

WYCKOFF PLANNING BOARD
MAY 11, 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 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.

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; Pete Melchionne, Township Committeeman; Mike Homyachak, Glenn Sietsma, Scott Fisher, and Sarah Caprio.
Absent: Rob Fortunato, Chairman; Kevin Purvin, Vice Chairman; Kelly Conlon, Frank Sedita and Mae Bogdansky.

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

Mayor Boonstra announced that both the Chairman and Vice Chairman are absent from the meeting therefore Mr. Sietsma, as the senior member, will be presiding over the meeting as the substitute Chairman.

OLD BUSINESS

Approval of the April 20, 2022 Work Session and Regular Business Minutes

Mr. Homyachak made a motion to approve the April 20, 2022 Work Session and Regular Business Meeting minutes. Second, Mayor Boonstra. Voting in favor: Mr. Homyachak, Ms. Caprio, Mr. Fisher, Mayor Boonstra, and Mr. Sietsma. Mr. Melchionne abstained.

PAYMENT RESOLUTION #22-05

Mr. Homaychak made a motion to approve payment Resolution #22-05. Second, Mr. Boonstra. Voting in favor: Mr. Homaychak, Ms. Caprio, Mr. Fisher, Mr. Melchionne, Mayor Boonstra, and Mr. Sietsma.

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)

Ms. Caprio made a motion to approve the Resolution. Second, Mr. Homaychak. Voting in favor: Mr. Homaychak, Ms. Caprio, Mayor Boonstra, and Mr. Sietsma. Abstained: Mr. Fisher, and Mr. Melchionne.

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')

Mr. Homaychak made a motion to approve the Resolution. Second, Ms. Caprio. Voting in favor: Mr. Homaychak, Ms. Caprio, Mayor Boonstra, and Mr. Sietsma. Abstained: Mr. Fisher, and Mr. Melchionne.

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)

Peter Ten Kate, the Township's Consulting Engineer, provided the following technical details of the application:

The applicant submitted an amended site plan application and is proposing modifications to the parking lot of the shopping center with the addition of thirteen (13) parking spaces including two (2) ADA spaces and the installation of four (4) electric vehicle charging stations. There are a number of completeness issues that we should go through before declaring the application complete for public hearing.

1. Certification of taxes paid must be provided prior to the Planning Board public hearing.
2. Proof that proper notice and publication of the application must be submitted prior to the public hearing.
3. A waiver has been requested for submission of a flood-fringe application however the waiver is not necessary for this site.
4. Statement granting permission for the Board members to enter the property must be submitted.
5. Copies of any protective covenants or deed restrictions should be provided or, if none exist, an affidavit from the property owner certifying that no such covenant exists shall be submitted.
6. A waiver is being requested for providing details of retaining walls however no retaining walls are proposed so this is not necessary.
7. A written certification that there will be zero increase in stormwater runoff should be provided.

8. A waiver is requested for submission of a soil movement application however the applicant's engineer should provide cut and fill calculations for the regrading of the parking lot and/or a certification that less than 100 cubic yards will be moved on the site.
9. A waiver is requested for performing a traffic study as there will be no significant impact to traffic flow on the site. The Board can decide if a traffic study should be performed however Mr. Ten Kate stated that he does not believe it is necessary.
10. A waiver is requested for design review of building plans however no changes to the building are proposed at this time.
11. A waiver is requested for an environmental impact study. Mr. Ten Kate stated that he believes the waiver can be granted because the improvements will take place within the existing parking lot.
12. A waiver is requested for traffic signage and safety plans which is not an issue because traffic signage and safety will not be affected.
13. A waiver is requested for a Developer's Agreement and there is no Developer's Agreement required for this project.

Mr. Ten Kate stated that the applicant has submitted information regarding the electric vehicle charging stations which he requested however, they were just submitted today and need to be reviewed. He added that subject to the list of certifications that he just mentioned, the Board could deem the application complete this evening provided the required items are submitted ten (10) days before the public hearing in June.

Mr. Sietsma brought up the matter of the number of parking spaces on the site whereby 239 are existing and 254 are proposed where 257 spaces are required.

Mr. Ten Kate stated that the site will still be nonconforming in terms of parking however the applicant is bringing the site closer to being conforming.

Mr. Sietsma asked if any new lighting is proposed for the site.

Mr. Ten Kate stated no lighting is proposed.

Mayor Boonstra inquired about the lighting on the EV charging stations.

Mr. Ten Kate stated that the applicant should provide information regarding the lighting intensity and color lighting on the charging stations.

Mr. Sietsma asked for a motion on deeming the application complete. Ms. Caprio made a motion to deem the application complete including the second addendum that was provided to the Board members this evening. Second, Mr. Fisher. Voting in favor: Mr. Homaychak, Ms. Caprio, Mr. Fisher, Mr. Melchionne, Mayor Boonstra, and Mr. Sietsma.

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 application was deemed complete at the April 20, 2022 Work Session meeting and will be heard during the Public Business meeting.

Mayor Boonstra mentioned that there currently exists a lease on our cell tower with T-Mobile. If the application is approved and a generator is installed, there will be a requirement for some additional monthly rent to be collected from T-Mobile. An appropriate amount will be negotiated with T-Mobile. The Mayor stated that the negotiations with T-Mobile are not within the purview of the Planning Board although the Board may hear and rule on the application subject to the negotiation of the lease at a later date.

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)

The application was deemed complete at the April 20, 2022 Work Session meeting and will be heard 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 7:50 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board