

**WYCKOFF PLANNING BOARD
FEBRUARY 12, 2014 WORK SESSION MINUTES**

Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall
Public 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 Joseph C. Perconti, Esq.:

“The regular February 12, 2014 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; Doug Christie, Mayor; Rudy Boonstra, Township Committee Rep.; Jaime McGuire; John Haboob, Alternate; Tom Madigan, Alternate.

Board Members Absent: Robert Kane, Vice Chairman; Scott Fisher; Drita McNamara; Glenn Sietsma; Doug Macke.

Staff Present: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Township Consulting Engineer/Boswell Engineering; Susan Schilstra, Board Secretary

OLD BUSINESS

Approval of the January 8, 2014 Work Session and Regular Business Minutes
Township Committee Representative Boonstra made a motion to approve the January 8, 2014 work session and regular business meeting minutes. Second, Mayor Christie. Voting in favor: Mr. Haboob, Mr. Madigan, Ms. McGuire, Mr. Boonstra, Mayor Christie and Chairman Bonsignore.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-02– Approve vouchers for payment

Township Committee Representative Boonstra made a motion to approve Resolution 14-02 to pay vouchers. Second, Mayor Christie. Voting in favor: Mr. Haboob, Mr. Madigan, Ms. McGuire, Mr. Boonstra, Mayor Christie and Chairman Bonsignore.

RESOLUTION(S) TO BE MEMORIALIZED

WINDHAM COURT NORTH CONDOMINIUM ASSOCIATION BLK 203 LOT 3.03 (L2); 404-457 Windham Court North. *The applicant proposes to install emergency natural gas powered generators at the rear of each individual dwelling unit.*

This resolution will be memorialized at the public hearing.

WYCKOFF FAMILY YMCA BLK 202 LOT 80.03 (RPP-1); 691 Wyckoff Avenue. *The applicant proposes to install a HVAC unit for the pool, install an emergency generator and co-generation unit to warm the pool water and to install a gazebo at the southwest corner of the building.*

This resolution will be memorialized at the public hearing.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1727 – AN ORDINANCE TO CREATE NEW SECTION 186-65 “ENHANCED SIDE YARD SETBACKS” TO THE CODE OF THE TOWNSHIP OF WYCKOFF, TO PROVIDE FOR AN ENHANCED SIDE YARD SETBACK ORDINANCE IN THE RA-25 AND RA-15 RESIDENTIAL ZONE DISTRICT WITHIN THE TOWNSHIP OF WYCKOFF. For review and recommendation to the Township Committee.

Chairman Bonsignore said this ordinance states that regardless in an RA-25 or RA-15 zone if there is a side load garage than the setback will be 27'. And then in an RA-15 zone if a home has a gross building area which exceeds 2,700 square feet, the minimum side yard setback shall be 20 feet. In an RA-25 zone, if a home has a gross building area which exceeds 3,700 square feet, the minimum side yard setback shall be 25 feet.

Board Member Madigan asked if the garage is angled where the 27' will begin from?

Mayor Christie replied that the setback would be measure from the narrowest point of the garage and can be stipulated this way in the proposed Ordinance.

The Board unanimously agreed to recommend Ordinance #1727 to the Township Committee.

FOR COMPLETENESS REVIEW

CAPITAL ONE BANK BLK 216.01 LOT 20 (B1); 690 Wyckoff Avenue. Preliminary/final major site plan/variance. *(The applicant proposes to demolish the existing 4,675 square foot building and construct a new conforming 4,370 square foot Capital One bank building with one pre-existing non-conforming rear yard setback variance).*

Board Member Madigan abstained from discussion and removed himself from the dais.

Boswell Engineering Representative Ten Kate said this building used to be location of the Urban National Bank. He said the applicant proposes to remove the existing building and construct a new Capital One Bank building with a drive through structure at the rear of the

building. He said the 3 entrances are proposed to remain at their existing locations.

Chairman Bonsignore said the Board has received a Fire, Police and Design Review reports. He recommended that the applicant obtain a Shade Tree Commission report. The Board then reviewed the items in the Boswell Report beginning on page 4. He asked that a landscaping plan be submitted along with an irrigation plan.

Township Committee Representative Boonstra recommended that the applicant appear before the Shade Tree Commission because the Board should be aware of how many trees will be removed and how in kind will replace these trees. He also said that the design of the building should be revisited.

Chairman Bonsignore said the retaining wall is not reflected on the site plan along with the utilities underground and the striping of the parking lot to include a crosswalk and STOP sign and the discrepancy of 23 parking spaces provided verses 22 parking spaces proposed. He added that the roof mechanicals will need to be screened and lighting details will need to be provided.

Board Attorney Perconti stated this application is subject to the affordable housing development fee ordinance.

Boswell Engineering Representative Ten Kate said he will convey this to the applicant.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

253 MADISON AVENUE, LLC (TNT MAX) BLK 241 LOT 3 (B1A); 253 Madison Avenue. Amended site plan/variance. *The applicant proposes to install a 35 KW emergency generator.*

Board Member Madigan abstained from discussion and removed himself from the dais.

Township Engineer DiGennaro reported that the applicant is requesting permission to install a 35KW emergency generator on an existing concrete pad located within an existing fenced enclosure within the side yard setback of the property. A variance is required as the proposal is interpreted as an expansion of a non-conforming condition since the generator exceeds the 20 KW maximum and its placement will require a side yard setback where 10' is required and the proposed location is at 5.6'. He said that the larger generators are liquid cooled and therefore are quieter than the normal air cooled engine. He added that the subject site and use is permitted in the B-1A Zone and 186-26 requires an amended site plan approval by the Planning Board. The applicant proposes no changes to the existing parking plan previously approved in 2004.

Township Committee Representation Boonstra made a motion to deem this application complete. Second, Board Member McGuire. Voting in favor: Mr. Haboob, Ms. McGuire, Mr. Boonstra, Mayor Christie and Chairman Bonsignore.

PUBLIC HEARING

CEDAR HILL CONDOMINIUM ASSOCIATION BLK 449 LOT 1.02 (R-15); Cedar Hill Avenue

and Sicomac Avenue. Amended site plan/variance. *The applicant proposes to install a barrier gate on Wellfleet Lane (a private Condominium Association Road) at the intersection of Wellfleet Lane and Sicomac Avenue due to motorists speeding through the Condominium Association private roads to avoid the intersection at Cedar Hill Avenue and Sicomac Avenue).*

Chairman Bonsignore stated this application has been carried until the March 12, 2014 Planning Board meeting at the request of the applicant.

The meeting adjourned at 8:08 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board