

WYCKOFF PLANNING BOARD
AUGUST 8, 2018 PUBLIC WORK SESSION 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 August 8, 2018 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.

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.

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, Chairman; Kevin Hanly, Vice Chairman; Brian Scanlan, Mayor; Rudy Boonstra, Township Committee Representative; Michael Homaychak.

Board Member(s) Absent: Scott Fisher; George Alexandrou; Glenn Sietsma; Drita McNamara, Alt.; John An, Alt.

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

OLD BUSINESS

Approval of the July 11, 2108 Work Session and Regular Business Minutes

Board Member Homaychak made a motion to approve the July 11, 2018 work session and regular business minutes. Second, Vice Chairman Hanly. Voting in favor: Mr. Homaychak, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-08

Board Member Homyachak made a motion to approve Resolution #18-08 for payment of vouchers. Second, Mayor Scanlan. Voting in favor: Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

RESOLUTION(S) TO BE MEMORIALIZED

PETRO MECHANICS INC. (LUKOIL NORTH AMERICA) BLK 260 LOT 1.01 (B1); 276 Godwin Avenue. *(The applicant proposes to reconfigure the concrete islands and replace the fuel dispensers and dispenser pans and install an ADA parking space and ramp).*

Board Member Homyachak made a motion to memorialize this resolution. Second, Vice Chairman Hanly. Voting in favor: Mr. Homyachak, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

MICHELE A. GIUFFRE-SHORE BLK 245 LOT 42.02 (RA-25); 551 Overlook Drive. *(The applicant propose to install a fence along the second front yard along Franklin Avenue).*

Township Engineer DiGennaro said the property is located in the RA-25 zone and has frontage on two streets, Overlook Drive and Franklin Avenue. The applicant is proposing to install a 6 foot high privacy fence to enclose the side yard along the Franklin Avenue side of the dwelling, which is considered a front yard per the Code. The application for fence construction in the front yard of residential zones shall constitute a minor site plan with landscaping being installed along that portion facing a street with hedge or shrubs of a height equal to at least ½ the height of the fence and set on three-foot centers or closer.

Board Member Hanly made a motion to deem this application complete. Second, Township Committeeman Boonstra. Voting in favor: Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato. This application will be heard at the public hearing meeting at 8:00 p.m.

FOR COMPLETENESS REVIEW

DAIRY QUEEN BLK 219 LOT 14 (B1-CORNER); 299 Franklin Avenue. *(The applicant proposes to install a generator in the second front yard along Godwin Avenue).*

Boswell Engineering Representative Ten said the applicant would like to install a generator in the front yard. The application is for a minor site plan with a variance request for the proposed location of the generator in the front yard setback on this corner lot. He said a current survey is required that shows the existing outdoor dining area that was recently installed. He said the installation of the generator will not result in any change to the existing parking or building layout. Chairman Fortunato and Vice Chairman Hanly opined that a current survey will be required along with a landscaping plan around the proposed generator, certification that property tax payments and assessments are current, receipt of an ownership disclosure statement and additional detail on the generator and its enclosure.

Township Committeeman Boonstra made a motion to deem this application incomplete. Second, Board Member Homyachak. Voting in favor: Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

INTERNATIONAL CENTER FOR MINIMALLY INVASIVE SURGERY BLK 492 LOT 18.01 (B2); 461 Goffle Road. *(The applicant proposes to erect an 8' x 20' storage shed in the rear yard within the setback line).*

Township Engineer DiGennaro said the applicant failed to submit a current property survey. He recommended that this application be deemed incomplete. Board Member Homyachak made a motion to deem this application incomplete. Second, Board Member Homyachak. Voting in favor: Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

PUBLIC HEARING – NEW

CJM PROPERTIES CORP. BLK 498 LOT 96.20 (R-15); 28 Ravine Avenue. *(The applicant proposes to subdivide the existing single lot into two proposed lots where one lot will be conforming in lot size and the second lot will require a minor variance for minimum lot depth).*

Public testimony will begin at the public hearing meeting at 8:00 p.m. The Board was concerned with Ridgewood Water providing water service to these homes.

FRANKLIN MONROE REALTY, LLC BLK 239 LOT 2 (B1); 345 Franklin Avenue. *(The applicant proposes to renovate and rehabilitate the existing structure for bank use with a drive-thru on the ground floor and 2 residential apartments on the second floor).*

Public testimony will begin at the public hearing meeting at 8:00 p.m.

PUBLIC HEARING – CARRIED TO THE SEPTEMBER 12, 2018 MEETING

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 side of the building and construct four (4) parking spaces).*

This application has been carried to the September 12, 2018 public hearing meeting at the request of the applicant. An extension of time letter was received from the applicant.

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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 8:10 p.m.

Respectfully submitted,

Susan McQuaid, Secretary
Wyckoff Planning Board