

**WYCKOFF PLANNING BOARD
DECEMBER 14, 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 December 14, 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; Rudy Boonstra, Township Committee Representative; Scott Fisher; Glenn Sietsma; Kevin Hanly; Justin Hoogerheyde, Alt.; George Alexandrou, Alt.

Board Members Absent: Drita McNamara

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

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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 November 9, 2016 Work Session and Regular Business Minutes
The November 9, 2016 minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-12

Resolution #16-12 was approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

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).*

This resolution was memorialized at the work session meeting.

FOR COMPLETENESS REVIEW

HAJINLIAN, NOREEN BLK 201 LOT 18 (RA-25 CORNER); 327 Brookside Avenue. Minor subdivision/variance. *(The applicant proposes to subdivide the existing 45,747 square foot lot into two lots. The new lot will be conforming and the existing lot will be deficient in lot area).*

This application was deemed complete at the work session meeting. The application has been scheduled for the Wednesday, January 11, 2017 work session meeting.

FOR PUBLIC HEARING - CARRIED

BERGEN COUNTY'S UNITED WAY/MADELINE HOUSING PARTNERS BLK 238 LOT 2 (B1A); 370 Clinton Avenue. *(The applicant, a non-profit corporation, proposes to develop this property for a multi-family community residence consisting of a four bedroom unit, 2 2-bedroom units and a studio unit for adults with developmental disabilities).*

Andy DeVecchio, the applicant's attorney, from the law firm of Beattie Padavano, said the applicant has revised the site plan and downsized the size of the building and the bedroom count. He said the original design had 9 bedrooms and has now been reduced to 6 bedrooms. This project will have a residential character to the exterior design of the building.

Michael Scro, principle of Z+ Architects, 240 West Crescent Avenue, Allendale, NJ was sworn. He said he is a licensed architect in the State of New Jersey and an expert in field of architecture. The board accepted Mr. Scro's credentials.

Board Attorney Perconti asked that the following exhibit be marked as identification:

A-4 Revised architectural set

Mr. Scro said his initial submission was an overreach. He said he took the overall footprint of the proposed building and scaled the building down, reduced the amount of units utilizing the ground floor only for single story living with a pull down staircase for access to the attic which will be used for mechanical storage only. He added that the building has been reduced from 8,491 square feet to 3,450 square feet for a reduction of 4,789 square feet. He said the exterior of the building will be cedar shake siding with stone veneer at the base with azec trim. The roof line has been broken up with a portico main entrance to the group home living area at the far left of the building and a secondary portico entrance to the right of the building to access the 2 - one bedroom units. He said the simple center hall entry to the 4 bedroom and 4 bathrooms 2,350 square foot group home are ADA compliant with regards to the doors and bathrooms. He said a secondary access to the group home is off the kitchen which is located on Morse Avenue. He said the 2 one bedroom apartments are one bedroom Unit A with a variance being requesting for a 500 square feet dwelling area where 600 square feet is required and one bedroom Unit B which meets the 600 square foot unit requirement. These units will have a laundry area, a small closet and ADA bathroom. The construction will be a slab on grade construction and there is no proposal for a full basement. He concluded that there will be 2 trash enclosures; one outside the apartment units and the other outside the kitchen door in the rear of the group home building. He said the peak of the main roof ridge is 29.2' and the secondary ridge is 27' which is architectural pleasing.

Chair Bonsignore said he appreciates the changes that were done to the building by scaling down the volume but did not realize the sacrifice of a unit. Board Member Fortunato asked if the second floor will be for mechanical storage only. Mr. Scro said the second floor attic space will be used for mechanical storage. It will have a vaulted ceiling with access by a pull down staircase by the apartment units. The second floor windows are for making an aesthetic exterior and the height in this attic space will be 6' – 7' of height. He said the area will be partitioned for draft stopping. Board Member Fisher asked if the building will be sprinklered. Mr. Scro said the building will be sprinklered and there may be heat sensors and sprinkler head in the attic. Board Member Fisher asked if an additional 100 square feet could be added to Unit A. Mr. Scro said this unit could get modestly increased but it will encroach further into the front yard setback. Chairman Bonsignore asked if the powder room off the office in the group home ADA compliant. Mr. Scro said it is for staff use only and is not ADA compliant.

OPEN TO THE PUBLIC for questions of Mr. Scro

No one appeared.

CLOSED TO THE PUBIC

David Hals, was reminded by Board Attorney Perconti, that he was sworn at the October 5, 2016 meeting and remains under oath. Attorney Perconti then asked that the following exhibits be marked as identification:

A-5 Site plan with a revision date of 11-2-16

A-6 Colorized version of sheet 3 of 4 of A-5 the set that was just identified

Mr. Hals said he prepared the plans identified as A-5. He said the previous plan have 7 parking stalls backing out onto Clinton Avenue with 2 handicapped stalls on Morse Avenue. He said the footprint of the new building has been reduced in size. He said the revised plans still have 7 angled parking spaces on Clinton Avenue but they are now situated on the property and not in the public right of way due to the reduction in the building. He said exterior trash locations have been added to the plan with one being located on the westerly side of the building or the right hand side of Clinton Avenue and the second one on the southerly side of the building or outside the kitchen door of the group home on Morse Avenue. He said stepping stones lead to these trash areas. He continued that the amount of variances required for the structure have been reduced. There is now a conforming front yard setback on Clinton Avenue, the Morse Avenue front yard setback remains at 16.6' where 20' is required, the rear yard setback has been reduce to 15.8' were 20' is required, the building coverage has been reduced to 30.5% where 20% is required and the habitable floor area in apartment A is proposed at 500 sf where 600 sf is required. He said that the Board was concerned with backing out onto Clinton Avenue. He said a depressed curb for the 7 parking spaces across the front of the site. The sidewalk will be covered by an easement for the general public to use and will extend in front of the house along Clinton Avenue and will be a rustic red brick paver sidewalk with a sand base. He said the lighting fixtures will match the downtown fixtures with 2 lights along the front walkway for the parking area and the sidewalks. Mr. DelVecchio asked if there will be any negative impact with the vehicles backing out onto Clinton Avenue. Mr. Hals said Clinton Avenue is a low volume street and there will be adequate sight distance and the parking space will function as designed. Mr. DelVecchio asked Mr. Hals that as a planner if the nature of the relief being requested is sufficient proof to justify the variances. Mr. Hals said that in terms of the bulk variances there is a front yard setback and rear yard setback that have been reduced due to minor modifications of the proposed building once it was reduced. He said the right side of the building is saw tooth and angled in design which is less intrusive and a dense landscape buffer is provided around the side and rear of the property. The building is designed to reduce the height of the building

and soften the look of the building with dormers. He said the proposed lot coverage is at 54% where 75% is the maximum and this property will not be overdeveloped. He said the applicant is not providing garages since the residents do not drive. He said that one unit will be deficient in habitable floor area of 500 sf where 600 sf is required. This 500 sf can support a one bedroom unit. He concluded that foundation plantings will be in the front of the building and by the side kitchen door. This building fits in with the neighborhood and will be a benefit to the community with this proposed use.

Board Member Fisher asked if there will be lighting on the exterior of the building. Mr. Hals said outdoor lighting will be provided but not by the trash area. Board Member Fisher asked where the decorative streetscape lighting will be located. Mr. Hals said they are just putting the decorative streetscape lighting on Clinton Avenue but can add one on the Morse Avenue side of the property. Board Member Fisher suggested maple trees be planted instead of the pin oaks at the 2 corners of the property. Board Member Fortunato was concerned with the vertical parking on Clinton Avenue. He asked if there was any other practical way to relocate the parking. Township Committee Representative Boonstra said the consensus of the Board is how to provide the safest parking. He asked if the applicant needed 7 parking spaces. Mr. Hals said the parking could be reduced to 4 parking spaces. He said he can reconfigure the parking lot for parallel parking. Attorney DelVecchio said that 7 parking spaces are required by code. Mr. Hals said that during the day the parking lot may be full but overflow parking is permitted on Morse Avenue.

Tom Toronto, was reminded by Board Attorney Perconti, that he remains under oath. He said that 1 car is needed per 10 residents. He said that 2 spaces will be required for workers. Township Committee Representative Boonstra said 4 spaces are adequate and fit the needs of the site with the residents. Mr. Boonstra said he was advised by Board Attorney Perconti that the Board can proceed with a decision this evening pending revised site plans updating the parking area. Board Member Hanly said that if there is going to be parallel parking on the property with 2 spaces to the left and 2 spaces to the right with a 24' aisle width then the public sidewalk can be moved back towards the street. Attorney DelVecchio said to the Board that since the plans are going to be revised due to the parking Mr. Toronto would like to add the 100 sf to the deficient apartment unit A. Mr. Scro, the applicant's architect, said 100 sf can be added to the apartment unit A without encroaching any further into the side yard setback. Mr. Toronto said he would like to keep the apartment units similar in size for the residents and the state requirement. Chairman Bonsignore said the minimum habitable floor area variance will then be removed.

Township Engineer DiGennaro said the parking area will be realigned for 3 parking stalls and one ADA conforming stall with ADA signage. Board Member Fisher said a curbed grass strip along with a brick paver sidewalk will be installed on Clinton Avenue which will connect to the existing sidewalk. Township Engineer DiGennaro suggested 2 decorative lights on Clinton Avenue and 2 decorative lights on Morse Avenue to be located in the right of way (ROW). Boswell Engineering Consultant TenKate said the amount of decorative lighting can be discussed in the field with up to 4 to be determined when the onsite lighting is installed.

Township Engineer DiGennaro said Mr. Hals will need to provide testimony as to the Stormwater management. Mr. Hals said the entire building runoff will be piped to 2 seepage pits both located on Morse Avenue and the parking area in the front will tie into a seepage pit located along Clinton Avenue. The surface runoff around the property will be directed towards the seepage pits so there will be no increase in runoff but in fact there will be reduction in runoff

from the site. Township Engineer DiGennaro asked where the air conditioning units will be located. Mr. Hals said the 2 units will be located in the rear of the building for the group home with 1 additional air conditioning units in the rear corner of the building by apartment B and 1 in the right front corner by apartment A for a total of 4 air conditioning units on site.

OPEN TO THE PUBLIC for questions of Mr. Hals

No one appeared.

CLOSED TO THE PUBIC

Mr. DeVecchio said that when 100 sf is added to Apartment A the building coverage will increase by .8% which will increase the lot coverage variance from 30.5% to 31.3%. Board Member Fisher said that he appreciates the hard work that the applicant put into developing this application.

Township Representative Boonstra made a motion to approve this application as presented subject to the following conditions: the parking will be reduced from 7 angled parking stalls to 3 parallel parking stalls with 1 ADA compliant stall for a total of 4 parking stalls all to be contained within the property which will create a parking variance; the sidewalk will be relocated to the Clinton Avenue curb line to eliminate the need for an easement required for the current layout; 100 sf addition will be added to apartment A which will increase the lot coverage by .8%; up to 4 decorative street lights along the perimeter of the property subject to the determination of the engineer; landscaping as approved by Shade Tree Commission with an irrigation plan; second floor area will be restricted to mechanical storage as per testimony by the applicant; waiver granted from Interior Block Parking requirement; and a deed restriction that the units will remain affordable and cannot be converted to market rate. Second, Board Member Fisher. Voting in favor: Mr. Fisher, Mr. Alexandrou, Mr. Hanly, Mr. Hoogerheyde, Mr. Sietsma, Mr. Boonstra, Mr. Fortunato and Chair Bonsignore.

FOR PUBLIC HEARING – NEW

MONDANA & SHAHRUM YAZDI BLK 225 LOT 10 (B1A); 219 Everett Avenue. *(The applicant said the existing medical office is 1,024 square feet and the applicant is proposing to add an additional 625 square feet. No variances are being requested in connection with this proposed addition).*

Mr. Bruce Whitaker, from the law firm of McDonnell Whitaker, the applicant's attorney said that Mondana and Shahrum Yazdi are the owners of 219 Everett Avenue, Wyckoff, NJ. He said that in advance he had prepared an exhibit list as follows:

- A1 Minor site plan last revised 11/14/16
- A-2 Landscape plan prepared by Peter Cooper date 11/10/16
- A-3 Bergen County Planning Board letter dated 10/27/16
- A-4 Bergen Count Soil conservation District letter dated 10/12/16

Board Attorney Perconti asked that the Boswell Report exhibit be marked for identification:

- B-1 Boswell Report dated 12/7/16

Mr. Whitaker began by stating that Dr. Mondana Yazdi operates a pediatric medical office from this facility. She purchased the property and the practice from Dr. Moore who also had a pediatric practice for many years at the same location. The property is located in the B1A Triangle Business Zone which permits professional offices that include medial offices and also

residential use on the second floor. The property has an area of 12,000 square feet where 6,000 square feet is required, has a lot width of 100 feet where 60 feet is required and a depth of 120 feet where 100 feet is required. The side yard is 16.1 feet where 12 feet is required and a combined side yard of 51 feet. The rear yard setback to the professional building is 60 feet where 20 feet is required. The following non-conformities exist which are front yard setback to the existing porch is 18.4 feet where 20 feet is required; accessory building side yard setback is 2.1 feet where 12 feet is required; accessory building rear yard is 1.4 feet where 20 feet is required; total lot coverage is 84% where 75% is the maximum permitted. The applicant does not propose to make any modifications to the first three non-conformities as it pertains to front yard setback of the existing building and side and rear setback of the garage. The applicant proposes to eliminate the lot coverage non-conformity by removing a portion of the pavement that currently exist so that lot coverage will be 70.97% where 75% is the maximum permitted. The area of pavement being removed will be converted to a landscaped area. There exists on the property a 2 ½ story framed dwelling unit that is residential in character and was converted many years ago to a medical office on the first floor and a single apartment on the second floor. The apartment has approximately 900 square feet where 600 square feet is the minimum required. There are no modifications proposed to the apartment. The detached unheated garage is used for storage. The current medical office is 1,024 square feet. The applicant is proposing to add an addition to the medical office of 625 square feet. A portion of the addition will be a small bump out on the northerly side of the building to extend the reception area and to expand an existing office. The rear addition will permit an expansion of an existing lab, 2 new exam rooms, a testing room and an additional private office. No variances are being requested in connection with this amended site plan application. Dr. Yazdi has conducted her pediatric practice for over 12 years at this location. The purpose of expanding the first floor of the building is to give additional breathing room in connection with the established practice. The building expansion is not for the purpose of expanding the practice itself and it is Dr. Yazdi's intention to continue the practice as it currently exists and meet today's standards under HIPAA requirements. He added that 13 parking spaces are proposed. The medical office of 1,650 square feet required by code 11 parking spaces and the residence require 2 parking spaces. Therefore, parking is conforming to the Wyckoff Ordinances. He then called his first witness.

Dr. Yazdi, licensed physical pediatrician, was sworn. She stated that she has conducted her pediatric practice for over 12 years at this location. She said her mother lives in the apartment on the second floor. She said there is a total of 3 doctors that rotate at the practice. At any given time, there is only one doctor seeing patients. The number of staff is a maximum of 3 consisting of a receptionist in the reception area, a billing manager in the back office and one nurse. The proposed addition will permit a doctor to have more flexibility in connection with the exam rooms in seeing approximately 4 patients per hour. She said it would also give her additional space for her own private office, an office for each of the other doctors so that they do not have to share an office. There will now be a testing room that can be devoted to doing proper vision and hearing screening. This treatment room will also allow her to purchase new equipment which screens newborns for retinal cancer. Dr. Yazdi said her office hours are Monday from 8 a.m. to 7 p.m.; Tuesday through Friday from 8 a.m. to 6 p.m. and Saturday from 8 a.m. to 2 p.m. She said they are closed Sunday and major holidays. Patients are seen on an appointment only basis. She said with this expansion she will be able to have a sick and well waiting room, her own office for HIPAA patient privacy requirements and a treatment room for hearing and visual. She said her office will be brought up to today's standards and patient expectation. She added that there will be no change in signage on the site. She said her medical waste container will be picked up by the vendor when it is full. The solid waste as well as recyclables will be stored in the garage and picked up by the town.

OPEN TO THE PUBLIC for any questions of Dr. Yazdi.

No one appeared

CLOSED TO THE PUBLIC

Tom Ashbahian, the applicants architect, 39 Spring Street, Ramsey, NJ was sworn. The Board accepted Mr. Ashbahian as an expert since he has appeared before the Board on numerous occasions. He said this 32' x 32' square building is a classic 2 story house with a front porch. He said Dr. Yazdi currently uses 1000 square feet of office space for her practice which includes a small vestibule inside the building for access to the second floor apartment. He said the building square footage is limited and there is a HIPAA requirement of being able to have confidential conversations. He said the windows have been updated, the building is sided and the landscaping is abundant. The doctor would like to expand the building toward the rear of the property in order to pick up office space of 525 sf for a private office, 2 exam rooms and a dedicated test room and 100 sf addition to the side of the building to expand the waiting area in order to add a sick and well waiting area and business office. He added that there will be no expansion to the 900 sf second floor apartment. He added that no variance is requested for the proposal. He said the property is fully paved and the driveway on the north side of the building will be removed where 84% of impervious coverage exists and it will be reduced to 71% where 75% is the maximum. He said that this reduction will reduce the amount of drainage coming off property. He said 36% of the existing garage will be removed and a new garage door will be installed. The rear parking lot will be reconfigured, the parking requirement is for 13 parking spaces and 13 will be provided and a new handicapped space will meet ADA compliance. He said the soil movement and the final grade of the area of the property where the pavement is being removed will not increase the surface flow to any adjoining property. The site lighting is adequate since Everett Avenue is well lite with decorative streetscape lighting and the sidewalk and curb will be a dropped curb in front of the garage. A brick paver sidewalk will be installed along the road where the existing driveway was removed. He said an as-built survey will be submitted when the construction has been completed. The Stormwater will be collected in 2 existing seepage pits. Lighting will be adjusted after 6 months of the completion of the project. Mr. Whitaker asked about the landscaping plan. Mr. Ashbahian said sod will be installed in the new lawn area and an entire new line of emerald green arborvitae will be planted along the property line.

OPEN TO THE PUBLIC for questions of Mr. Ashbahian

No one appeared.

CLOSED TO THEPUBLIC

Boswell Engineering Representative Ten Kate noted that the generator will be relocated. Mr. Ashbahian said it will be moved in front of the garage and the generator will be buffered with landscaping. Township Committee Representative Boonstra commented that the bump out on the north side of the building adds to the architectural feature of the addition as well as providing additional working space inside the building.

Township Committee Representative Boonstra made a motion to approve this application as presented. Second, Board Member Hanly. Voting in favor: Mr. Purvin, Mr. Hoogerheyde, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Fortunato and Chairman Bonsignore.

JMM RESOURCE GROUP, LLC D/B/A BETTER HOME & GARDENS RAND REALTY BLK

236 LOT 8 (B1); 646 Wyckoff Avenue. *(The applicant proposes to install a ground sign in the front yard of 7 square feet where 2 square feet is required).*

Nancy Martin, manager of Rand Realty, 646 Wyckoff Avenue, Wyckoff, NJ was sworn. She stated that the sign in the front of the building was moved to the porch and during a wind storm it blew down. She said she would like to replace it with a ground sign. Chairman Bonsignore asked if there was a reason as to the size of the proposed sign. Ms. Martin said she did not know how big to make the sign and was hopeful that the Board would direct her as to what she is allowed to install. Township Engineer DiGennaro said the sign will be 8.8' back from the property line. The board then discussed directory signs verses ground signs in the B1 zone. Township Committee Representative said he would like to see the details of the proposed sign as to pillars with a cement base. He said he did not have an issue with the size of the sign. Mr. DiGennaro suggest that the applicant match the proposed sign with the sign of the neighbor, Mr. Molinari. Chair Bonsignore said the applicant did not supply the Board with enough information to vote on. Board Member Hanly said the ground sign will need to be anchored into the ground and Board Member Fisher asked that the ground sign be consistent with the neighboring ground signs. The Board suggested that the sign be 2 sided and perpendicular to the street with the leading edge 9' off the property line and centered.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

The Board unanimously agreed to carry this application until the January 11, 2017 public hearing meeting. The applicant will not need to renotece the newspaper or the public.

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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 10:16 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board