

WYCKOFF PLANNING BOARD
SEPTEMBER 14, 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 September 14, 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; Kevin Purvin, Vice Chairman; Peter Melchionne, Township Committeeman; Mike Homaychak, and Sarah Caprio.

Absent: Glenn Sietsma, Kelly Conlon, Frank Sedita, Joe Vander Plaats, and Mae Bogdanskyy.
Staff in attendance: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the August 10, 2022 Work Session and Regular Business Minutes

Mr. Homaychak made a motion to approve the August 10, 2022 meeting minutes. Second, Mr. Purvin. Voting in favor: Ms. Caprio, Mr. Homaychak, Mr. Melchionne, Mr. Purvin, Mayor Boonstra, and Chairman Fortunato.

PAYMENT RESOLUTION #22-09

Mr. Homaychak made a motion to approve Payment Resolution #22-09. Second, Ms. Caprio. Voting in favor: Ms. Caprio, Mr. Homaychak, Mr. Melchionne, Mr. Purvin, Mayor Boonstra, and Chairman Fortunato.

RESOLUTION FOR MEMORIALIZATION**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).

Mr. Homyachak made a motion to approve the Resolution. Second, Mayor Boonstra. Voting in favor: Ms. Caprio, Mr. Homyachak, Mr. Melchionne, Mr. Purvin, Mayor Boonstra, and Chairman Fortunato.

FOR COMPLETENESS REVIEW**Abma & Sons Inc. 700 Lawlins Rd. Block 202 Lots 2 and 4**

(The applicant proposes to construct a new 50' by 114' pole barn, a 135' by 175' greenhouse building, an addition to an existing cabana, and an addition to the store building requiring site plan and variance approval by the Planning Board)

Mr. Ten Kate provided the following review of the application:

The applicant submitted an application for site plan approval dated 4/18/22, preliminary site plan prepared by Schwanawede/Hals Engineering last revised 9/7/22, and architectural plans for a pole barn prepared by Shrink LLC dated 9/15/21. The applicant is proposing to make a number of improvements to the site in phases over a few years' time. The Board should hear testimony as to how long the phases of the project will take to be completed. There are some completeness issues that should be addressed including waiver requests for a landscape plan, a grading plan, identifying trees greater than 8" in diameter, point by point analysis of existing and proposed lighting, numbering of parking stalls, and review of the application by the Design Review Advisory Committee. If approved, the applicant should provide a certification from a Professional Engineer that there will be zero increase in stormwater runoff as a result of this application.

Chairman Fortunato stated that any approval could be subject to the architectural plans being reviewed by the Design Review Committee.

Mr. Ten Kate recommended that at the very least, the plans for the retail store be reviewed by the Committee.

The Chairman asked Mr. Ten Kate if he has any objections to the Board deeming the application complete as submitted.

Mr. Ten Kate stated that he has no objections to the Board deeming the application complete.

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

APPLICATIONS CARRIED**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 provided the following overview of the revised plans dated 8/24/2022: There are two (2) plans for the Board to consider with regard to the location of the proposed trash enclosures. Trash enclosure option #1 is in the same location as previously submitted, which is one (1) enclosure along the northwesterly curb line and the other along the northeasterly curb line. The applicant should provide testimony confirming that there is no change in location or garbage truck access to this location as previously testified to as well as no change in the requested variances or waivers. Option #2 proposes the trash enclosure on the northeastern corner of the building at a distance of approximately 55' from the residential property line. They have included additional landscaping along the residential buffer area on this plan.

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 October 12, 2022 meeting.

FOR PUBLIC HEARING

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 Chairman announced that the three (3) applications 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

WYCKOFF PLANNING BOARD
SEPTEMBER 14, 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 September 14, 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"

"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; Mike Homaychak, and Sarah Caprio.
Absent: Kevin Purvin, Glenn Sietsma, Kelly Conlon, Frank Sedita, Joe Vander Plaat, and Mae Bogdansky.
Staff in attendance: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the August 10, 2022 Work Session and Regular Business Meeting minutes

The August 10, 2022 Work Session and Regular Business Meeting minutes were approved during the Work Session.

PAYMENT RESOLUTION #22-09

Payment Resolution #22-09 was approved during the Work Session.

FOR COMPLETENESS REVIEW

Abma & Sons Inc. 700 Lawlins Rd. Block 202 Lots 2 and 4

(The applicant proposes to construct a new 50' by 114' pole barn, a 135' by 175' greenhouse

building, an addition to an existing cabana, and an addition to the store building requiring site plan and variance approval by the Planning Board)

The application was deemed complete during the Work Session.

APPLICATIONS CARRIED

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, stated this is a continuation of an application for an amended site plan with variances, to modify the parking lot and bring it closer to the Code requirements. He went on to say that the trash area in the rear of the building has existed in the current condition for a long time and is nonconforming so we will bring it up to Code. The revised plans that were submitted to the Board for this meeting address the trash enclosures and the landscaping as was discussed at the last meeting.

James Henry was reminded that he was previously sworn and is still under oath. Mr. Henry stated that he is a licensed professional Engineer and Professional Planner in the State of New Jersey. He explained that two (2) different plan options dated August 24, 2022 for the locations of the proposed dumpster enclosures. Option #1 exhibit A-4 dated August 24, 2022. The plan proposes the same location as previously proposed however we have added nine (9) evergreen trees along the northeastern property line to supplement the residential buffer.

Chairman Fortunato asked about the proposed size of the trees at time of planting.

Mr. Henry stated that they typically propose 2" caliper and 6' height at time of planting.

Ms. Caprio said that she would like to be sure that the proposed trees in that area will be maintained will be able to survive.

Mr. Whitaker stated that the Township has an Ordinance which states that required buffers must be maintained by a property owner.

The Chairman asked for confirmation that the two (2) proposed dumpster enclosures will eliminate all of the other existing trash containers on the site.

Mr. Whitaker confirmed that all of the other existing trash dumpsters will be eliminated. There will be two (2) dumpsters within each enclosure and this will include recycling as well as garbage.

Option #2, marked exhibit A-5, places the dumpster enclosure on the northeast side of the existing building at the end of the parking aisle. This option also proposes nine (9) red cedar trees along the northeasterly property line to supplement the existing residential buffer. Mr. Henry stated that he believes option #2 is the best alternative as the dumpster enclosure is not located directly adjacent to the residential lot, and trash pickup operations can proceed while a truck is staging in the loading docks. We are also proposing a significant improvement in the parking on the site as well as the improvement to the trash collection.

Chairman Fortunato asked if the newly proposed location for the trash enclosure is going to eliminate any parking spaces.

Mr. Henry stated that option #2 creates three (3) spaces by freeing up the previously proposed location along the curb line for a total of 253 proposed parking spaces where 257 are required.

Mr. Homaychak pointed out that the area in the front of the building, where the nose-in parking is proposed, is currently marked as a fire zone.

Mr. Henry said they can stripe the drive aisles for fire truck parking.

Mr. Ten Kate said that Joe Vander Plaats was at the previous meeting and did not voice any concerns. In addition, the fire trucks would not be parked that close to the building in the event of a fire.

Ms. Caprio mentioned that plantings are proposed for the islands separating the drive aisles and suggested planting low scale plantings on the islands so as not to impede a drivers line of sight when pedestrians are crossing.

Mr. DiGennaro said we have experienced issues on the site, in the area of the Dunkin Donuts, with sewer backups and storm water backups and we are not sure what is going on there. He stated that he would like the lines mapped out, so we can make sure we don't have sanitary lines flowing into the storm water system.

Mr. Gillespie stated that he had the lines checked with a camera and they determined where the stormwater lines and sanitary lines are.

Mr. Whitaker said they will provide that information to the Township Engineer.

Mr. Ten Kate recommended installing bollards in front of the trash enclosures. He added that he would like Glenn Sietsma to review the proposed landscaping and make recommendations as to the species and size of the trees to be planted.

OPEN TO THE PUBLIC

Michael Decataldo, who resides at 300 William Way, was reminded that he was previously sworn and is still under oath. He stated that he is in favor of the new proposal with the dumpster enclosure being further away from the residential area and the proposed tree buffer.

CLOSED TO THE PUBLIC

Chairman Fortunato summarized by stating that the new proposal for option #2 moves the trash enclosures further away from the residential area, the applicant is eliminating the existing fifteen (15) trash dumpsters on the site, bollards will be installed on the corners of the trash enclosures, and the proposed landscaping will be subject to Mr. Sietsma's review.

Ms. Caprio mentioned providing the location and functioning of the sewer and storm water lines as a condition as well.

Mr. Ten Kate said the applicant will have to meet all of the conditions in his report which includes the storm water issue.

Mr. Homaychak made a motion to approve the application including proposed option #2 for the location of the dumpster enclosures. Second, Ms. Caprio. Voting in favor: Ms. Caprio, Mr. Homaychak, Mr. Purvin, Mr. Melchionne, Mayor Boonstra, and Chairman Fortunato.

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 October 12, 2022 meeting at the request of the applicant.

APPLICATIONS FOR PUBLIC HEARING

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)

Alex Karpoff, the owner and applicant, was sworn in. Mr. Karpoff stated that his backyard slopes significantly and he wants to level it so he can have more usable space. Leveling the backyard requires importing soil and constructing retaining walls on both sides of the property. He said the work began prior to submitting an application to the Planning Board because the landscaper, who is performing the work, told him he did not need permits for this job. Mr. Karpoff stated that Mr. DiGennaro, the Township Engineer saw the project underway and told him to stop the work and submit an application for soil movement, at which point the work was stopped and the application was submitted.

Chairman Fortunato thanked Mr. Karpoff for stopping the work when he was advised to do so by the Township Engineer.

Jonathan Bashan, the applicant's Engineer, was sworn in and was accepted as an expert in Engineering based on his credentials. Mr. Bashan stated that the subject property is sloped. There is an existing pool on the portion of the backyard that is level, and they wish to level the rest of the yard. We are proposing a tiered system of retaining walls with the neighboring property on the left side of the property where the wall will be 4' in height. On the right side there will be a 5' buffer between the property line and a single 3' high retaining wall. We are proposing a drywell to capture runoff from the pool and patio area which will improve drainage on the property.

The Chairman asked if the drywell would provide a reduction in runoff from what currently exists on the site.

Mr. DiGennaro stated that there is currently no drainage system in place to capture runoff from the pool and pool patio so adding the dry well will be an improvement.

Chairman Fortunato asked about the retaining wall structural stability calculations.

Mr. DiGennaro said the applicant will be required to submit retaining wall structural stability calculations and a soil manifest certificate of origin to ensure all imported material is free of debris and contaminants. He added that these requirements should be noted in the Resolution if the application is approved.

The Chairman inquired about the retaining wall materials and the proposed landscaping.

Mr. Bashan said they will be modular block retaining walls. Forty-nine (49) green giant arborvitaes, 4' in height at time of planting spaced 6' on center are proposed on the left side of the property.

Mr. Karpoff stated that the right side of the property has existing adequate screening.

Board Attorney Hanly asked about the status of the Bergen County Soil application.

Mr. Bashan stated that the application has been submitted and reviewed by the County. He received an email stating the application has been approved however he is waiting for the approval paperwork to be mailed to Mr. Karpoff.

Mr. DiGennaro said the Board's approval is subject to approval by the Bergen County Soil Conservation District.

Mr. Karpoff asked where he obtains the required soil manifest certificate of origin for the imported soil.

Mr. DiGennaro said that if the soil is brought in from offsite, from another Town, the supplier must have the soil tested at a lab and provide proof that the soil is clean.

Mayor Boonstra stated that if the application is approved this evening, Mr. Karpoff may resume work on the project prior to the memorializing of the Resolution next month however, he should understand that he may do so at his own risk. He added that he does not see any reason why he cannot proceed prior to the Resolution approval.

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

Mr. Homaychak made a motion to approve the application subject to the aforementioned requirements. Second, Mr. Purvin. Voting in favor: Ms. Caprio, Mr. Homaychak, 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)

Todd Gilbert, the applicant and owner, was sworn in. Mr. Gilbert stated that his backyard is sloped and he wishes to level off the yard to provide more space for his children to play. He added that the proposed retaining wall will be constructed of modular blocks; the same material as his neighbor Mr. Karpoff.

The Chairman reminded Mr. Bashan that he is still under oath.

Mr. Bashan said this application is very similar to the previous application in that the property slopes and they are proposing to move soil to level the property and construct retaining walls. The retaining walls will be a maximum of 3' in height on both sides of the property. A drywell is also proposed which will improve drainage conditions on the site. Mr. Bashan pointed out that the retaining wall on the south side will be continued into the front yard towards the driveway because there have been drainage issues in that area.

Ms. Caprio asked how far the wall will be from the front property line.

Mr. DiGennaro stated it will be 32'.

Chairman Fortunato asked about the proposed landscaping.

Mr. Gilbert said he is proposing a row of boxwoods to create a hedge on top of the retaining wall on the right side. The plants will be 3' tall and planted 3' on center.

Mr. DiGennaro advised the applicant that if he is planning to install a pool in the future, he may want to consider a different location for the proposed drywell. He suggested moving the drywell from the middle of the backyard towards the rear of the yard.

OPEN TO THE PUBLIC

NO ONE FROM THE PUBLIC COMMENTED

CLOSED TO THE PUBLIC

Chairman Fortunato stated that this application is subject to the same requirements as the previous application with regard to providing the structural stability calculations and the certification of clean soil.

Mr. Bashan stated that Mr. Gilbert is not importing any soil and is actually exporting soil to his neighbor at 348 Steinhauser Lane.

Mr. DiGennaro stated that the soil being exported from 354 Steinhauser to 348 Steinhauser will not require a soil test however any soil coming from off site will need to be tested.

Mr. Homyachak made a motion to approve the application. Second, Ms. Caprio. Voting in favor: Ms. Caprio, Mr. Homyachak, Mr. Purvin, Mr. Melchionne, 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)

Tom Letizia, the applicant's Attorney, came forward and presented the following information: This is an application for amended minor site plan approval for which notice was not required pursuant to MLUL. The site plan was prepared by Stonefield Engineering. The application is to permit the installation of fourteen (14) safety bollards at the existing Bank of America branch located at 339 Franklin Avenue. The property is in the B-1 Central Business District and is owned by Bank of America. In 2018, this Board approved a minor site plan application to replace a drive-thru teller lane with a drive-thru ATM lane. We have reviewed Mr. DiGennaro's technical memorandum dated July 20, 2022 and have no issues with any of his recommendations.

Christopher Riley, the applicant's Engineer, was sworn in and was accepted as an expert in the field of Engineering based on his credentials. The site plan cover sheet was marked exhibit A-1 and page two (2) was marked A-2. Mr. Riley provided the following details of the application: This is an application is to install fourteen (14) safety bollards on the site to protect certain areas of the bank from vehicles. We are proposing to install two (2) bollards by the front door, eight (8) bollards in front of the ATM machines on the outside of the building, two (2) bollards at the southern point to protect the drive-thru lane, and two (2) new bollards, with ADA signage, will

replace the existing bollards in front of the ADA spaces. The bollards will be three (3) feet in height and six (6) inches in diameter and they will be gray. The existing ADA spaces will be reconfirmed to be ADA compliant as mentioned in Mr. DiGennaro's technical memorandum. We are not proposing any changes to the parking on the site and the existing sidewalks around the building remain compliant.

Chairman Fortunato asked if they are proposing any lighting or striping on the bollards.

Ms. Caprio pointed out the site plan shows they are proposing two strips of red reflective tape on the bollards which Mr. Riley confirmed.

Mr. Riley said the bollards will provide safety and peace of mind for people using the ATM machines outside the building. He added that this building has experienced some damage from cars driving over the curb, particularly in the drive-thru lane, so these bollards will be a big safety improvement to the site.

Mr. DiGennaro suggested adding two (2) additional bollards where the ADA ramp exists to prevent someone from mistakenly or intentionally driving up the ramp into the building.

Mr. Riley stated that the striping in that area is meant to deter vehicles from entering that space however, if that is something the Board would recommend, they will consider adding two (2) additional bollards in that area.

Chairman Fortunato pointed out that the installation of bollards on the site is not mandatory.

Mayor Boonstra said the Board can approve sixteen (16) bollards, that way if the applicant decides to add the two (2) additional bollards near the ADA ramp, they will have the option to do so.

Ms. Caprio made a motion to approve the application with the potential to add two (2) additional bollards at the discretion of the applicant. Second, Mr. Homyachak. Voting in favor: Ms. Caprio, Mr. Homyachak, Mr. Melchionne, Mr. Purvin, Mayor Boonstra, and Chairman Fortunato.

There being no further business, a motion to adjourn the Public Business Meeting was made, seconded, and passed unanimously. The meeting concluded at 9:30 p.m.

Respectfully submitted,
Maureen Mitchell, Secretary
Wyckoff Planning Board