

WYCKOFF PLANNING BOARD
AUGUST 12, 2015 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 12, 2015 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: Kevin Rooney, Mayor; Township Committee Representative Boonstra; Scott Fisher; Tom Madigan; Drita McNamara; John Haboob, Alternate; Richard Bonsignore, Chairman.

Board Members Absent: Robert Kane, Vice Chairman, Glenn Sietsma and Doug Macke

Staff Present: Joseph C. Perconti, Board Attorney; Peter Ten Kate, Boswell Engineering Representative; Robert J. Shannon, Administrator and Anna Coscia, Clerical Assistant to the Municipal Clerk.

Staff Absent: Susan McQuaid, Board Secretary and Mark DiGennaro, Township Engineer

OLD BUSINESS

Approval of the July 8, 2015 Work Session Meeting and Public Business Meeting Minutes were approved at the 7:30 pm Work Session Meeting.

Township Representative Boonstra made a motion to approve the July 8, 2015 work session and regular business minutes. Second, Board Member Madigan. Voting in favor: Mr. Haboob, Ms. McNamara, Mr. Madigan, Mr. Boonstra, Mr. Rooney and Mr. Bonsignore.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #15-04

Resolution #15-04 was acted upon at the work session meeting.

Township Committee Representative Boonstra made a motion to memorialize the Resolution for payment. Second, Board Member McNamara. Voting in favor: Mr. Haboob, Ms. McNamara, Mr. Madigan, Mr. Boonstra, Mr. Rooney and Mr. Bonsignore.

FOR REVIEW AND RECOMMENDATION

The Planning Board has been presented with two ordinances.

ORDINANCE #1780 - AN ORDINANCE TO AMEND SECTION 186-22 OF THE CODE OF THE TOWNSHIP OF WYCKOFF "REGULATIONS APPLYING TO ALL ZONES" TO PROVIDE FOR THE REGULATION OF CONSTRUCTION TRAILERS IN COMMERCIAL ZONES WITHIN THE TOWNSHIP OF WYCKOFF

ORDINANCE #1781 - AN ORDINANCE TO AMEND SECTION 173 OF THE CODE OF THE TOWNSHIP OF WYCKOFF "TRAILERS," TO PROVIDE FOR THE REGULATION AND LIMIT OF STORING RECREATIONAL VEHICLES, TRAILERS AND CAMP CARS WITHIN THE TOWNSHIP OF WYCKOFF

Mayor Rooney reported that these two ordinances are similar. The Township received complaints regarding commercial vehicles parked overnight in residential zones of which there is an ordinance prohibiting such complaints are also received about trailers, camp cars and motorized campers parked in front yards in residential zones and that residents sometimes have multiple trailers, camp cars and motorized campers located in the front driveways in a residential home. Essentially this ordinance clarifies the Township's existing procedures which has been introduced by the Township Committee as a quality of life measure. Its purpose is to protect the integrity of the single family residential zoning. The ordinance will allow a trailer or camp car if it is either parked in the garage or is parked in either: the back yard or on a side yard behind the front plane of the home. Therefore the ordinance allows one of these vehicles but not two or more. Recent complaints have focused on the house located on Monroe Avenue which has a commercial vehicle, a covered trailer and a recreation trailer with two jet skis parked in the drive way. Similar complaints regarding a camper which was used as a residential home was reported on the corner of Clinton Avenue and Quackenbush Avenue as well as homes in the Sicomac section. The Township Committee has established as a policy a 60 day notice to allow the residents adequate time to find another location to store their second or third item of this nature or if they do not have a side yard the item can be relocated at another private location outside of Wyckoff.

Mr. Thomas Madigan stated that he had reviewed both ordinances and he is in favor of both ordinances however he suggested adding one word to clarify Ordinance #1781 and that word would be in section 173-2 the last sentence should include the word plane after the word front in the last sentence.

Mr. John Haboob inquired if the Township ever considered regulating by permit and charging a fee to keep track of all trailers in the community.

Mayor Rooney indicated that he is not in favor of additional government and charging residents an additional fee.

After a thorough review a motion was made by Board Member Madigan second Board Member McNamara. Voting in favor: Mr. Haboob, Mr. Fisher, Ms. McNamara, Mr. Madigan, Mr. Boonstra, Mr. Rooney and Mr. Bonsignore; to recommend the Ordinances #1780 and #1781 to the Township Committee for further consideration with the addition of the word plane in the last sentence of section 173-2 in Ordinance #1781.

FOR CONSIDERATION

EASTERN CHRISTIAN CHILDREN'S RETREAT (ECCR) BLK 443 LOT 49.04 (RA-25); 700 Mountain Avenue. *(The applicant proposes a 290 square foot addition to the existing Willow Lodge group home building which provides client housing).*

The application was deemed complete at the July 8, 2015 meeting.

Mr. James Bryce, the attorney for ECCR introduced the application to the Planning Board. Mr. Bryce stated the ECCR is a non-profit organization that provides treatment to adults who are mentally disabled and physically handicapped. The property discussed is block 443 lot 49.04 in the RA-25 district which consists of ten acres. It is a campus type property with one principal structure and three smaller lodges. The subject of tonight's application is one of those three smaller lodges known as the Willow Lodge. The application proposes to add 290 square foot addition to the Willow Lodge, some additional concrete side walking and replacement landscaping. This application is an amended site plan. Mr. Bryce stated that he will present two witnesses this evening; one will be Jayne Press, Executive Director of the ECCR and the second is the ECCR's Project Architect Mr. Richard Vincek.

Planning Board Attorney, Joseph Perconti indicated that the application and plans submitted will be identified as A-1 and Boswell Engineering July 1, 2015 report will be identified as B-1.

Jayne Press, ECCR

Attorney Perconti administered the oath of office to Mrs. Press. Mrs. Press stated the purpose of the 290 square foot expansion is to service the medical needs of the patients residing in the Willow Lodge. Due to changes in state regulations the bathing needs of the patients require an expanded bathroom and storage adjacent to the bedroom to house medical equipment. The additional concrete sidewalk is for egress from the bedrooms since state regulations require patients to be evacuated. The patients are in hospital beds so the sidewalk accommodates the evacuation of a patient on a hospital bed. The Willow Lodge consists of four bedrooms and two bathrooms. This layout will remain the same.

Planning Board Member Mr. Boonstra asked Mrs. Press if she anticipated applying to the Planning Board to achieve similar work at the other two lodges. Mrs. Press advised that she did. Mr. Boonstra suggested when she applies to apply for two lodges on one application. Mrs. Press thanked Mr. Boonstra for his suggestion and indicated that the application is also timed to coincide with the receipts of grants or loans.

Mr. Richard Vincek, Project Architect

Mr. Vincek reported he is a licensed architect in the State of New Jersey since 1983. He attended NJIT and he has testified and has been accepted as an expert in front of Land Use Boards before. The Planning Board accepted Mr. Vincek as a qualified expert. Mr. Vincek reported his assignment was to expand the Willow Lodge to accommodate patient's medical needs and comply with State of New Jersey regulations regarding evacuations. He explained the existing site has one main building and three lodges. On the south side of the Willow Lodge a 290 square foot addition is proposed with canopies over exit doors and concrete walkways to allow the residents to be evacuated on stretchers. The exit doors will have wall mounted lighting with a 60 to 100 watt light bulb. As it relates to landscaping one Beech Tree will be

removed and some shrubbery. However new shrubbery will be replanted. The Willow Lodge as it currently looks has white vinyl siding that same white vinyl siding will be seamlessly replaced where needed on this application. As it relates to drainage for impervious surface all will be connected to the underground existing drainage system. The proposed work is still 150 feet or greater from the property line and there is no off site impact because the area between the Willow Lodge and the property line is still significantly wooded. It was indicated that the New Jersey Department of Health requires the evacuation of the patients from these facilities and that is the purpose of the sidewalks. Board Member Scott Fisher stated that plans do not show a knox box. Mr. Bryce indicated the ECCR has no objection to adding a knox box. Mr. Vincek indicated the building has an interior full sprinkler system for fire protection.

Mayor Rooney discussed the landscaping saying the plan shows removing of ten shrubs and the replanting of five. Mr. Rooney suggested that the ECCR replant three to five additional plantings in the area where the Beech Tree is proposed to be removed just to soften the view of the building.

Chairman Bonsignore discussed the functionality and utility of the building. If two bedrooms share one bathroom and the bedrooms are not being modified what is the functionality of the expansion of the bathroom? Mrs. Press reported that the bathrooms requires expansion because the patients are on hospital beds and there is a stretcher called a shower trolley. Many of these patients are not able to sit up and they are bathed and cleaned while on the shower trolley which requires greater mobility in a larger bathroom area. The state mandates that the ECCR evacuate these patients and that is the purpose of the concrete sidewalk as well.

Chairman Bonsignore opened up the meeting for public comment. No one came forward to speak.

The Planning Board further considered the application and a motion was made by Township Committee Representative Boonstra to approve the application for **EASTERN CHRISTIAN CHILDREN'S RETREAT (ECCR)** BLK 443 LOT 49.04 (RA-25); 700 Mountain Avenue. *(The applicant proposes a 290 square foot addition to the existing Willow Lodge group home building which provide client housing)*, as proposed and as testified to this evening at the public hearing regarding the Willow Lodge 290 foot expansion as modified by the Planning Board's request for additional landscaping discussed this evening and installation of the knox box. Second, Board Member McNamara. Voting in favor: Mr. Haboob, Ms. McNamara, Mr. Fisher, Mr. Madigan, Mr. Boonstra, Mr. Rooney and Mr. Bonsignore.

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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 8:25 p.m.

Robert J. Shannon, Administrator
Wyckoff Planning Board