

**WYCKOFF PLANNING BOARD
JULY 12, 2017 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, Vice Chairman:

“The regular July 12, 2017 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.

Board Member Attendance: Robert Fortunato, Vice Chairman; Rudy Boonstra, Mayor; Tom Madigan, Township Committee Representative; Glenn Sietsma; Kevin Hanly; Justin Hoogerheyde, Alt.; Kevin Purvin, Alt.

Board Member(s) Absent: Richard Bonsignore, Chairman; Scott Fisher; Drita McNamara; George Alexandrou

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

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Vice 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”*

OLD BUSINESS

Approval of the June 14, 2017 Work Session and Regular Business Minutes

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-07

The Resolution for Payment #17-07 was approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

RIDGEWOOD WATER - AMES WELL FIELD BLK 282 LOT 3.01 (RA-25); 482 Hartung Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – LAFAYETTE TRANSFER STATION BLK 483 LOT 33 (RA-25); 451 Lafayette Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – LAKEVIEW TRANSFER STATION & WELL BLK 320 LOT 61.01 (RA-25); 394 Wyckoff Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – SICOMAC TRANSFER STATION/MOUNTAIN WELL BLK 443 LOT 33 (RA-25); 342 Holly Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – VANCE TRANSFER STATION BLK 337 LOT 9 (RA-25); 488 Vance Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – VAN HOUTEN TREATMENT FACILITY BLK 292 LOT 3 (RA-25); 2 Neelen Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER - WEISCH WELL BLK 455 LOT 36 (RA-25); 457 Weisch Lane. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

Board Member Hanly made a motion to memorialize the above referenced Ridgewood Water well site resolution. Second, Board Member Hoogerheyde. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Madigan, Mayor Boonstra and Vice Chairman Fortunato.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

BARKER, EVAN & PATRICIA BLK 348 LOT 12 (RA-25 CORNER); 480 Victor Way. Minor site plan for a fence permit in a residential zone. *(The applicant proposes to install a 6' privacy fence on this corner lot).*

The Board deemed this application complete so it can be heard at the public meeting this evening.

Mr. Evan Barker, 480 Victor Way, Wyckoff, NJ was sworn. Mr. Barker said he lives on a corner property and he would like to install a 4' picket fence in his rear yard and the side yard/second front yard along James Way he would like to install a solid 6' privacy fence. He said there currently exist tall vegetation along James Way. Board Member Sietsma asked what type of fence will be installed. Mr. Barker said a 4' section in the rear yard will be a picket fence and the 6' will be solid vinyl privacy fence along James Way where currently no fence exists. Vice Chair Fortunato asked if the 4' picket fence requires approval. Township Engineer DiGennaro said the 6' privacy fence requires a variance because 6' is not permitted in the front yard along with a solid privacy fence. He added that only a 4' open fence would be allowed in the front yard. Township Committee Representative Madigan said this fence is aesthetically pleasing Vice Chair Fortunato said he is familiar with this corner and that a solid fence will help with privacy and the sound from Route 208. Mayor Boonstra asked if the solid fence could have lattice work on it. He also asked if an earth tone fence could be installed along James Way. Board Member

Hanly asked if the fence will be a mixture of a white picket fence and earth tone solid fence. The Board said yes and that any vegetation that doesn't survive the fence installation will be replaced with the same kind.

OPEN TO THE PUBLIC

No one appeared

CLOSED TO THE PUBLIC

Mayor Boonstra made a motion to approve this application with a 4' white picket fence along the rear property line, a 6' solid white fence along front yard #2 on James Way with a stipulation that the fence have lattice work on top and be a part of white and earth tone in color if possible and any vegetation that doesn't survive the fence installation will be replaced with the same kind. Second, Township Committeeman Madigan. Voting in favor: Mr. Purvin, Mr. Hoogerheyde, Mr. Hanly, Mr. Sietsma, Mr. Madigan, Mayor Boonstra and Vice Chair Fortunato.

PUBLIC HEARING

BANK OF AMERICA BLK 239 LOT 1 (B1A); 339 Franklin Avenue. *(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 would like to replace the drive thru teller lane with drive up ATM with related site improvements including exterior lighting to bring the ATM area up to code with the NJ ATM lighting standards.

James Kinoshian, Stonefield Engineering, 92 Park Avenue, Rutherford, NJ was sworn. He said he has worked for Stonefield Engineering & Design for 7 years. He received his Bachelor of Science degree in civil engineering from Rutgers University and is a professional licensed engineer in the State of New Jersey. The Board accepted Mr. Kinoshian credentials. Mr. Kinoshian asked that the following exhibits be marked as identification:

A-1 aerial exhibit

A-2 application and site plan package

A-3 Street view exhibit

A-4 existing signage

Mr. Kinoshian said this property is located in B1 zone and directed toward the intersection of Franklin Avenue and Main Street. He said the drive through services are located on the southern side of the building. He said the bank would like to convert the existing drive through teller window into a drive through ATM services. The ATM machine will be installed in the existing teller window and will be finished with the matching brick facade of the existing building. He said that Lane #2 will be converted into a bypass lane as an exit. He added that when ATM projects are analyzed the key point is that the State of New Jersey has ATM lighting regulations for safety and security that Bank of America will then be responsible to provide in the vicinity of the ATM area. In striving to achieve this the 3 existing wall mounted lights will be removed along the southern facade of the building and replaced with 5 wall mounted lights - 3 lights will be proposed on the southern facade with a dense buffer; 1 light will be proposed on the eastern corner facade and 1 light will be located on the exit side of the drive through canopy solely illuminate the area around the ATM machine in compliance with state standards. The state requires that within 60' of an ATM machine 2 foot candles of illumination will need to be provided. He said there is a dense vegetative buffer along the southwestern property line but by

installing a fence or obstruction which will limit the amount of area we are required to provide lighting to which results in less amount of lighting fixtures. If the proposed 6' chain link fence was to be eliminated than the security lighting plan would need to be extended with brighter illumination. He said the lighting design according to state code is that there is a limited area to illuminate so we can meet the state requirements without having to provide higher and brighter area lights that would distribute light much further and have a much larger impact on the neighboring property owners. We are able to provide 5 wall mounted lights and replace the 6 existing canopy lights and provide 2' candle lights. The color temperature of the lights is 4000 kelvin which is a cool white for commercial sites. We spoke with the manufacturer of the lighting fixtures where the fixtures can be reduced to 3000 kelvin lighting which will impact the illumination of the lights so 1 or 2 additional wall mounted lights may need to be provided. Ms. Hickey said the 3000 kelvin lighting can be a condition of approval. Mr. Kinonian continued that the signage will be directional and red and green lights teller lights will be removed. Ms. Hickey said the ATM will be a 24 hour operation so the lights will be on from dusk to dawn. She added that the existing walkup up ATM will remain. Mr. Kinonian said there will not be any change to the existing landscaping and any landscaping that is disturbed will be restored. He added that the existing Bank of America sign was approved in 2016 and is not part of this application. Ms. Hickey said the variance request is for a 6' fence in the front yard on this corner lot.

Board Member Hanly asked if there will be any other site plan work proposed other than the removal and replacement of the 78' of curb. Mr. Kinonian said there will be no other work on site. Mayor Boonstra asked if the lighting at the existing walk up ATM will be upgraded to state standard. Mr. Kinonian said the walk up ATM lighting will be upgraded to NJ State Code. Board Member Madigan said the inside teller lane will be changed to an ATM with appropriate signage. Mr. Kinonian said the teller window will become the ATM machine and the second lane teller tubes will be removed. Board Member Madigan asked why additional lighting is needed for the outside lane. Mr. Kinonian said that State code requires that lighting to be provided within 60' from the ATM in lane #1. Mr. Madigan said that if the proposed ATM was not located by the existing teller window than additional lighting and a fence would not be needed. Mayor Boonstra said the lighting requirement is not for the customer to see to transact it's for safety and security. Ms. Hickey said there are currently 2 walkup ATM's and 1 proposed drive through ATM. Mr. Kinonian said all new banks are not providing drive through teller services but only drive through ATM services. Mayor Boonstra suggested placing the ATM service at the corner of the building. Mr. Kinonian said this corner location would not work with the interior of the building and this location would increase traffic. The Board was concerned with the lighting affecting the neighboring property owner. Boswell Representative Gary Ascolese discussed with Mr. Kinonian the state law that requests the applicant to provide standard lighting of 3000 kelvin. He also stated that a 6' chain link fence is prohibited in the front yard. Ms. Hickey said it is bank policy to have a 6' fence. Mr. Ascolese suggested that a different style and height of fencing be provided. Mr. Kinonian said that Bank of America is seeking to simply maintain all services on site and upgrade the exterior services with an ATM service by the existing exterior teller window. Ms. Hickey said the ATM will not generate any additional traffic and the lighting will be 2 foot candles from dusk to dawn. Mayor Boonstra said Bank is updating their facility with removing an obsolete teller window canopy and converting it to an ATM service. He said the lighting by the ATM and traffic on Franklin Avenue will increase. Ms. Hickey said the lighting does not require any variance relief from the township code for lighting. She said the variance request is for a 6' high fence in the front yard.

Vice Chairman Fortunato asked that the applicant revisit the application with regard to the relocation of the ATM service to the parking lot area with a separate lane, lighting, and the chain link fence and traffic flow onto Franklin Avenue. Board Member Hanly suggested a right turn

only when exiting the ATM service area.

Township Engineer DiGennaro said an ordinance establishing lighting standards was drafted and is pending approval. He said that the lighting requirement is not to exceed 3000 kelvins. He suggested for the benefit of the neighbors that the lighting fixtures have sensors that activate only when someone arrives at the ATM machine. Boswell Engineering Ascolese said signage will be provided along the driveway, a stop sign should be provided at the Franklin Avenue exit driveway, shrubs on the left side of driveway should be removed which currently interferes with and blocks the sight distance triangle, and he suggested the police department should provide a traffic report for this application (the Board Secretary shall request a police department safety report).

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

The Board unanimously agreed to carry this application to the Wednesday, August 9, 2017 public hearing 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 at the rear of the building and construct four (4) parking spaces).*

This application has been carried to the August 9, 2017 public hearing meeting at the request of 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 10:17 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board