

WYCKOFF PLANNING BOARD
APRIL 20, 2022 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 Chairman Fortunato.

“The regular April 20, 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.

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.

“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.”

ROLL CALL

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

OLD BUSINESS

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

Mr. Homyachak made a motion to approve the March 9, 2022 Work Session and Regular Business Meeting minutes. Second, Ms. Caprio. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Ms. Caprio, Mayor Boonstra, and Chairman Fortunato. Abstained: Mr. Sietsma.

PAYMENT RESOLUTION #22-04

Mr. Homyachak made a motion to approve payment Resolution #22-04. Second, Mr. Sietsma. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Ms. Caprio, Mayor Boonstra, and Chairman Fortunato.

FOR REVIEW AND RECOMMENDATION TO THE TOWNSHIP COMMITTEE

Guided by the Historic Preservation goal of the Master Plan, the Historic Preservation Commission is presenting an inventory of the fourteen (14) homes, currently listed on the State and National Registries of Historic Structures, for incorporation into the Historic Element of the Master Plan.

Doug Swenson, the Chairman of the Historic Preservation Commission, provided the following information regarding the inclusion of the historic structures in the Master Plan:

The Historic Preservation Commission was created in 2019 under Ordinance #1875. Ordinance #1876 was also passed at that time which outlines what should be done to help preserve the historic structures in town. We have provided the Board members with packets containing information on the fourteen (14) historic structures that we would like to see included in the Historic Element of the Master Plan. A lot of these structures are indigenous to Wyckoff, and they were built around 1750 and later. Over the years I have noticed a lot of demolition and loss of many historic properties in town. These houses cannot be replaced. Once they are gone, all of their history goes with them. These structures are a living legacy to our town and our country. Many predate the Revolutionary War period and are kept in immaculate condition by the owners. The fourteen structures we are presenting are currently listed on the State and National Registries of Historic Structures because of their noted structural and historical significance. Within the packets is the information we found from the research the Commission members did and the information is hard to find. I believe we did a great job in correlating the information on the structures and we would like for you recommend that these fourteen (14) structures be incorporated into the Master Plan. Finally, Mr. Swenson stated that the Historic Preservation Commission is an advisory board, not an enforcement board. Based on Ordinance #1876, the Commission can only recommend and encourage that any and all exterior renovations be in keeping with the historic time period of the structure.

Chairman Fortunato asked what the effect is of having these structures included in the Master Plan.

Mayor Boonstra said that in recent years, other towns in the area lost some of their historic homes to demolition for new development. Having the historic structures included in the Master Plan for preservation is one more level of protection to hopefully save these buildings from being destroyed. Mr. Boonstra said that the Township Committee became aware of what was happening with historic properties and put this in place as a preventive measure to save historic structures in the Township of Wyckoff.

Mr. Swenson stated that the owners of the fourteen (14) historic structures were notified by certified, return receipt letters that the HPC was going to present the list to the Planning Board and Township Committee to include the fourteen (14) structures in the Master Plan, and no objections were made by any of the owners.

Mr. Homaychak made a motion to recommend to the Township Committee, the inclusion of the fourteen (14) Wyckoff historic structures in the Master Plan. Second, Mr. Sietsma. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homaychak, Mr. Sietsma, Ms. Caprio, Mayor Boonstra, and Chairman Fortunato.

REQUEST TO AMEND RESOLUTION OF MINOR SUBDIVISION

Sokoly, Robert 370 Sicomac Rd. Block 379 Lot 25.04

The Chairman announced that this matter would be addressed during the Public Business meeting at 8 pm.

APPLICATION WITHDRAWN

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)

Chairman Fortunato announced that the applicant notified the Board Secretary via email that he is withdrawing his application.

FOR COMPLETENESS REVIEW

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)

Mark DiGennaro, the Township Engineer, provided the following technical summary of the application:

I have reviewed the application prepared by the property owners which consist of a property survey prepared by Weissman Engineering dated 7/7/2006, photos, hi-lighted plan, fence proposal sketch and application. The property is located in the RA -25 Zone and is a corner property having frontage on William Way and Eugene Way. The applicant is proposing to install a 6' high privacy fence in the front yard along William Way which replaces the existing non-conforming 4' chain link fence in the front yard. It appears landscape screening is not being proposed as the intention is to preserve the existing vegetation. As per the Township Ordinance, a 6' privacy fence in a front yard requires Planning Board approval.

Board Attorney Becker stated that the applicant properly noticed for the hearing.

Mr. Sietsma made a motion to deem the application complete. Second, Mr. Homaychak. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homaychak, Mr. Sietsma, Ms. Caprio, Mayor Boonstra, and Chairman Fortunato.

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)

Mr. DiGennaro provided the following technical summary of the application:

T-Mobile is currently a tenant on the municipal complex monopole providing telecommunication services and is requesting permission to locate a 50kw natural gas emergency backup generator within the cellular site compound which will provide emergency power during outages to maintain system services. Because the site is located in the RA-25 residential zone, it is governed by Section 186-5 of the Township Code and requires Planning Board approval. The applicant is requesting a site plan application waiver citing 47 U.S.C.A Section 1455 known as the Spectrum Act and FCC Order 14-153 per the legal brief provided. Waiver is also requested from providing a landscape plan and site grading topographical plan. Waivers are requested for 46-40 Section C numbers 6, 8, 9 10, 11, 12, 13, 14, 18, 19, 20, 21, 22 and 32. The generator is proposed to be installed inside the existing fenced in compound right next to Town Hall. I do not take exception with any of the requested waivers as I feel they are appropriate. The plan references specifications for a Generac SG050 50kw generator, 5.4 liter 8 cylinder liquid cooled engine. I have requested peak decibel levels and a noise report for the

gas powered generator and have been told it is being work on. The fenced in compound serves as a common area to other carriers. I would like to know if the other carriers have been noticed of this application to identify potential access obstructions or limitations. Review comments from the Wyckoff Fire Department should be obtained. The plan does not provide generator or cabinetry offset dimensions to the existing adjacent municipal building and is required. Exhaust venting from the generator is a concern as the subject courtyard within the confines of the buildings has proven to trap exhaust gases and permeate the occupied building offices. The plan states generator exercise must be set to weekdays during business hours. This is unacceptable as it has proven to be disruptive to office staff due to noise and noxious fumes. Saturday exercise should be considered the alternative. Testimony should be provided as to the feasibility of sharing the existing fully enclosed generator with the other carrier is possible, and, if capacity is the issue, perhaps explore collectively increase the size of the existing enclosed generator to accommodate both carriers. The applicant is not proposing any additional outdoor lighting. Maintaining effective drainage within the fenced enclosure area is critical. It is recommended that the concrete slab adjacent to the building intended to be utilized to mount cabinetry be removed and replaced with a new concrete slab with adequate pitch away from the building. In addition a drainage inlet be installed in the center of the enclosure area with new asphalt pitched appropriately to collect runoff. It is recommended that any building related maintenance items be addressed by the carrier as a condition of approval, such as gutters, fascia, perimeter safety, bollards, and rotted baseplates. Based upon my review, I take no exception to the waivers requested in the site plan checklist. I recommend that the Board Attorney review the applicant's request to waive site plan approval and guide the Board accordingly.

Mr. Becker stated that he spoke with Kevin Hanly, and although the applicant has the right to request the site plan approval waiver, it is the consensus of Mr. Becker and Mr. Hanly that there are some legitimate concerns about the proposal therefore site plan review is proper.

Mr. Homyachak questioned the increase in size of the generator from 25kw, which was originally proposed, to 50kw. Mr. DiGennaro said that the believes it has to do with availability of the generators.

Ms. Conlon inquired about the switch from diesel to natural gas. Mr. DiGennaro stated that he had made a recommendation to consider a natural gas generator because with diesel there are concerns about fueling, storage of the fuel, spillage, and noxious fumes. He added that diesel fuel is much smellier and dirtier.

Ms. Caprio asked if there will be regularly scheduled maintenance of the generator. Mr. DiGennaro said there should be a routine maintenance schedule for the unit as with any other equipment.

Chairman Fortunato asked for a motion. Mr. Homyachak made a motion to deem the application complete. Second, Mr. Sietsma. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Ms. Caprio, Mayor Boonstra, and Chairman Fortunato.

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)

Mr. DiGennaro provided the following technical summary of the application:

The existing multi-tenant commercial building consisting of warehouse and office space is located in the L-1 Light industrial zone. The applicant is seeking permission to add loading areas to the existing structure to accommodate tenant. The subject site and use is permitted in the L-1 Zone, Township Code requires site plan approval for the proposed alteration as the proposal will require modifications to the existing building and parking lot requiring variance relief and compliance with current ADA standards for parking and building access. The existing site is currently non-compliant for the required ADA parking spaces, ADA building access, parking, and compliant loading spaces. The proposal consists of adding 5 overhead doors, 2 passage access doors, 1 dock leveler and 4 loading zones, addition of 7 ADA compliant parking spaces, 1 ADA building access ramp, restriping parking lot to add compliant parking stalls.

The applicant is requesting waivers, in whole or in part, from the following checklist 46-40C items:

Exterior lighting – No lighting changes are proposed.

Principal building and accessory structures dimensions.

Exterior building elevations has been provided.

Partial Waiver for all curbs, sidewalks, fences, walls, and parking spaces.

Grading contours – partial.

Stormwater management plan – partial.

Soil erosion sediment control plan

Traffic signage and safety plan

Description of proposed uses and employees. Applicant states Testimony will be provided.

The applicant is requesting variance relief for the following nonconformities as per the Township Code:

186.27 B – Code requires loading space clearance height of 15' minimum where 1 overhead door is proposed at 10'.

186-27 – Requires the site to have 7 – 14'x60' loading spaces where the application identifies 3 existing 14'x60' loading spaces and 1 proposed new 14'x60' space. There exists a total of 6-non-compliant loading spaces and proposed 3 new non-compliant loading spaces dimensioned on the plan as 19.6' x 29.9'; 19.6' x 18.5'; 19' x 45.2', each requiring variance relief.

Parking – based on my review of the information provided the parking required for the site per Code is 278 spaces which must include 7 ADA compliant spaces, 1 as van accessible.

Existing parking per the provided survey identifies 220 spaces which includes 1 non-compliant ADA space which is a 58 space deficiency. Proposed parking appears to provide a total of 240 spaces which include the required 7 ADA spaces resulting in a 38 space deficiency. The proposal appears to improve the parking deficiency by a total of 20 spaces by striping areas of the parking lot which currently are not striped. The existing isles widths between 90 degree parking spaces is less than the required minimum 24' in many areas. Options to rectify should be considered. Applicant has responded to this comment in the response letter. Parking of storage containers is not permitted without site plan approval. There appears to be several storage containers on the premises which are non-compliant. The proposed van accessible space does not appear to meet the required loading aisle width of 8 ft per the ADA code and must be corrected. This item has been corrected. The applicant must review the existing and proposed parking count and revise the table on plan sheet 1 accordingly. In addition, parking stall count labels listed throughout the plan appear incorrect in count. They are proposing 240 spaces resulting in a deficiency of 38 spaces which requires a variance. Finally Mr. DiGennaro said he takes no exception should the Board wish to deem this application complete and schedule it for public hearing provided all the above comments are addressed by the applicant. It is expected that plan revisions will be made prior to any memorializing resolution, if approved.

Chairman Fortunato asked for a motion on deeming the application complete. Mr. Hodaychak made a motion to deem the application complete. Second, Mr. Sietsma. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Hodaychak, Mr. Sietsma, Ms. Caprio, Mayor Boonstra, and Chairman Fortunato

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')

Chairman Fortunato announced that this application was deemed complete at the March 9, 2022 Planning Board Work Session meeting and will be heard this evening during the Public Business meeting.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 8:12 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board