

**WYCKOFF PLANNING BOARD
MAY 11, 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 Substitute Chairman Glenn Sietsma.

“The regular May 11, 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; Pete Melchionne, Township Committeeman; Mike Homaychak, Glenn Sietsma, Scott Fisher, and Sarah Caprio.
Absent: Rob Fortunato, Chairman; Kevin Purvin, Vice Chairman; Kelly Conlon, Frank Sedita and Mae Bogdansk.

Staff in attendance: David Becker, Substitute Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering; and Maureen Mitchell, Board Secretary.

Both the Chairman and Vice Chairman were absent from the meeting therefore Mr. Sietsma, as the senior member, presided over the meeting as the substitute Chairman.

OLD BUSINESS

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

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

PAYMENT RESOLUTION #22-05

Payment Resolution #22-05 was approved during the Work Session.

RESOLUTIONS FOR MEMORIALIZING**Gonzalez, Patricia 488 Eugene Way Block 379 Lot 16 Corner lot**

(The applicant proposes to install a 6' privacy fence in the front yard along William Way)

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 two (2) Resolutions were approved during the Work Session.

FOR COMPLETENESS REVIEW**UB Wyckoff 1, LLC 525 Cedar Hill Ave. Block 391 Lot 42.01**

(The applicant is seeking amended site plan approval for the purposes of modifying and making improvements to the parking lot and for the installation of four vehicle charging stations)

The application was deemed complete during the Work Session meeting.

PUBLIC HEARING**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)

The applicant was not present at the meeting. Mr. Becker stated that the applicant should have requested that the application be carried to the next meeting. He added that the Board can decide to simply deny the application or agree to carry the application with the requirement that the applicant re-notice the public before the next meeting. Mr. Becker said he will reach out to the applicant's Attorney to find out why they did not attend this meeting.

Mr. Sietsma asked for a motion on carrying the application to the June 8, 2022 meeting. Mr. Homaychak made a motion to carry the application with re-notice by the applicant. Second, Ms. Caprio. Voting in favor: Mr. Homaychak, Ms. Caprio, Mr. Fisher, Mr. Melchionne, Mayor Boonstra, and Mr. Sietsma.

500 W. Main, LLC 500 West Main St. Block 222 Lot 1.01

(The applicant proposes to construct a loading dock and two overhead doors to the existing building. A parking variance relief is requested for minimum number of parking spaces whereby 278 spaces are required, 255 are existing and 244 spaces are proposed)

Jennifer Berardo, the applicant's Attorney came forward and provided the following details of the application:

The applicant and owner of the property is proposing to make a few minor modifications to the existing 126,000 square foot building which consists of warehouse space, office space, and a gym facility. We are proposing to add overhead rollup doors, man doors, and a loading dock. We are also proposing to restripe the parking lot to increase the number of parking spaces and also add ADA parking spaces and an ADA accessibility ramp to the building. We are seeking a variance for a deficiency in the number of required parking spaces, as well as a variance for loading spaces that do not meet the size requirements.

Greg Domalewski of MidAtlantic Engineering was sworn in. His professional address is 5 Commerce Way in Hamilton New Jersey. He was accepted by the Board as an expert in Engineering based upon his professional credentials and experience.

Mr. Domalewski provided the Board members with an aerial photo of the subject property located at 500 West Main Street which was marked exhibit A-1. Mr. Domalewski provided the following technical details of the application: I am referring to the site plan prepared by MidAtlantic Engineering last revised 4/11/22. The property consists of 594,822 square feet, or 13.655 acres and it is located in the light industrial zone. The Fieldstone Terrace Townhouses are located to the West, railroad tracks to the north with a farm beyond, Wyckoff DPW to the east, and residential use to the south. The existing use is industrial and will not change nor will the size of the building. We are proposing five (5) new overhead doors on the south façade of the building. Four (4) of the proposed doors will be 15' in height and 1 door will be 10' in height. We are also proposing two (2) new man doors on the south facing façade for tenant use and a truck leveler or bed leveler to make it easier to load and unload trucks.

Architectural Drawings prepared by Element Architectural Group was marked exhibit A-2. Ms. Berardo stated that the applicant's Architect was unable to attend. Mr. Domalewski, who did not prepare the architectural plans, stated that he reviewed the plans comprised of sheets 1- 3 with a revision date of 3/29/2022 and provided the following details: On sheet A-1, you can see we are proposing four (4) new 15' high by 10' wide overhead doors on the south side of the building for various tenants and two (2) new man doors for tenants to enter and exit the building. The partial east elevation on sheet A-3 shows the proposed new 10' high by 10' wide overhead door and dock leveler.

Mr. Domalewski then referred again to the Engineering Site Plan stating the following: On the north side of the building there are existing loading zones of which three (3) are compliant in length but not in width and six (6) additional loading zones that are not compliant in size. We are proposing to add overhead doors to the south façade with three (3) loading zones which are noncompliant as they are undersized. We are also proposing to add one (1) ADA parking stall on the south side of the building and six (6) ADA parking spaces on the north side of the building. We are proposing to increase the number of parking spaces on the site to 240 where 278 spaces are required. We believe the number of spaces is adequate due to the type of uses in the building and the lot is never fully occupied. There are no proposed changes to the stormwater design or utilities design. The building will function in the same way and there will be no change in the overall demand of the site. There are no proposed changes to lighting on the site.

Mayor Boonstra and Ms. Caprio expressed concerns about semi-trucks and articulated trucks with backup beepers backing down the side of the building and making three point turns to reach the loading doors. Ms. Caprio asked if there are any plans for an additional noise barrier on the south side of the property due to the addition of the loading bays and the potential for increased truck traffic on that side of the building.

Mr. Domalewski stated that nothing is proposed at this time because there will be no increased traffic to the site adding that it is just a matter of adding the overhead doors for ease of operations.

Ms. Caprio asked for clarification on how many loading doors are currently existing on the south side of the building where no additional noise buffer is proposed.

Mr. Domalewski stated that there are two (2) small overhead doors existing on the south side of the building and four (4) new larger doors are proposed. He went on to say that on the west side

of the property, between the building and the property line, there exists approximately 275' of trees and to the south there exists approximately 100' of trees between the building and the property line.

Mr. Fisher pointed out that the DPW currently operates trucks and equipment with backup beepers out of a site on West Main Street.

Mr. Sietsma inquired about the truck traffic on the south side of the building asking if it will be mostly tenants loading and unloading products or if outside trucking will be coming onto the site.

Mr. Domalewski stated that he believes it will be mostly used by the tenants.

Mr. Homyachak pointed out that the proposed loading leveler on the southeast side appears to be blocking approximately four (4) or five (5) parking spaces and asked how that would work if a truck were blocking parked cars while loading or unloading.

Mr. Domalewski stated that a truck will back in, unload, and leave. Trucks will not be sitting for a long period of time. If a car has to get out of one of the blocked spaces, the truck will be moved.

Mayor Boonstra asked why the proposed parking spaces on the south side of the building are substandard as there seems to be enough room to make them longer. He also stated that there does not appear to be enough room to maneuver an articulated vehicle there.

Mr. Domalewski said the space is designed to be marked out for loading and unloading, not parking. He also stated that there are approximately 63' between the building and the curb line and the space is setup for a box truck type delivery vehicle, not an articulated truck.

OPEN TO THE PUBLIC

Andrew Kaider, who resides at 610 Fieldstone Terrace, asked about the number of proposed larger loading doors, and expressed concerns about the potential increase in truck traffic due to the addition of those doors on the south side of the building.

Mr. Domalewski reiterated that there will be no increase in truck traffic on the site.

CLOSED TO THE PUBLIC

Emily Wolf, whose professional address is 104 Chestnut Street in Ridgewood New Jersey, was sworn in. Ms. Wolf stated that she is General Council at the Stroh Companies which is the manager of the subject property. Ms. Wolf stated that her role at Stroh is to oversee all legal issues, compliance issues, land use, leasing, acquisitions, financing and overall maintenance and operation issues that arise. Ms. Wolf provided the following information about the building:

The south side of the building is occupied by Morrell Eyewear which does warehousing and distribution of eyeglass frames. They also have office space, and their delivery access is on the north side of the building. The next tenant on the south side is Puresan. They distribute cleaning products, and we are seeking two (2) new overhead doors for them. Puresan only uses van delivery services, and it is stated in their lease that they will not utilize any large trucks. The next tenant was Eastern Alliance however they no longer occupy the space, and we are looking for a new tenant. We are seeking two (2) new overhead doors for that space because most prospective tenants are looking for two (2) doors.

Mr. Fisher asked if the new tenant will be held to the same truck size restrictions as Puresan as far as utilizing vans only and no large trucks.

Ms. Wolf stated she is only envisioning van service on that side of the building. Mr. Domalewski stated that there will certainly not be tractor trailers backing into that location.

Ms. Wolf stated that the last tenant on the south side of the building is Daklapack which is a company that produces and packages medical kits that get delivered to hospitals and different medical facilities. She added that the applicant is requesting the loading dock leveler for Daklapack.

Mr. Sietsma inquired about the size of the delivery trucks Daklapack will be utilizing.

Mr. Domalewski stated that Puresan has van deliveries only and officially we would like to request that the use of an SU30 box truck be permitted for all of the tenants on the south side with the exception of the Daklapack tenant who will be receiving deliveries by tractor trailers at the east facing loading dock. He added that all of the proposed doors on the south facade can accept a 30' box truck.

Mr. Sietsma and Mr. Fisher questioned how the tenants on the north side of the building receive and ship their products.

Mr. Domalewski stated that they are set up for tractor trailer deliveries on the north side of the building.

OPEN TO THE PUBLIC

Charles Cappelli, who resides at 309 Fieldstone Terrace stated that the north side of the building is very active with tractor trailers that come through there. He questioned if the same thing could potentially happen on the south side which he believes will affect property values.

Ms. Wolf stated that there is not enough room on the south side of the building for tractor trailers because they would not be able to meet the turning radius requirements. She added that the property manager enforces the terms of the lease which do not allow for tractor trailers in that area.

William Anderson who resides at 208 Fieldstone Terrace asked if a study has been performed on the traffic impacts on West Main Street as it is already a busy street with a lot of activity.

Mr. Domalewski stated that there are no changes in use of the property therefore the traffic will remain unchanged.

Andrew Kaider came forward again. He stated that larger loading docks will attract different clientele and larger trucks. He asked what the maximum size is of a truck that the loading doors can accommodate.

Mr. Domalewski stated that the doors on the south side of the building can accommodate 30' box trucks and the north side can accommodate tractor trailers. Ms. Wolf said we cannot allow tractor trailers in the other locations.

CLOSED TO THE PUBLIC

Mr. Fisher asked if there will be any changes to the exterior lighting with the addition of the proposed loading doors and man doors.

Mr. Domalewski stated that no lighting is proposed over the doors.

Ms. Caprio mentioned that comments were made during the completeness review meeting about the fact that there are storage containers on the property that are not permitted. She asked when those storage containers will be removed from the site.

Ms. Wolf said that her understanding is that some of the containers are being used for the construction that is ongoing at in the Daklapack space, and as soon as the construction is completed, they will be removed. She went on to say that there are some storage containers that other tenants have placed on the site illegally, and we have asked them to remove them. Those tenants were noticed to remove the nonpermitted containers approximately thirty (30) days ago and if necessary, legal action will be taken to have them removed within a month.

Mayor Boonstra said that for the number of tenants on the south side of the building, and the proximity to the residential zone, as well as the tight parking, it is just too many doors.

Ms. Wolf stated that the applicant would be willing to reduce the number of doors she would need to make a phone call to the Principal to confirm this. Upon speaking with the applicant via phone, Ms. Wolf stated that two (2) of the proposed overhead doors can be eliminated.

Mr. Homyachak pointed out that this will facilitate the ability to create more parking spaces on the site.

Mr. DiGennaro stated that the original submission of plans proposed overhead doors of 14' in height which triggered a variance because 15' is required so the applicant revised the plans to propose the larger doors. He suggested that perhaps the Board would consider allowing the 14' tall doors that could be a consideration that would go a long way for the tenants and the neighbors.

OPEN TO THE PUBLIC
NO ONE COMMENTED
CLOSED TO THE PUBLIC

Ms. Berardo made the following final comments:

The light industry zone permits the current and proposed use of the building. We are willing to reduce the height of the proposed overhead doors from 15' to 14' and eliminate two (2) doors. We will restripe the parking lot and add additional parking spaces. We will create seven (7) ADA compliant spaces including one (1) ADA van accessible space. There is a significant buffer between the residential zone, and the subject property's existing operations on the site will not change. There are no stormwater changes, drainage changes, curb cut changes, or lot coverage changes and we are conforming with all other bulk requirements.

Chairman Sietsma summarized by stating that the applicant will reduce the number of doors by two (2), reduce the proposed door height to 14', and increase the number of parking spaces.

Board Attorney Becker clarified that if the application is approved, the Board will be approving two (2) proposed overhead doors at 14' height requiring a variance, three (3) undersized loading spaces requiring a variance, and a parking deficiency of 36 spaces requiring a variance.

Mr. DiGennaro stated that a post construction certification from the design engineer, that the site meets the ADA requirements, should be included in the Resolution of approval.

Ms. Caprio made a motion to approve the application subject to an increase in parking spaces resulting in a parking deficiency of thirty-six (36) spaces, the installation of two (2) new 14' tall overhead doors, and three (3) nonconforming loading spaces. Second, Mr. Homyachak. Voting in favor: Mr. Homyachak, Mr. Melchionne, Mr. Fisher, Ms. Caprio, Mayor Boonstra, and Chairman Sietsma.

There being no further business, a motion to adjourn the Public Business Meeting was made, seconded, and passed unanimously. The meeting concluded at 9:40 p.m.

Respectfully submitted,
Maureen Mitchell, Secretary
Wyckoff Planning Board