

**WYCKOFF PLANNING BOARD
MARCH 9, 2022 PUBLIC BUSINESS MEETING 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 Meeting Statement by Chairman Fortunato.

“The regular March 9, 2022 Public Work Session Meeting of the Wyckoff Planning Board is now in Session. In accordance with the Open Public Meeting Act, notice of this meeting appears on our Annual Schedule of Meetings. A copy of said Annual Schedule has been posted on the bulletin board in 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.

“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 times.”

The meeting began with the Pledge of Allegiance.

ROLL CALL

Board Members in attendance: Rudy Boonstra, Mayor; Rob Fortunato, Chairman; Pete Melchionne, Township Committee Representative; Kelly Conlon, Frank Sedita, Mike Homaychak, Mae Bogdansk, and Sarah Caprio.
Absent: Kevin Purvin, Scott Fisher, and Glenn Sietsma.
Staff in attendance: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the February 9, 2022 Work Session and Regular Business Meeting minutes

The February 9, 2022 Work Session and Regular Business Meeting minutes were approved during the Work Session.

PAYMENT RESOLUTION #22-03

Payment Resolution #22-03 was approved during the Work Session.

RESOLUTION FOR MEMORIALIZING

Rosen, Richard 474 Ivy Lane Blk 422 Lot 8

(The applicant proposes to import soil in excess of 100 cubic yards and construct a retaining wall)

The Resolution was approved during the Work Session.

REQUEST TO AMEND RESOLUTION OF MINOR SUBDIVISION

Sokoly, Robert 370 Sicomac Rd. Block 379 Lot 25.04

This matter will be addressed at the April 20, 2022 meeting.

COMPLETENESS REVIEW

T-Mobile Northeast, LLC 340 Franklin Ave. Blk 258 Lot 1.01

(The applicant proposes to install a 25KW diesel emergency backup generator within the fenced in equipment area for the existing cell tower on the Wyckoff Town Hall campus)

Chairman Fortunato announced that this application will be carried to the April 20, 2022 meeting. The applicant will not need to re-notice the public.

Karaaslan, Bahri 311 Evers St. Block 354 Lot 9.02

(The applicant proposes to move soil on the property in excess of 100 cubic yards and to construct retaining walls of a height greater than 2')

The application was deemed complete during the work session and will be on the April 20, 2022 agenda for public hearing.

Andrew Young 59 Colgate Ave. Block 489 Lot 1.01

(The applicant proposes to install a 6' solid vinyl fence in the front yard of this corner lot)

The application was deemed complete during the Work Session.

APPLICATION FOR PUBLIC HEARING

Andrew Young 59 Colgate Ave. Block 489 Lot 1.01

(The applicant proposes to install a 6' solid vinyl fence in the front yard of this corner lot)

Andrew Young, the applicant, was sworn in. Board Attorney Hanly marked the application exhibit A-1, property photos A-2, survey A-3 and fence sample photo A-4.

Mr. Young stated that he spends a lot of time in his back yard, and he is looking to obtain some privacy in the yard and create a safe place for his dog to run around. Mr. Young said that the fence will be approximately 3.6' off of the property line which will leave room for plantings in front of the fence.

Chairman Fortunato pointed out that that this is a corner lot at the intersection of Colgate Avenue and Radcliff Street and the fence is proposed along Radcliff Street and also across the front facing Colgate Avenue. He went on to say that generally the Board does not favor a 6' solid white barrier along a long stretch of property in a front yard.

Mr. Homaychak inquired how far the fence will actually be from the street. Mr. DiGennaro stated that, taking the right of way into consideration, the proposed fence will be approximately 16' from the road.

Mr. Young stated he is proposing green giant arborvitaes all along the fence, spaced 3' apart. Mr. DiGennaro said the arborvitaes will get very big around and will eventually choke each other out. He suggested possibly using a smaller shrub such as skip laurel or cherry laurel because they are more manageable and will not grow as large.

Ms. Caprio asked Mr. Young if he had considered just planting arborvitaes in a staggered manner which would provide excellent privacy without the need of the fence. Mr. Young said he has considered it, but he would prefer a fence.

Mayor Boonstra said that the fence as proposed is encroaching into the front yard on Colgate Avenue which encloses the entire side yard which is technically the front yard on Radcliff Street. He suggested installing the fence off the rear corner of the house to adequately enclose the rear yard only. The mayor drew the fence on the applicants survey in the location he was proposing and shared it with the applicant and the Board members. Board Attorney Hanly marked the sketch exhibit B-1

OPEN TO THE PUBLIC

Lou Graglia, who resides at 441 Radcliff Street, was sworn in. Mr. Graglia said that he has concerns about the property on the outside of the fence being maintained. Mr. Young said he currently has a landscaper who maintains his property, and he will continue to do so.

Glen Catenacci, who resides at 431 Radcliff Street, was sworn in. Mr. Catenacci inquired about the setback of the plantings to the street because he has concerns about the plants being in the public right of way. Mr. DiGennaro stated that the plantings will be approximately 13' from the street which will be outside of the public right of way.

Mr. Graglia stated that he is not a fan of the 6' vinyl fence. He added that he lives directly across the street from the applicant, and the view from his living room window and the front door of his home will be an 88' stretch of white solid vinyl fence. Mr. Graglia said he believes this type of fence will bring down the value of his own property. He went on to say that a natural barrier is more in keeping with the Town and the neighborhood. He also expressed concerns with maintaining the landscaping on the outside of the fence. Finally, Mr. Graglia said he must object to the 6' white solid vinyl fence.

Mr. Catenacci asked if the fence installation requires mark-outs. Mr. DiGennaro said it does.

Sue Graglia, who resides at 441 Radcliff Street was sworn in. Ms. Graglia said she objects to the 6' vinyl fence. She said that a natural barrier would fit in better with the neighborhood.

Joe Acunto, who resides at 445 Radcliff Street, was sworn in. Mr. Acunto said that he would like Mr. Young to have his privacy however he objects to the 6' white solid vinyl fence. He added that he would be in favor of a black rail fence which would blend into the landscaping or, a natural barrier without a fence. Mr. Acunto said that maintaining landscaping in the existing shady area will be challenging, and he is concerned about that.

Brian Wilkin, who resides at 435 Radcliff Street, was sworn in. Mr. Wilkin stated that he objects to the 6' white solid vinyl fence. He went on to say that a natural barrier of arborvitaes will grow large very quickly and provide adequate privacy.

CLOSED TO THE PUBLIC

Chairman Fortunato asked Mr. Young if he would like to reconsider the type of fence in light of his neighbors comments. Mr. Young said that after hearing his neighbors comments he will consider a wood fence and he will also consider the fence location as suggested by Mayor Boonstra.

Chairman Fortunato recommended that Mr. Young look into the type of wood fence he would consider, speak with a professional about the types of plantings that would work best in that location, and submit a revised plan for next month's meeting.

Ms. Caprio asked Mr. Young if he has an irrigation system to water the plantings on the outside of the fence. Mr. Young said he does have an irrigation system however he will have to see where the fence will lie in relation to the sprinklers which may have to be relocated.

Mayor Boonstra asked if the submitted plan shows the accurate distance from the fence to the street. Mr. DiGennaro said it does not. Chairman Fortunato suggested that when Mr. Young revises his plan, he shows the distance of the proposed fence to the street.

There being no further business, a motion to adjourn the Public Business Meeting was made, seconded, and passed unanimously. The meeting concluded at 8:50 p.m.

Respectfully submitted,
Maureen Mitchell, Secretary
Wyckoff Planning Board