

**WYCKOFF PLANNING BOARD  
AUGUST 10, 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 Robert Fortunato.

"The regular August 10, 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](http://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; Peter Melchionne, Township Committeeman; Kevin Purvin, Kelly Conlon, Mike Homaychak, Frank Sedita, Joe Vanderplaat, and Sarah Caprio.

Absent: Glenn Sietsma, and Mae Bogdansky.

Staff in attendance: Kevin Hanly, Board Attorney; Peter Ten Kate, Boswell Engineering; and Maureen Mitchell, Board Secretary.

**OLD BUSINESS**

Approval of the July 13, 2022 Work Session and Regular Business Minutes

Mr. Homaychak made a motion to approve the July 13, 2022 Work Session and Regular Business Meeting minutes. Second, Ms. Caprio Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homaychak, Mr. Vanderplaat, Ms. Caprio, Mr. Melchionne, Mayor Boonstra, and Chairman Fortunato. Abstained: Mr. Purvin.

**PAYMENT RESOLUTION #22-08**

Mr. Homaychak made a motion to approve Payment Resolution #22-08. Second, Mayor Boonstra. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homaychak, Ms. Caprio, Mr. Vanderplaat, Mr. Melchionne, Mr. Purvin, Mayor Boonstra, and Chairman Fortunato.

**FOR COMPLETENESS REVIEW****Karpoff 348 Steinhauser Ln. Block 429 Lot 25**

(The applicant is proposing to regrade the rear yard by constructing retaining walls around the perimeter and moving approximately 600 cubic yards of soil requiring Planning Board approval)

Pete Ten Kate, the Township's consulting Engineer provided the details of Mr. DiGennaro's technical memorandum as follows:

The applicant is seeking approval to re-grade the rear yard by constructing retaining walls around the perimeter and moving approximately 600 CY of soil requiring a soil moving permit and the approval of the Planning Board as the amount of soil movement exceeds 100 CY. The proposed site includes an approved stormwater management plan which will result in a zero net increase in runoff from the improved property capturing water from the existing pool and surrounding patio. The property is served by municipal sewers. If the application obtains Planning Board approval, structural retaining wall calculations must be submitted by a NJPE for review and approval prior to permitting. Bergen County Soil Application is required. A landscape plan is required and has not been provided. Add general note – prior to import of any soil, a soil manifest, certificate of origin shall be provided to the Township Engineer to ensure all imported material is free of debris and does not contain contaminants which exceed the Residential Direct Contact Soil Remediation Standards (NJRDCSRS). The applicant has been informed of the above outstanding items and is expected to address them prior to the public hearing. Provided the Board finds this acceptable; they may wish to consider the application complete for purposes of scheduling a public hearing in August.

Mr. Ten Kate stated that the applicant has since submitted a revised plan with a revision date of 8/4/2022 which addresses Mr. DiGennaro's comments regarding the structural retaining wall calculations, stormwater management calculations, landscape plan and soil manifest notation so all of those conditions have been met for the purpose of a public hearing.

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

**Gilbert 354 Steinhauser Ln. Block 429 Lot 26**

(The applicant is proposing to regrade the rear yard by constructing retaining walls around the perimeter and moving more than 100 cubic yards of soil requiring Planning Board approval)

Mr. Ten Kate provided the details of Mr. DiGennaro's technical memorandum as follows: The applicant is seeking approval to re-grade the rear yard by constructing retaining walls around the perimeter and moving soil in excess of 100 CY requiring a soil moving permit and the approval of the Planning Board. The plan proposes a 1000 gallon drywell. Signed and sealed calculations are required to support the sizing of the drywell using the Township design storm of 2"/hour for 60 minutes. It appears that the drywell is to collect the dwelling roof leaders, but the plan is unclear. The property is served by municipal sewers. If the application obtains Planning Board approval, structural retaining wall calculations must be submitted by a NJPE for review and approval prior to permitting. Bergen County Soil Application does not appear to apply as the disturbance is less than 5000 sf. A landscape plan is required and has not been provided. Add general note to plan that prior to import of any soil, a soil manifest, certificate of origin shall be provided to the Township Engineer to ensure all imported material is free of debris and does not contain contaminants which exceed the Residential Direct Contact Soil Remediation Standards (NJRDCSRS). Add general note to plan that the design engineer



must inspect the construction of the retaining walls and issue the Township a certification of structural stability upon project completion. The applicant has been provided this memorandum and as a result is aware of the above outstanding items and is expected to address each of them prior to the public hearing. Provided the Board finds this acceptable; they may wish to consider the application complete for purposes of scheduling a public hearing in September.

Mr. Ten Kate stated that the applicant has submitted a revised plan with a revision date of 8/4/2022 which addresses Mr. DiGennaro's comments regarding the landscaping, drywell, structural retaining wall stability calculations, general notes pertaining to a soil certification manifest, and Engineer certification of inspection of retaining walls. All of those conditions have been met for the purpose of a public hearing.

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

**Bank of America 339 Franklin Ave. Block 239 Lot 1**

(The applicant proposes to install fourteen (14) safety bollards on the site requiring amended site plan approval)

Mr. Ten Kate provided the details of Mr. DiGennaro's technical memorandum as follows: The applicant received approval by the Wyckoff Planning Board in February 2018 for site plan improvements to replace an existing drive-thru teller lane with a drive-thru ATM lane, site improvements and a variance for a 6' fence in the front yard of a corner lot. The applicant now seeks an amended site plan approval for the purpose of installing security bollards (14) to strategic building access locations along the building requiring Planning Board Approval. The property is in the B-1 Central Business Zone and there appears to be no proposed changes to the structure or site, except for the proposed bollards. Application Item L should reference the 2018 Planning Board Approval granted. Application Items C & D – should be B-1 Zone. Check list 46-40 B items – Submission Waivers should be requested for a landscape plan, grading plan, and detailed drawings of all the structures on the site. Check list 46-40 C items – Submission Waivers should be requested, and corrections made, where applicable, to the following items not being provided: items - 8, 9, 10, 11, 12, 13, 14, 17, 18, 22 -29, and partial waiver for item 30 as ADA placard is being provided. Plan shall include a requirement of the Design Engineer to provide a post construction certification statement to the Township of Wyckoff that the site continues to be compliant with current ADA requirements. Provided the applicant addresses the above items and the Board is agreeable to the requested submission waivers, I take no exception to the Board deeming the application complete and schedule for a public hearing.

Chairman Fortunato asked Mr. Ten Kate if he sees any issues with the Board deeming the application complete based on Mr. DiGennaro's comments regarding the missing items.

Mr. Ten Kate said he does not see any problem with deeming the application complete as long as the items in question are submitted at least ten (10) days prior to the September meeting for public hearing.

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

**APPLICATIONS CARRIED****400 Franklin Ave. Inc. 400 Franklin Ave. Block 249 Lot 2.01**

(The applicant is seeking amended site plan approval to construct a second story on the existing one-story building requiring variances for existing lot depth, front yard setback, lot coverage and deficient parking)

Chairman Fortunato announced that this application will be heard during the Public Business meeting.

**T-Mobile Northeast, LLC Route 208 North Block 455 Lot 1**

(The applicant proposes to install a 50 kw diesel emergency backup generator within the fenced equipment area on the site of the communications tower on 208 north at Cedar Hill Ave.)

Chairman Fortunato announced that this application will be heard at the September 14, 2022 meeting.

**FOR PUBLIC HEARING****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)

Mr. Ten Kate said the applicant submitted a revised site plan with the electric vehicle charging stations now removed from the plan. The grading plan and the parking modifications have basically remained the same with the exception of fine tuning the ADA parking spaces to make sure they are in compliance.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 7:47 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary  
Wyckoff Planning Board



**WYCKOFF PLANNING BOARD  
AUGUST 10, 2022 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 Chairman Robert Fortunato.

"The regular August 10, 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.

*"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](http://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."*

The meeting began with the Pledge of Allegiance.

**ROLL CALL**

Board Members in attendance: Rudy Boonstra, Mayor; Rob Fortunato, Chairman; Peter Melchionne, Township Committeeman; Kevin Purvin, Kelly Conlon, Mike Homaychak, Frank Sedita, Joe Vanderplaat, and Sarah Caprio.

Absent: Glenn Sietsma, and Mae Bogdansky.

Staff in attendance: Kevin Hanly, Board Attorney; Peter Ten Kate, Boswell Engineering; and Maureen Mitchell, Board Secretary.

**OLD BUSINESS**

Approval of the July 13, 2022 Work Session and Regular Business Meeting minutes

The July 13, 2022 Work Session and Regular Business Meeting minutes were approved during the Work Session.

**PAYMENT RESOLUTION #22-08**

Payment Resolution #22-08 was approved during the Work Session.

**FOR COMPLETENESS REVIEW**

**Karpoff 348 Steinhauser Ln. Block 429 Lot 25**

(The applicant is proposing to regrade the rear yard by constructing retaining walls around the perimeter and moving approximately 600 cubic yards of soil requiring Planning Board approval)

**Gilbert 354 Steinhauser Ln. Block 429 Lot 26**

(The applicant is proposing to regrade the rear yard by constructing retaining walls around the perimeter and moving more than 100 cubic yards of soil requiring Planning Board approval)

**Bank of America 339 Franklin Ave. Block 239 Lot 1**

(The applicant proposes to install fourteen (14) safety bollards on the site requiring amended site plan approval)

The three (3) applications were deemed complete during the work session meeting.

**APPLICATIONS CARRIED****T-Mobile Northeast, LLC Route 208 North Block 455 Lot 1**

(The applicant proposes to install a 50 kw diesel emergency backup generator within the fenced equipment area on the site of the communications tower on 208 north at Cedar Hill Ave.)

Chairman Fortunato announced that this application will be carried to the September 14, 2022 meeting at the request of the applicant.

**400 Franklin Ave. Inc. 400 Franklin Ave. Block 249 Lot 2.01**

(The applicant is seeking amended site plan approval to construct a second story on the existing one-story building requiring variances for existing lot depth, front yard setback, lot coverage and deficient parking)

Harold Cook, on behalf of the applicant, stated that this is a continuation of the public hearing for 400 Franklin Avenue. He said that the Board had requested a few modifications to the site plan prepared by Robert Weissman. Since Mr. Weissman could not be present at this meeting, William Brown, the applicant's Architect, will provide the details of the minor modifications to the site plan.

William Brown was sworn in. He is a licensed Architect in the State of New Jersey, has appeared before this Board many times and was accepted as an expert in his field. Mr. Brown stated that the site plan prepared by Weissman Engineering was revised on 8/1/2022. The hedges near the Franklin Avenue entrance to the parking lot have been reduced to 2.5' in height. The parking area near the back door has been readjusted for pedestrian safety, and a planting bed of 5'-6' tall hedging is proposed along the south side of the parking lot subject to species recommendations by Mr. DiGennaro.

Ms. Caprio pointed out that at the last meeting, it was recommended that the existing sidewalks be replaced with concrete sidewalks.

Mr. Brown stated that the revised engineering plan shows that the existing paver sidewalk will be replaced with a concrete sidewalk in conjunction with the County project to install concrete handicap accessible ramps at the corner of Wyckoff and Franklin Avenues.

Chairman Fortunato said that the sidewalk replacement can be made a condition of any approval.

Mr. Brown provided the following details of the revised Architectural plans dated 8/3/2022: We are proposing a second story to the existing building and a two-story addition for a new interior staircase and elevator to the second floor. The second floor will be used for exam rooms and diagnostic equipment. We met with the Design Review Advisory Committee and made



revisions to the design based on the Committee members comments. The colors we are proposing are a cool off white or very light gray painted brick on the bottom level and a cool gray sandstone finish on the second level. If the existing clock can be salvaged, it will be cleaned up and reused, or it will be replaced with a new clock in the scalloped medallion on the façade of the second floor. The windows will be black aluminum, all of the building trim will be white with decorative transom windows in the front. The parapet will hide any equipment on the rooftop.

Mr. Ten Kate inquired about the gooseneck lighting.

Mr. Brown stated that the gooseneck lamps will be installed above the signs and will be directed onto the signs.

Ms. Caprio asked if any lighting is proposed for the parking lot.

Mr. Brown stated that there are currently a couple of existing spot lights on the building that light the parking area however we can install a couple more spot lights in the back of the building directed onto the lot for pedestrian safety.

Mayor Boonstra mentioned that he attended the Design Review Advisory Committee meetings and it was a good collaboration. He added that Joseph Cestaro, an Architect in town who is also a member of the Historic Preservation Commission, attended the meetings and the collaboration produced a great product.

Mr. Homyachak asked if there will be any mechanicals on the roof and if so, will they be screened from view.

Mr. Brown stated that there will be one (1) small unit on the roof, and it can be a horizontal unit so it will have a low profile and it will be hidden.

Ms. Caprio asked about the metal awning in the front.

Mr. Brown said they are hoping to reuse the existing awning however, if it is damaged during construction, it will be replaced with the same type of metal awning with a nice patina.

OPEN TO THE PUBLIC  
NO ONE FROM THE PUBLIC COMMENTED  
CLOSED TO THE PUBLIC

The Chairman stated that any approval will be subject to the modifications to the site plan by Mr. Weissman including the row of hedges along the parking lot where the asphalt is being removed, lowering the profile of the plantings on Franklin Avenue, the replacement of sidewalks along Wyckoff and Franklin Avenues, providing additional lighting (spot lights) for the parking lot, and providing paint color samples to the Design Review Advisory Committee

Mr. Homyachak made a motion to approve the application with the aforementioned conditions. Second, Mr. Sedita. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Ms. Caprio, Mr. Vanderplaat, Mr. Melchionne, Mr. Purvin, Mayor Boonstra, and Chairman Fortunato.

#### **FOR PUBLIC HEARING**

**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)

Bruce Whitaker, the applicant's Attorney came forward and provided the following details of the application:

This is an application for an amended site plan to modify and upgrade the parking lot with no changes proposed for the existing building on the site. We are deficient in parking based upon the Township Ordinance and the current uses of the shopping center. There are currently 239 parking spaces and we are proposing to increase the number of spaces to 254 where 257 spaces are required. There will still be a deficiency, however we are bringing the parking closer to conformity. There is currently no problem with the shopping center parking however we are proposing to make the parking conditions more conducive for patrons to have more accessible parking at the site as well as make the parking ADA compliant. We are going to provide drainage improvements for these modifications. We are proposing to upgrade the trash enclosures. There are no changes in the existing lighting proposed. We have requested some waivers which are listed in Mr. Ten Kate's report and we believe these waivers can be granted based on the modifications we are proposing for the site. The electric vehicle charging stations are not on the plan and they are not contemplated at this time.

Chairman Fortunato asked Mr. Whitaker to clarify what the applicant's intentions are regarding the installation of electric vehicle charging stations at the shopping center.

Mr. Whitaker reiterated that it is not his client's intention at this time. He added that the statute does not require site plan approval and his client has decided at this point it is not something they are going to do.

The Chairman said that although the charging stations are currently not being proposed, it is our understanding that the Planning Board or the Town could have input pertaining to the location of the location or lighting etcetera if a subsequent application for electric vehicle charging stations is submitted to the Building Department.

Mr. Whitaker again stated that his client is not planning to install EV charging stations on the site.

James Henry, the applicant's Engineer, was sworn in. Mr. Henry's professional affiliation is with Dynamic Engineering where he has worked for 15 years. He stated that he is a licensed Professional Engineer in New York, New Jersey, and Pennsylvania, and he is also a licensed Professional Planner. Mr. Henry stated that he has testified before over 75 Planning Boards and his license is in good standing. The Chairman recognized Mr. Henry as an expert in Civil Engineering.

Mr. Henry provided the following details of the Engineering site plan dated 8/10/2022 which was marked exhibit A-1:

The shopping center parcel consists of approximately five (5) acres. There is a residential neighborhood to the north, Cedar Hill Avenue to the south, commercial development to the west, and Route 208 to the east. The two (2) access driveways will remain unchanged. The applicant is trying to find tenants for the easterly side of the building, so we are proposing to improve the parking in that area by doing some reconfiguring and adding parking spaces in front of the existing retail shops where none currently exist. We are improving the ADA parking to bring it up to compliance. There are existing compact spaces in the rear of the building which will not be touched. We are proposing to add two trash enclosures in the rear of the building. There will be no change in truck circulation from what exists. No lighting improvements are proposed. We are



proposing a drainage inlet directly across from the pizza place near Cedar Hill Avenue which will connect to the existing stormwater drainage system on site. We are reducing the impervious coverage on site from 85.8% to 85.5% and adding landscaping around the circulation areas. We are proposing to add four (4) shade trees, thirty-four (34) evergreen shrubs, and eighteen (18) deciduous shrubs primarily on the easterly side of the building. We are also providing an ADA access ramp near the Chase Bank. We believe that what we are proposing will be a significant improvement to the site for tenants and patrons.

Chairman Fortunato asked what changes are proposed on the easterly side of the site.

Mr. Henry said we are proposing to regrade that area of the parking lot and provide a sidewalk on the side of the building. The lot currently slopes down so we will modify the grading and add spaces against the building. We are proposing to add safety bollards in front of the new parking spaces in front of the retail shops.

Mr. Homyachak said the plan shows some existing parking spaces which are substandard at 13.2' long where the standard is 18'. He asked if the proposed eleven (11) new parking spaces will be substandard.

Mr. Henry stated that there are a number of existing substandard parking spaces on the site. They are primarily in the rear of the building for employee parking, and we are not changing those spaces. All newly created parking spaces on the east and south sides of the building, as well as the drive aisles will be compliant.

Ms. Caprio said the plan refers to a second floor in the building. She asked what the space is currently used for and where the access to the second floor is located.

Patrick Gillespie, the Project Manager for the applicant, was sworn in. Mr. Gillespie pointed out the locations of the two (2) access doors to the second story. He stated that the second story space contains two offices and a yoga studio.

Chairman Fortunato pointed out that there are currently approximately ten (10) or fifteen (15) dumpsters in the rear of the building and two (2) dumpster enclosures are proposed on the plan.

Mr. Whitaker stated that all of the existing dumpsters will be eliminated. The trash from the different retail stores will be consolidated. Any dumpsters for trash and cardboard to remain will be placed within the proposed enclosures.

Mr. Henry stated that they are proposing two (2) dumpster enclosures for the site. The enclosures will be 10' by 20' and each will house a dumpster for trash and a dumpster for recycling.

The Chairman asked how the four (4) proposed dumpsters will be able to replace the existing ten (10) to fifteen (15) dumpsters and accommodate the site.

Mr. Henry said he believes they are switching over from individual trash collection contracts for each retail space to a communal contract where the retail spaces will share dumpsters.

Mr. Gillespie stated that the property owner will dictate that the businesses on site will now have to use one (1) hauler which will pick up once or twice a day instead of the multiple different trash haulers which currently pick up multiple times a day.

Ms. Caprio asked what the current hours of trash pickup are.

Mr. Gillespie stated that there are currently no specific regulated hours for trash pickup because there are multiple different haulers picking up trash. He added that we will have more control over the schedule of trash pickup once we switch over to one (1) hauler for all of the trash.

Mr. Sedita asked about the lighting on the east side of the building where the sprinkler room is located, adding that it looks like there is only one (1) existing light pole in that area of the parking lot.

Mr. Henry stated that there is less lighting in that area of the parking lot than they typically prefer to provide however, they are not proposing any additional lighting due to the close proximity of the residential homes in that area.

Ms. Conlon pointed out that the dumpster enclosure on the northwest side of the building appears to be behind the building however the dumpster enclosure on the northeast side of the building is visible from the street. She asked how the proposed locations were determined.

Mr. Henry stated that the locations were determined based on having enough room for the garbage trucks to maneuver to access the dumpsters.

Mayor Boonstra said the proposed dumpster enclosure on the northeast side of the building is being moved closer to the residential area. He asked if it would be possible to move it further to the left and away from the residential area.

Mr. Henry said the enclosure could be moved over however the trash collectors would have to manually roll the dumpsters out of the enclosure in order to empty them.

Mr. Vanderplaat said it appears that two (2) existing parking spaces in the rear of the building could be eliminated to provide a spot for the trash enclosure which would free up two (2) parking spaces closer to the retail stores where the enclosure is currently proposed on the plans.

Mr. Henry stated that they can look into reconfiguring the location of the trash enclosure on the northeast side behind the building.

Mr. Whitaker said relocating the dumpster enclosure will have to be subject to Engineer review.

Ms. Caprio asked if additional screening can be added in the area of the residential homes, as a courtesy to the neighbors, to buffer the sound from the garbage trucks.

Mr. Henry said there is existing landscaping there and there will be fewer garbage trucks picking up trash from the site as a result of what we are proposing.

Mr. Ten Kate asked if they would stipulate that trash will not be picked up before 7 a.m.

Mayor Boonstra said the Township Ordinance states no pickup before 7 a.m.

Mr. Whitaker stated the trash will be picked up between 7 a.m. and 7 p.m.

Mayor Boonstra suggested placing the trash enclosure on the northeast side closer to the



loading dock and pushing it further into the buffer since there is a wooded lot behind that area.

Mr. Henry stated it could be possible to place in the buffer in the area between the two (2) loading docks.

Mr. Whitaker said they will explore relocating the trash enclosure, and adding some screening near the residential area, and come back with a revised plan.

#### OPEN TO THE PUBLIC

Michael Decataldo, who resides at 300 William Way, was sworn in. Mr. Decataldo expressed concerns about runoff from the site since the applicant is proposing to regrade the parking lot in the area near his home, which is prone to flooding. He also said he was concerned about noise from garbage trucks and would like to have an enhanced buffer between the parking lot and his fence.

The Chairman said that if the dumpsters are going to be consolidated, there will be less garbage trucks picking up from the site.

Anna Decataldo was sworn in. Ms. Decataldo stated she has major concerns about the regrading of the parking lot especially since they suffered a devastating flood last year during hurricane Ida when they had 3' of water in their basement.

Chairman Fortunato asked Ms. Decataldo if she had experienced any flooding prior to hurricane Ida.

Ms. Decataldo stated she has lived in the home since 2010 and has never had a flood prior to last year's storm.

Mr. Ten Kate asked if the water came from the shopping center property or the nearby brook.

Ms. Decataldo said she is not sure if the water came from the brook, the parking lot, or Route 208.

The Chairman asked if the home is in a flood zone.

Ms. Decataldo said it is a flood zone.

Mr. Decataldo asked where water from the parking lot currently drains to.

Mr. Ten Kate stated the runoff in that area of the parking lot drains to a catch basin on Route 208. He added that the applicant submitted a drainage plan which meets all of the Township's requirements for stormwater runoff standards and calculations, and they are reducing the impervious coverage on the site.

Mr. Fortunato asked what the increase will be in the slope of the parking lot once the property is regraded.

Mr. Ten Kate stated that there is a curb on that side of the property which directs water towards the inlet. He added that the elevation of the lot is not being raised significantly because the ground height is bound by the building.

Mr. Henry stated they are cutting a portion of the ground and raising another portion slightly by approximately 6". We are trying to flatten the parking area and drive aisle to make it more level.

Mr. Ten Kate pointed out that they are lessening the slope of the existing lot on the east side of the parking lot which will slow the velocity of the flow of water to the neighboring properties.

Michael Hellriegel, who resides at 313 William Way, was sworn in. He stated that he has concerns about the fact that due to the new State mandate, which was discussed at the June meeting, the applicant can install electric vehicle charging stations at some point in the future without obtaining Planning Board approval. He went on to say that he is concerned about safety and property values should the charging stations be installed on the northeast side of the lot near the residential homes.

Chairman Fortunato stated the application no longer includes the installation of electric vehicle charging stations. He asked Mr. Gillespie if he could testify as to the reason for removing the previously proposed charging stations from the plan at this time.

Mr. Gillespie stated that the property owners were under the impression that they were required to install the charging stations because they were making modifications and improvements to the parking lot. He added that they are not required to install the electric vehicle charging stations and have no intention of doing so.

Chairman Fortunato stated that the Board had concerns that the applicant might obtain approval from the Board for the parking lot improvements and then submit a separate application to the Building Department for permits to install the EV charging station. He went on to say that it is his understanding that the Town Council is going to recommend to the Township Engineer that any permit application submitted to the Building Department for EV charging stations should not be granted out of hand. The reason being is that the State's Model Ordinance is new, and Mr. Hanly, our Board Attorney, believes there are certain controls that the Town can exercise.

Mayor Boonstra said the electric vehicle are a permitted use in all zones however the Planning and Zoning Boards retain jurisdiction as to lighting, signage, location, and hours of operation.

CLOSED TO THE PUBLIC

Mr. Ten Kate pointed out that that any Resolution of approval should mention the soil moving permit.

Mr. Whitaker stated they will come back with a revised plan showing the relocation of the dumpster enclosure which might infringe into the existing buffer requiring a variance.

Chairman Fortunato and Mayor Boonstra asked that they also consider adding a buffer to the revised plans in the area near the residential homes.

The application will be carried to the September 14, 2022 meeting without further notice to the public.

There being no further business, a motion to adjourn the Public Business Meeting was made, seconded, and passed unanimously. The meeting concluded at 9:40 p.m.



08-10-22PM

9

Planning Board

Respectfully submitted,  
Maureen Mitchell, Secretary  
Wyckoff Planning Board