15%. The height is proposed at 31.42'. and a variance for a third story is required however is not indicated on the submitted Section J. There are inconsistencies on the Section J pertaining to the orientation of front yard setbacks 1 and 2 which are inverted. The section J must be corrected to reflect that front yard #1 is Mountain Avenue with a proposed setback of 40.11' and front yard #2 is Kenneth Place with a proposed setback of 33.93'. Mr. DiGennaro stated that due to the extent of the renovations he recommends placing the electrical utilities underground if possible.

SULO, SOKOL 234 Franklin Ave. BLK 263 LOT 21

(The applicant proposes to expand the second story of the existing home requiring variance for pre-existing nonconforming side yard setbacks and undersized lot)

Chairman Fry stated that this application was reviewed in detail during the May 21, 2020 Work Session meeting.

Township Engineer DiGennaro stated that the applicant submitted revised plans based on comments made by the Board at that time. The roof line has been revised and some architectural features and windows have been added. Mr. DiGennaro also stated that an enhanced landscape plan has been submitted.

Chairman Fry stated that the undersized, irregularly shaped lot with a 3.1' side yard setback is a struggle. The applicant will provide testimony during the public business meeting.

TRAVERS, ROBERT & PATRICIA 165 Greenhaven Rd. BLK 331 LOT 3

(The applicant proposes to construct a two and a half story addition to the existing home requiring variance relief for a pre-existing nonconforming front yard setback)

Chairman Fry recused himself. Vice Chairman Borst lead the Board during the Work Session discussion.

Mr. DiGennaro provided the following details of the application:

The existing single-family dwelling is located in the R-15 zone and is non-conforming due to deficiencies in lot size, depth, front yard setback and accessory structure setback. The applicant is proposing to expand above the existing screen porch requiring variances. The existing lot area is 11,907 sf where 15,00 sf is required, and the lot depth is 113.5' where 125' is required. The existing and proposed front yard setback is nonconforming at 28' where 40' is required.

Vice Chairman Borst stated that a landscape plan was not submitted with the application and that the Board would like to hear testimony regarding the landscaping during the Public Business meeting.

Chairman Fry resumed the Chair.

CANZANI, ROBERT & ANNE 177 Van Houten Ave. BLK 292 LOT 9

(The applicant proposes to construct an addition to the existing home requiring variance relief for lot area, lot frontage, front yard setback, side yard setback and principal building coverage)

Mr. DiGennaro provided the following detailed summary of the application:

The existing single-family dwelling is situated in the RA-25 zone and is non-conforming due to lot area and frontage. The applicant is proposing an addition and renovation to the existing structure requiring variance relief. The existing lot area is 16,500 sf where 25,000 sf is required in the zone and frontage is 110' where 125' is required. The existing front yard setback is conforming at 40.3' and 32.3' is proposed. Existing side yard #1 is 21.8' and 11.1' is proposed. Due to the increase in gross building area greater than 3,700 the 25' enhanced side yard setback is required. Existing side yard #2 has a setback of 29.6' and will remain unchanged. The existing principal building lot coverage is 8.8% where 16.1% is proposed and 15% is the maximum allowed.

Chairman Fry stated that the undersized lot is a hardship. The existing front yard setback is conforming however the addition of the roof over the front steps and entryway creates the nonconformity. The applicant is adding a lot of mass to the principal building which is triggering new variances as well as the enhanced side yard setbacks of 25'. The existing left side yard setback is already at 21.8' and the applicant is moving in the wrong direction by proposing 11.1'. Mr. Borst point out that the submitted plan does not show any screening around the A/C units. The applicant will provide testimony during the Public Business meeting.

GAETA, JOSEPH 200 Godwin Ave. BLK 266 LOT 21

(The applicant proposes to construct a second story addition to the existing home requiring variance relief for pre-existing nonconforming lot area, side yard setback and accessory structure side yard setback)

Chairman Fry recused himself. Vice Chairman Borst lead the Board during the Work Session discussion of this application.

Mr. DiGennaro provided the following detailed summary of the application:

The existing single-family dwelling is located in the R-15 zone and is non-conforming due to deficiencies in lot size, frontage, side yard setback and accessory structure setback. The applicant is proposing to expand and renovate the existing structure by adding a second floor requiring variances. The existing lot area is 11,353 sf where 15,000 sf is required, and the lot frontage is 68.67' where 100' is required. Existing side yard #1 is 20.1' and will remain unchanged. Existing side yard #2 is 26.6' and 6.6' is proposed where 15' is required for both sides. The existing accessory structure (garage) has a side yard setback of 7.4' where 10' is required. Underground electric service is recommended if feasible.

Mr. Kalpagian suggested that what is being proposed is similar to the two bordering homes.

Mr. Borst said that he is concerned with the proposed 6' side yard and suggested that the roof line could be modified to reduce the impact of the second story on that side of the house.

Chairman Fry resumed the Chair.

There being no further business, a motion was made to adjourn the Work Session, was seconded, and passed unanimously. The meeting concluded at 8:10 pm.

06-18-20WS

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Board of Adjustment

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment