

**WYCKOFF PLANNING BOARD
FEBRUARY 14, 2018 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 Robert Fortunato, Chairman:

“The regular February 14, 2018 Public Business 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.

Chairman Fortunato 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 times.”

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Board Member Attendance: Robert Fortunato; Brian Scanlan, Mayor; Rudy Boonstra, Township Committee Representative; Scott Fisher; Glenn Sietsma; Kevin Hanly; George Alexandrou; Kevin Purvin; Michael Homaychak; Drita McNamara, Alt.

Board Member(s) Absent: Justin Hoogerheyde, Alt.

Staff Present: Joseph Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

OLD BUSINESS

Approval of the January 10, 2108 Work Session and Regular Business Minutes
The January 10, 2018 minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-02

Resolution #18-02 was approved at the work session meeting.

WITHDRAWN

SPORT PROS USA, INC. BLK 222 LOT 1.01 (L1); 500 West Main Street. *(The applicant proposes to remove the existing office space and return that area to warehouse. A new office space will be obtained to include 5 offices, a conference room and 2 bathrooms so this business can remain in Wyckoff).*

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1848 – AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIPO OF WYCKOFF CHAPTER 186 “ZONING,” SECTION 186-22, “REGULATIONS APPLYING TO ALL ZONES,” TO REQUIRE ADEQUATE BUFFER BETWEEN A RESIDENTIAL PARCEL AND A NEWLY PROPOSED STREET, AND CHAPTER 186, “ZONING,” SCHEDULE I, MINIMUM FRONTAGE FOR CORNER LOTS. For review & recommendation to the Township Committee.

The Board’s recommendation of Ordinance #1848 will be forwarded to the Township Committee by the Board Secretary.

FOR COMPLETENESS REVIEW

JERSEY MIKE’S BLK 219 LOT 17.02 & 18 (B1 & RA-25); 300 & 302 Godwin Avenue. *(The applicant proposes to construct a 2,000 square foot retail store on this property which will require 27 parking spaces and 26 parking spaces are provided.*

The Board deemed this application incomplete at the work session meeting

FOR PUBLIC HEARING – CARRIED

EHRlich, JOSEPH & ALLISON BLK 320 LOT 62 (RA-25 CORNER); 390 West Shore Drive. Minor site plan for a fence permit in a residential zone. *(The applicant proposes to install a 5’ privacy fence along Wyckoff Avenue on this corner lot which will encroach into the front yard setback).*

Joseph Ehrlich and Allison Ehrlich, 390 West Shore Drive, were reminded by Board Attorney Perconti that they were sworn at the previous meeting and remain under oath.

Allison Ehrlich said they have decided to install an open black aluminum fence. Joe Ehrlich said 2 items were reconsidered as to the color of the fence which was white and the fence would be a 6’ solid privacy fence. He said the entire rear chain link fence will be 5’ and black. He added that the privacy fence will now be a 5’ open black aluminum fence which will connect to the chain link fence in the corner of the property. He said he will plant green giant arborvitae in front of the fence along Wyckoff Avenue. Chair Fortunato noted that the variance request is for the height of the fence where 5’ is requested and 4’ is permitted in the front yard. Township Engineer DiGennaro said the rear corner where the chain link fence that parallels the shore line meets the aluminum fence is considered a variance because chain linked fences are not allowed in the front yard. Board Member Fisher said the property slopes downward from Wyckoff Avenue and you will see 2’ of the black aluminum fencing. He said he does not have an issue with the chain linked fence in the corner on Wyckoff Avenue. Board Member Sietsma asked what size green giant arborvitae will be planted. Allison Ehrlich said the arborvitae will be 4’ to 5’ in height in order to buffer their rear yard.

OPEN TO THE PUBLIC

No one appeared

CLOSED TO THE PUBLIC

Board Member Alexandrou made a motion to approve this application as presented. Second, Board Member Fisher. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

BANK OF AMERICA BLK 239 LOT 1 (B1); 339 Franklin Avenue. Amended site plan. *(The applicant proposes to replace an existing drive-through teller lane with a drive-through ATM along with related site improvements).*

Diane Hickey, from the law firm of Riker Danzig, on behalf of the applicant Bank of America, attorney, said the applicant has revised their site plan from January 2018 to slide the ATM Kiosk an additional 10' back into the parking lot which will eliminate the rear yard setback variance which will now conform at 20'. The site lighting is proposed to comply with light levels required by NJ State Statutes. The existing drive thru teller service under the canopy are to be removed.

James Kinoshian, Stonefield Engineering, 92 Park Avenue, Rutherford, NJ was reminded by Board Attorney Perconti that he was sworn at a previous meeting and remains under oath. He said the ATM kiosk has been moved to the easterly direction on the property. He said an 18.5' pass through drive aisle in front of the drive through structure and a 10' wide bypass lane for the maximum cue for 3 cars. The new kiosk layout removes 9 existing angled parking stalls from the parking lot where 44 parking spaces were provided, 23 parking spaces are required and 35 parking spaces will remain which will be adequate for the building. He said as you continue through the ATM there is a turning movement where a passenger can either continue through or exit to access Franklin Avenue or make a left turn and circle into the parking field. He said there will be installed a NO LEFT TURN sign near the Franklin Avenue exit. He added that with the revised layout additional green space has been provided. The greatest benefit with this revision is the reduction of lights from 9 down to 8 due to the distance from the 6' high white vinyl fence along the western property line as well as around the corner in the southerly direction and the lighting will dissipate quickly. The fence will be setback 20' off of Main Street so it is not located in the front yard. The traffic circulation and stacking for the kiosk along with the removal of the rear yard setback has improved this application. The front of the bank landscaping will also be improved and enhanced with deciduous and evergreen trees and shrubs. He said that in the existing drive through there were 4 proposed canopy lights and now there will be 2 canopy lights with a reduction of the maximum illumination in that area from 26 foot candles down to 14 foot candles. He added that the applicant is agreeable to a 9 month assessment of the exterior lighting.

Vice Chair Hanly said there will now be less lighting from the kiosk going towards the neighbor's property line. Mr. Kinoshian said there is a reduction in the variance that is being requested and the proposed overall lighting plan. The foot candle measurements are 4.1 instead of a 5 foot candle due to the setback of the proposed kiosk. Chair Fortunato asked what variances are being requested at this time. Ms. Hickey said there is one additional variance for the number of signs on the ATM which is one for each façade. Mr. Kinoshian said this has not changed since the last application. The variance is for having 2 signs on a structure. The signage itself is only 3.6 square feet each so they are in accordance with the square footage requirement but identifies this feature on site. Ms. Hickey said the other variance is for the illumination at the property line and the rear yard setback variance has been eliminated. Mayor Scanlan asked in which direction these 2 signs will face on the kiosk. Mr. Kinoshian said one sign will face the driver at the kiosk and the other sign will be on the back of the kiosk facing the interior parking field. Board Member Sietsma recommended that an irrigation system be installed by the kiosk and entire property in order to maintain the existing and proposed landscaping. Boswell Engineering Representative asked the applicant to explain the differences in light levels. Mr. Kinoshian said the security plan needs to be measured 3 feet off grade so the overall lighting plan is measured at grade so the light values change as you get closer to the light source which is why the value is measured at the asphalt grade are different. Mr. Ten Kate noted that the security lighting will be on all the time. Ms. Hickey said the ATM regulations require the site to be lite constantly. She added that the State lighting requirements are for 2 foot candles at 50' from dusk until dawn for safety and security. Mr. Kinoshian said the 2 walk up ATM's and the kiosk ATM lighting encompasses the majority of the

parking lot. Ms. Hickey said the lighting along the existing driveway those lights do not contribute to the 50' radius. The remainder of the lights in the parking lot together give the applicant the 2' required candles to meet State standards for the drive through and 2 existing walk up ATM's. Mayor Scanlan asked if the kiosk sign will be back lite. Mr. Kinonian said the lettering on the sign will be internally illuminated and will not affect the neighboring property owners.

Board Member Homaychak said the exit lane onto Franklin Avenue is 20' wide. He asked if it can be curved to the right to direct the traffic right onto Franklin Avenue. Mr. Kinonian said the curb can be realigned so vehicle will have to physically make a right hand turn. Township Committee Representative Boonstra said the monetary night drop will remain under the portico share.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Member Sietsma made a motion to approve this application subject to the following conditions: the exit curbing on Franklin Avenue will be angled towards the right for right hand turning; the township reserves the right to require modifications and changes in the lighting to include the ATM lighting for a period on a nine (9) month assessment period after construction of the project is completed and a Certificate of Occupancy is issued so that Township Officials have the opportunity to determine if any changes are necessary to lighting improvement and irrigation will be installed for all of the landscaping on site. Second, Board Member Fisher. Voting in favor: Ms. McNamara, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

A TEN MINUTE RECESS WAS TAKEN AT THIS TIME

FOR PUBLIC HEARING – NEW

ROBERT A. MILANESE BLK 235 LOT 18.02 (B1); 406 Highland Avenue. Site plan. *(The applicant proposes to remove the existing garage, construct an addition to the rear of the building and construct four (4) parking spaces).*

This application has been carried to the Wednesday, March 14, 2018 public hearing meeting. The applicant will not be required to renote the newspaper or the public.

KUIKEN, DOUGLAS & MIRIAM BLK 354 LOTS 4.01 & 49 (RA-25); 207 Hillside Avenue & 304 Paul Court. Major Subdivision. *(The applicant is proposing a major subdivision application, extending the existing sewer system and the demolition of the existing house on Lot 4.01 and construct a new home on property that is non-conforming in lot area and rear yard setback).*

Bruce Whitaker, from the law firm of McDonnell & Whitaker, representing the applicant's Doug and Miriam Kuiken, said the applicant proposes to realign a lot line between 1 single family home on Hillside Avenue and 1 single family home on Paul Court. He said the purpose of this subdivision is a modification or realignment of the lot lines and not to create any new lots. The existing house on Hillside Avenue could be rehabilitated but the applicant would like to redesign this lot, which will be deficient in lot area, and construct a new conforming house. The variance request for the new home will be for a rear yard setback deficiency. A larger lot will be created for the home on Paul Court and the lot of Hillside Avenue that will be in character with the lots on Hillside Avenue. The realignment of the lot lines will make for a better neighborhood scheme, will eliminate certain non-conformities that currently exist, and under NJSA 40:55-70C2 there are substantial benefits that will outweigh the detriments. He added that the properties are currently

served by septic systems. The applicant is proposing at the applicant's expense to eliminate the septic systems for both properties and will extend 600' a sewer line up Hillside Avenue to service these 2 lots and other lots along Hillside Avenue and to take the sewer line up to the end where Paul Court is. On this basis it gives the ability for the township to look at other connections to the sewer line. The purposes and goals of the MLUL is to creatively or appropriately extending municipal facilities. He added that the substantial drainage requirements in the area will also be improved. He said the substantial benefits will be: a better streetscape, a better aesthetically looking area, an architecturally appropriate new home in the neighborhood, a sewer line servicing the property, elimination of certain non-conformities and creation of a better drainage pattern for the lot on Hillside Avenue. He added that the benefits will outweigh the detriments.

Tibor Latincsics, principle engineer with the firm of Conklin Associates, 29 Church Street, Ramsey, NJ said that his firm created the subdivision plans. The following exhibits were marked as identification:

A-1 Application

A-2 Ten scale blowup of A-1 for visual purposes

A-3 Subdivision plan dated 6/20/17 last revised 12/26/17

A-4 Architectural plans prepared by Peter Cooper

A-5 Landscaping plan and irrigation plan prepared by Peter Cooper

A-6 Series of photographs of the existing home and adjacent property's

B-1 Township Engineer Report dated 12/12/17

Mr. Latincsics said the subdivision is for Lots 4.01 and 49 both owned by Doug & Miriam Kuiken. Currently Lot 4.01 has substandard frontage on Hillside Avenue and Lot 49 is an irregular lot located on Paul Court. He said the applicant would like to modify the existing lot lines in order to improve lot line configurations consistent with the existing neighborhood. He said the initial goal was to replace the existing home on Hillside with a new home and add a new septic system. The home on Paul Court is also serviced by a septic system. The applicant is proposing to perform a privately funded sanitary sewer extension along Hillside Avenue and to the corner of Paul Court in order to serve the proposed dwelling as well as their current dwelling located on Paul Court and abandon 2 active septic systems. In addition to the 2 Kuiken homes, this will allow for an additional eight (8) homes to connect to the sewer for a total of 10 homes. The plan also provides for future sanitary sewer extensions up Evers Street and Paul Court by providing a manhole with a stub pipe at each intersection. A future sewer extension by others up Evers Road would service 7 homes. A 250 LF sewer extension up Paul Court could connect to the existing dry sewers and provide a connection for another 7 homes. The initial 616 LF of sewer proposed to be extended by the Kuiken's would provide for the opportunity for 24+ homes to connect to the sanitary sewer. Mr. Latincsics continued that the variances being requested are for the house on Lot 4.01 which is 207 Hillside Avenue. The new home will now be centered on the property and will be in character with the existing homes in the neighborhood. A variance will be required for lot area where 13,719 square feet (SF) is proposed and 25,000 SF is required and the adjacent property owners square footage are both less than 8,880 SF; for a 20' front yard setback where 40' is required and 18.1' currently exist; rear yard setback will be 22.4' where 40' is required; and a variance is being requested for the 4' setback to the property line for the 4' wall. In addition a waiver is requested to allow the south end of the wall to encroach into the right-of-way (ROW) so as to meet the neighboring wall in front of Lot 6 which is within the ROW but 7' beyond the edge of pavement. The new home will be 3,375 square foot home with an internal 2 car front loading garage. The existing detached garage with a nonconforming 4.7' side yard setback shall be removed. The Stormwater management will be improved on site due to the reduction of impervious surface and the utilization of the septic field to be abandoned for the roof leaders.

Board Member Homyachak asked how the house on Paul Court will be connected to the proposed sewer system. Mr. Latincsics said the sanitary sewer line will be placed in a sanitary sewer easement along the rear property line of Lot 49 through the side property line of Lot 4.01 to Hillside Avenue. Mayor Scanlan noted that the rear yard setback of the new home will be deficient. He said this is in violation the MLUL and also with Lot 49 now becoming an irregular shaped lot. He asked if the rear property line on Lot 4.01 could be extended in order to eliminate the rear yard setback deficiency. Mr. Latincsics said one straight line would be better planning since the new line would connect with the existing corner property line. He said the applicant is open to discussion with the Board. Township Committee Representative Boonstra said 1,800 square footage could also be added to the deficiency in lot area. Chair Fortunato said this suggested jog in the property line would eliminate the rear yard setback encroachment on Lot 4.01. Vice Chairman Hanly said the applicant is looking for variances for lot size, lot depth, front yard setback, rear yard setback and front yard setback to the retaining wall. He said the applicant is seeking a 45% variance. He added that Mr. Latincsics testified that the red house is inhabitable. Mr. Hanly asked what does that mean. Mr. Whitaker said the house would need extensive renovation and updating. Mr. Latincsics said if someone was to rebuild this house in its current footprint the 18.8' front yard setback is existing and would remain. The benefits of a new house meet the goals of the MLUL with regard to a better plan and the extension of the sanitary sewer and the C2 argument. Mayor Scanlan asked Mr. Latincsics to explain the variance for the stone retaining wall. Mr. Latincsics said the stone retaining wall should be located behind the ROW and it is currently 2' into the ROW or 11' from the edge of pavement. He said the applicant is asking for a waiver for the stone wall to remain since it is well built and a very attractive wall. Mayor Scanlan asked why the placement of the new home cannot be moved further to the right of the property. Mr. Latincsics said the applicant would like to maintain the existing septic system until the new sewer line is constructed. Mayor Scanlan also noted that the proposed home will have a front load garage although there is room for a side loading garage. Mr. Latincsics said that due to the topography of the land the front loading garage is under the house. Township Committee Representative Boonstra asked if the proposed 3,500 square foot house and garage could be located on existing Lot 4.01 without any variances. Mr. Latincsics said the proposed house would fit variance free on its existing lot due to the excessive depth of the lot. Mr. Boonstra said the applicant is saying it is better planning to create a 13,700 square foot lot just to preserve a park like setting on existing Lot 49 on Paul Court which will now exceed lot area. He said the town ordinance states that an RA-25 zone should have 25,000 square foot of property for each home. He said these 2 conforming lots in area will be made into one non-conforming lot of 13,719 sf and one lot that will exceed 25,000 square feet. He said the applicant is stating that this logic agrees with other pre-existing substandard lots in the area. Mr. Whitaker said there is a series of non-conforming lots in the area and this lot will upgrade the entire street scape with proposing better drainage, a better width to this lot, creating a new structure verses what currently exists, and a larger lot on Paul Court which is compatible with the larger homes on this street. He said the MLUL evolved with a C2 variance that said there is a public benefit if you allow an exception to the rule. And this exception will be a substantial public benefit with streetscape, aesthetics, drainage and most of all the extension of a municipal sewer line. Township Committee Representative Boonstra said the applicant is realigning a lot but in reality is creating a substandard lot.

Peter Cooper, the applicants architect, 14 Overbrook Road, Ramsey, NJ was sworn. He said he is licensed in the State of New Jersey and New York and has testified before the Wyckoff Board of Adjustment as an Architect and Landscape Architect. The Board accepted Mr. Cooper as an expert. He said he inspected the property; the house and basement. He found that the existing foundation is substandard and not in good condition and there are crawl spaces under each addition that was made to the house. He said the proposed new home will be a 3,092 square foot 4 bedroom center hall colonial with a front loading garage underneath the house due to the

topography of the land. The home will be a simple house with upscale details such as a pitched roof, PVC plaster trim and a copper roof over the front porch, a boxed bay window with recessed panels, with cedar shakes and siding and stone veneer on the face of the porch. Mayor Scanlan asked if any soil will need to be removed to get to the garage. Mr. Cooper said there is a foot of positive pitch up to the garage with an established grade. Township Committee Representative Boonstra asked what is the impervious coverage on this proposed house. Mr. Latincsics said the percentage is 24.3% where 28.4% is permitted which is a reduction to the existing impervious coverage of the existing home. He asked how much the impervious coverage would increase if a side loading garage was constructed. Mr. Cooper said there is a series of retaining walls in the front of the property and the property drops to the rear of the property along with a left to right slope. Mr. Boonstra said the vehicle will need to back out onto Hillside Avenue and he was concerned with a clear visibility with a front loading garage. Mr. Cooper said there will be 16' of visibility when backing down out of the driveway. Mr. Latincsics said the retaining wall is 11' back from the edge of pavement and the proposed wall are 16' behind the right of way. A side loading garage would add 700 square feet of impervious surface. Board Member Fisher reiterated that the proposed house will fit in the building envelope of Lot 4.01 without any variances. Mr. Latincsics said the house will fit on Lot 4.01 without any variances. Board Member Fisher said the sewer project can still move forward without the proposed subdivision. Mr. Whitaker said this application is an all-encompassing package proposed this way for the extension of the sewer line. Chairman Fortunato asked if 18' could be added to the rear yard of the proposed lot in order to eliminate one of the variances. Mr. Latincsics said 17.6' would need to be added to eliminate a rear yard variance. Township Committee Representative Boonstra asked if any engineering been done on the sewer aspect of the proposal. Mr. Latincsics said there is a profile detail of the sewer extension on Sheet 2 of the site plan. He then discussed the sewer extension with the Board and that 10 homes would benefit from this extension and 24+ if connected to dry sewer at the rear of Paul Court. He added that the homes on the lower side of Hillside Avenue will require ejection pumps in order to connect to the sewer line.

OPEN TO THE PUBLIC

Theresa O'Keefe, 201 Hillside Avenue, Wyckoff, NJ was sworn. She was concerned that if a variance is granted does this give precedence to the neighborhood. Chair Fortunato said each application is judged on its own merit. She said she does not object to what the neighbor would like to do.

CLOSED TO THE PUBLIC

Chair Fortunato said the Board is concerned about the front loading garage. Mr. Whitaker said the applicant would like to keep the front loading garage. He then gave a brief summary in saying the applicant is requesting a C2 variance where the substantial benefits outweigh the detriment. This application has met this criteria with removal some of the existing non-conformities, but do create a non-conformity with lot area of proposed Lot 4.02 which is not out of character with the neighborhood. He said there has been no opposition from the neighbors. The applicant will be adding drainage to meet the Stormwater requirements, taking a home in the state of disrepair and upgrading the property and the most important benefit is putting in a sewer system at the cost of the applicant which will give a potential for 10 property owners to connect and possible 24+ in the future. He asked that the variance be granted as requested.

Board Member Sietsma was concerned with the sight distance when backing out of the garage. He said the existing stone wall could be moved back to within the property setbacks. Township Committee Representative Boonstra said all of the benefits could be accomplished without any action from the Board. He said the greatest public benefit would be if we can access the dry sewers at the rear of Paul Court. Board Member Fisher said he agrees with Mr. Boonstra. He also struggles that a lot is going to be created that is deficient in lot area. However there is a

benefit with having sewers placed in the road. Vice Chairman Hanly said that proposed lot 4.02 will be 45% deficient in zoning requirement but the benefit is with the proposed sewers being placed in the road. Chair Fortunato said this proposed subdivision is an improvement and the benefits outweigh the detriments. He would like to see additional property be added to the rear yard in order to eliminate the rear yard setback. He said another benefit will be the extension of the sewer line on Hillside Avenue. Board Member Alexandrou said he agreed that 18' be added to the rear yard of proposed Lot 4.02 to eliminate the rear yard setback variance and the new house would be an improvement to the neighborhood. Board Member Purvin said the benefits outweigh the detriments. He was concerned with the front loading garage. Board Member Homyachak said the sewer extension is a major benefit and would like 18' added to the rear yard to eliminate the rear yard setback. His concern was also the front loading garage. Board Member McNamara said she was not concerned with the front loading garage but the house itself can be built on the existing lot without any variances. Mayor Scanlan said he is torn with this application but the benefit of the sewer is very valuable.

Board Member Homyachak asked the Township Engineer if he was satisfied with the type of sewer line that will be installed. Township Engineer DiGennaro said the applicant is proposing plastic sewer pipe which is a minimum standard but the town should require them to use ductile iron piping. Mayor Scanlan said if the Planning Board could make this a condition of approval that the sewer material would have to be ductile iron pipe subject to the approval of the Township Committee. Mr. Whitaker said the applicant would agree to install ductile iron pipe. Township Engineer DiGennaro asked Mr. Latincsics what is the thought of the installation of laterals with the sewer installation so the road does not have to dig up twice. Mr. Latincsics said the town has a provision that the town would pay for the laterals and then be reimbursed by the property owners when they want to hook up to the sewers. Township Engineer DiGennaro suggested that the applicant install the laterals for the homes that will participate in the sewer extension and the town install the laterals to the non-participating homeowners. He added that if the price of laterals is too expensive the applicant will install the wyes to the property owners. He said the road will still have to be dug up to get to the wyes. Mr. Whitaker said the applicant will speak with the neighbors before the sewer extension begins to see who would be interested in hooking up into the sewer system.

Chair Fortunato made a motion to approve this subdivision subject to the following conditions: 17.6' be added to the rear of existing Lot 4.01 (proposed Lot 4.02) to eliminate the rear yard variance and ductile iron pipe be used for the sewer installation. Second, Board Member Purvin. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homyachak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

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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 11:28 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board