

**WYCKOFF PLANNING BOARD
DECEMBER 14, 2016 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 Richard Bonsignore, Chairman:

“The regular December 14, 2016 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.

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”*

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OLD BUSINESS

Approval of the November 9, 2016 Work Session and Regular Business Minutes

Board Member Alexandrou made a motion to approve the November 9, 2016 work session minutes and regular business minutes. Second, Board Member Hanly. Voting in favor: Mr. Hoogerheyde, Mr. Alexandrou, Mr. Hanly, Mr. Boonstra and Chairman Bonsignore.

Approval of the October 27, 2016 Special Meeting Minutes

Board Member Sietsma made a motion to approve the October 27, 2016 Special Meeting

Minutes. Second, Board Member Fisher. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Boonstra and Chairman Bonsignore.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-12

Board Member Hanly made a motion to approve Resolution #16-12 for payment. Second, Board Member Fortunato. Voting in favor: Mr. Hoogerheyde, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Fortunato and Chairman Bonsignore.

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 will be acted upon at the public hearing meeting at 8 p.m.

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).*

Chair Bonsignore noted that the applicant is requesting a waiver from landscaping. Township Engineer DiGennaro said landscaping will only be required for the construction of the new home. He said there is a memo from Conklin Associates outlining the revisions to the site plan.

Board Member Fortunato made a motion to deem this application complete. Second, Board Member Sietsma. Voting in favor: Mr. Hoogerheyde, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Fortunato and Chairman Bonsignore. This application will be scheduled for the January 11, 2017 public hearing 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).*

Township Engineer DiGennaro said the applicant submitted revised plans which depict 3 independent residential units down from previously submitted 4 residential units where 9 bedrooms were proposed and now there will be 6 bedrooms. The applicant has reconfigured the site to accommodate 7 parking spaces on-site and has eliminated the need for easements to accommodate parking and sidewalks. The 2 handicapped parking spaces on Morse Avenue were eliminated. The 2 story structure has been reduced to a single story structure with no basement and mechanical storage only will be on the second floor. The Board will hear additional testimony as to the revised site plan. He added that the applicant will also need to be in compliance with red rustic brick pavers to be installed for the sidewalk and decorative

streetscape lighting. He added that the variances that are being requested are for building coverage where 30.5% is proposed which was decreased from 39.9% and 20% is required and for the minimum habitable floor area of 500 sf where 600 sf is required. Testimony will continue at the public hearing meeting at 8 p.m.

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).*

Boswell Engineering Representative Ten Kate said this application was deemed complete at last month's meeting. He said that minor revisions were received addressing some of the minor deficiencies. He said this is an existing medical office requesting the addition of 625 sf to the rear of the building and the main office area. He said that part of the garage will be removed along with the asphalt driveway in order to reduce the impervious coverage. He said the applicant will need to comply with the Interior Block Parking agreement. Testimony will begin at the public hearing meeting at 8 p.m.

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).*

Chairman Bonsignore said the applicant would like to install a ground sign. Township Engineer DiGennaro said the applicant is the owner of the above referenced property and is filing a site plan application to erect a ground sign in the B-1 zone. The proposed sign is 32.5" wide by 32" tall and stands 32 inches above the ground. The total sign area is 7.2 SF. The applicant is proposing to install the sign a setback distance of 8.8 feet from the property line. The sign will be externally lit on each face by a ground mounted low voltage fixture. The applicable section of the Code for B-1 zone Section 186-28 F(6). In the B-1, B-2 and B-3 Zones, business and professional office uses shall be permitted one identifying facade sign, limited to two square feet of surface display area for each one foot of building width with a maximum of 30 square feet, plus a directory sign for offices located on the lot, either on the facade or a ground sign, limited in area to 12 square feet for lots less than 20,000 square feet and limited in area to 25 square feet for lots of 20,000 square feet or more. The above referenced section of the Code identifies a directory sign as being permissible for offices to be located on the façade or a ground sign. A determination must be made to determine if the proposed ground sign satisfies the definition of directory sign above. He added that setback dimension from the property line proposed is 8.8 feet whereas the Code is silent on setbacks for ground signs on lots less than 10,000 SF. He said by comparison only, in the B-1A Zone, office uses shall be permitted one facade sign for each office use in the building with no more than six square feet per use and a total sign area of no more than 24 square feet. Professional offices shall be permitted one ground sign no more than two square feet in area and no more than four feet high. Office uses in the B-1A Zone shall be permitted an additional facade sign for each office use in a building located on a lot which is currently part of an interior block parking plan. The additional sign shall only be located on the facade of the building which faces the interior block parking lot. The size of said sign shall conform to the requirements set forth in this section. [Amended 5-19-1998 by Ord. No. 1291] He said this application would qualify as a ground sign and within the allowable size. He said he needs the guidance from the Planning Board as to the setback. Testimony will begin at

the public hearing meeting at 8 p.m.

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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 8:10 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board