

**WYCKOFF PLANNING BOARD
AUGUST 10, 2016 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 Richard Bonsignore, Chairman:

“The regular August 10, 2016 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: Richard Bonsignore, Chairman; Robert Fortunato, Vice Chairman; Kevin Rooney, Mayor; Rudy Boonstra, Township Committee Representative; Glenn Sietsma; Kevin Hanly; George Alexandrou, Alt.

Board Members Absent: Drita McNamara; Scott Fisher; Justin Hoogerheyde, Alt.

Staff Present: Daniel Gronda, Acting Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

Staff Absent: Joseph C. Perconti, Board Attorney.

Chairman Bonsignore led the Pledge of Allegiance.

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Chairman Bonsignore 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 July 13, 2016 Work Session and Regular Business Minutes
The July 13, 2016 minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-08

Resolution #16-08 was approved at the work session meeting.

FOR COMPLETENESS REVIEW

RS BUILDERS, LLC (Estate of Alfred A. Siss) BLK 436 LOT 20.01 (RA-25); 363 Smith Place. Preliminary major subdivision/variance. *(The applicant proposes a preliminary major subdivision with a new cul-de-sac street to create 4 new building lots of which 2 lots require lot frontage variances).*

Vice Chair Fortunato recused themselves from discussion and removed themselves from the dais. Board Member Hanly made a motion to deem this application incomplete. The following items will need to be addressed as follows: the board will not waive the request for locating septic and wells within 200' radius of the property; bifurcating the landscape plan requirement and a Shade Tree Report is required; will not waive the width of the cul-de-sac; would like the plan reviewed by the Wyckoff Fire Department since a "will serve" letter from Ridgewood Water Department has not been provided; and wells will need to be located on the site and provided to service water to the proposed lots. Second, Board Member Sietsma. Voting in favor: Mr. Hanly, Mr. Sietsma, Mr. Boonstra, Mayor Rooney and Chair Bonsignore.

FOR PUBLIC HEARING

BERGEN BRICK STONE & TILE COMPANY BLK 202 LOT 78.01 (B1/L1); 685 Wyckoff Avenue. Amended site plan. *(The applicant proposes to provide a site plan to the Board showing existing conditions since this area was developed before the adoption of ordinance which required site plans).*

Bruce Whitaker, from the law firm of McDonnell & Whitaker, representing the applicant Bergen Brick, Stone & Tile, located at 685 Wyckoff Avenue, Wyckoff, NJ. He said the application is for an amended site plan. He said the applicant is not proposing an expansion of the 3 buildings that presently exist on the site. The applicant has the ability to lease some addition space from the land next door owned by the Susquehanna Railroad and the railroad has consented with a long term lease that was provided to the Board. The applicant's proposal is to meet the mandate in connection with brick pavers and the concept of outdoor fire displays for customers to look at. He added that there will be no change to the hours of operation which are 6 days a week with a ½ day of Saturday. He said deliveries will be to the rear of the property, ADA parking will be provided and the entire site will be upgraded. He added the applicant has requested certain waivers from the grading plan, submission of architectural building elevation, from the submission of site topography and a Stormwater management plan. He said the site has preexisting non-conformities and a variance is being requested where the 11 existing parking spaces are provided and 24 parking spaces are required, the aisle width is 12' where 13' is required and there is no loading zone. He said that public notice has been submitted.

Mayor Rooney was concerned with the area of proposed parking as to the turning radius and questioned whether the Wyckoff Police Department has reviewed this plan. Mr. Whitaker said he did not receive a police department report. He added that the site plan will need to be submitted to the Bergen County Planning Board for their review since this business is located on a county road.

Tibor Latincsics, Engineer with Conklin Associates, Ramsey, NJ was sworn. He said that he has appeared before the Board in the past as a witness in civil engineering. The Board accepted Mr. Latincsics credentials. Mr. Latincsics explained the site plan to the Board where there will be 5 – 45 degree angled 9' x18' parking stalls on the south side of the building and are accessed by a 12' wide travel aisle. He said the applicant is asking for an aisle width waiver

since there is no more room against the railroad right of way (ROW) for a wider aisle. He said this area already functions for customers and employees. Vice Chair Fortunato was concerned with the vehicles backing out onto the shoulder onto Wyckoff Avenue. Mr. Latincsics said this is an active brick yard and vehicles have to proceed with caution. Mayor Rooney asked if the applicant had given any thought to another exit. Mr. Whitaker said when the applicant looked at necessity for parking the customers coming here is a destination type point facility with appointments being made to look at the brick product.

Mayor Rooney suggested moving the pergola and pavers to another area in order to create additional parking. Mr. Latincsics was concerned with creating another row of parking and the challenge would be a smooth turning radius. Township Committee Representative Boonstra suggested parallel parking instead of angled parking.

Mr. Whitaker spoke with his client and said the pergola will be moved over to the display area and a safer parking area will be provided. Mr. Latincsics said the outdoor display area will be landscaped with landscape lighting and the remainder of the site will remain the same with the rear of the property is for contractors.

OPEN TO THE PUBLIC for questions of Mr. Latincsics.

No one appeared.

CLOSED TO THE PUBLIC

Todd Zecher, 45 Ramsey NJ, was sworn. He said he is a principle of Bergen Brick Stone and Tile and the operator and manager of this facility for the past 30 years in this family owned business. He said this business is customer based with contractor oriented at 85% and 15% of the public is by appointment generated through a contractor. He said we walk the customer through the sample displays. The busiest time of day is in the morning with the contractors. He said the hours of operation are 7:30 a.m. through 4:30 p.m. Monday through Friday and Saturday from 8 a.m. to 1 p.m. He said currently there is no problem with the public and parking. He said he will take the Mayor's advice and move the front storage area and displays to the area where the other displays are to get the product displays out of the front yard to make a safer parking area. Mayor Rooney said the landscape area will need to be irrigated. Mr. Whitaker asked that this application be carried to the September public hearing meeting. He added that revised plans will be submitted to the Board. The Board unanimously agreed to carry this application be to the September 14, 2016 public hearing meeting.

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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 8:55 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board