

**WYCKOFF PLANNING BOARD
JUNE 11, 2014 PUBLIC BUSINESS 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 June 11, 2014 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 Kane, Vice Chairman; Jaime McGuire; Glenn Sietsma; John Haboob, Alternate; Mayor Christie, Scott Fisher.

Board Members Absent: Drita McNamara; Rudy Boonstra, Township Committee Representative; Doug Macke, Tom Madigan.

Staff Present: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Berge Tombalakian, Township Consulting Engineer/Boswell Engineering; Robert J. Shannon, Jr. Township Administrator.

Staff Absent: Susan Schilstra, Board Secretary.

PLEDGE OF ALLEGIANCE LED BY CHAIR BONSIGNORE.

REVIEW AND RECOMMENDATION: Zoning Ordinance #1745 – Outdoor Dining.

Chair Bonsignore stated that each member has received a copy of Ordinance 1745 for their review. Mayor Christie provided an explanation of the intent and regulations for this ordinance to enhance the business district consistent with sound planning principles enumerated in the Master Plan. The Dairy Queen business received site plan approval which included an outdoor dining component with slightly different operational regulations. Ordinance 1745 amends the existing regulations to mirror the site plan conditions of the Dairy Queen approval thereby creating uniform regulations for the purposes of enforcement, business owner understanding and resident enjoyment.

Vice Chair Kane made a motion to recommend Ordinance 1745 to the Township Committee for adoption. Second, Board Member Fisher. Voting in favor: Ms. McGuire, Mr. Haboob, Mr. Sietsma, Mayor Christie, Chairman Bonsignore, Vice Chair Kane, and Mr. Fisher.

Chair Bonsignore announced that Resolution 14-06 and the May 14, 2014 meeting minutes were adopted during the Public Worksession Meeting earlier this evening.

RESOLUTION(S) TO BE MEMORIALIZED

MICHAEL & JENNIFER MUNDY (RIC HARRISON) BLK 421.01 LOT 28 (RA-25); 490 Chapman Place. *(The applicant is requesting site plan approval for soil movement which results in fill volumes exceeding 100 cubic yards and a variance is being requested for gross building area which is in excess of 3700 square feet according to Ordinance #1727 requiring a variance from the enhanced side yard setback of 25 feet for the principal building where 20 feet currently exists).*

Chair Bonsignore announced that a resolution has been prepared by Planning Board Attorney Perconti that memorializes the vote that denied this application at the May 14, 2014 public business meeting of the Planning Board.

Vice Chair Kane made a motion to approve the Resolution of Denial subject to two changes. After reviewing those two changes, Attorney Perconti verified that those changes have been made and the resolution as distributed reflects those changes. Second, Board Member Sietsma. Voting in favor: Mr. Fisher, Mr. Sietsma, and Vice Chair Kane. Approved 3-0. Abstain: Mr. Haboob, Mayor Christie, and Chairman Bonsignore.

PUBLIC HEARING – NEW

AMERES, JENNEEN & JOHN BLK 430 LOT 6.01 (RA-25); 754 Birchwood Drive. Minor site plan/variance. *(The applicant is requesting site plan approval for soil movement which results in fill volumes exceeding 100 cubic yards).*

Chair Bonsignore announced that the application is complete.

John Bezuien, a Licensed Surveyor from Brooker Engineering provided testimony. The map, which has been labeled as Exhibit A-1 was drawn by Tom Scrabble, PE and dated February 3, 2014. It was revised on May 8, 2014. Mr. Bezuien explained that two seepage pits to collect rain water have been relocated per the recommendation of the Township Engineer. The existing property has a 7 – 8 foot declining slope towards the rear property line. Two walls have been constructed in the rear area to level sections of the yard. The seepage pits are 50 feet from the rear property line.

Board Member Fisher requested the applicant plant shrubs to buffer and screen the pool equipment from the adjacent neighbor's view. Mr. Bezuien stated the pool equipment is 25 feet from the rear property line. Board Members Fisher and Sietsma brought to Mr. Bezuien's attention a discrepancy – the landscape plan shows a distance of 16 feet. Mr. Bezuien verified the location of the pool equipment will be 25 feet from the rear property line as the landscape plan had not been revised to reflect the engineer's revisions. He will have the landscape plan corrected and re-submitted.

Township Engineer DiGennaro proposed that the screening be "sizable evergreen trees planted on two sides, such as Norway Spruces", (evergreen trees that grow high and the lower sections don't thin out, thereby defeating the intent of natural screening).

Board Member Fisher questioned how the drainage holes in the two walls would work. He

clearly stated that they should not create a stream of water flowing with velocity onto the adjacent neighbor's property. Mr. Bezuien assured the Planning Board that result would not occur and the holes simply ensure the wall does not collapse by allowing water to slowly drain through the wall.

Township Engineer DiGennaro stated that the applicant removed eight sizable (in excess of eight inch caliper) trees from this property to perform this work.

A discussion resulted regarding soil movement. Mr. DiGennaro, P.E., Township Engineer explained the soil moving ordinance and how this application triggered the provision requiring a hearing before the Planning Board.

Mayor Christie made the motion to approve this application precisely conditioned on the following critical compliance conditions:

- The pool equipment shall be 25 feet from the rear property line and screened by sizable evergreen plantings as specified during the Public Hearing review and planted on both sides.
- The drainage outlets (holes) in the walls shall not direct water to flow onto adjacent properties and shall not flow with velocity onto adjacent properties.
- The Engineer of Record shall submit to the Township Engineer an as-built drawing when the improvement is completed.
- The Engineer of Record shall provide a letter of certification signed and sealed with his engineering seal that this development shall produce zero net percent drainage runoff onto adjacent properties.

Second, Board Member Fisher. Voting in favor: Mr. Fisher, Mr. Sietsma, and Vice Chair Kane. Mr. Haboob, Mayor Christie, Ms. McGuire, Chair Bonsignore. Approved 7-0.

CHRISTIAN HEALTH CARE CENTER (CHCC) BLK 443 LOT 49.03 (RA-25); 301 Sicomac Avenue. Amended site plan. *(The applicant proposes to install a dual fuel, natural gas and diesel, emergency generator on a concrete base in an enclosure to serve the Longview Assisted Living Residence).*

Jerome Vogel, Attorney, stated that this application is to replace a generator serving the Longview assisted living building on the CHCC eighty acre campus which required a slightly larger concrete pad. The application does not expand any building. The generator will be pre-engineered and delivered ready for assembly.

Doug Struyk, President & CEO, CHCC, 301 Sicomac Avenue, testified that due to the harsh winters and especially Hurricane Sandy, the need to provide a generator to run all life safety functions of the assisted living facility and not simply emergency lights, is required. This building has ninety-five occupants and a day time child care facility operated by the Wyckoff Family YMCA. The recent storms and frequency of those storms has established a need for an upgraded generator.

Open to public. No comments.

Eric Boe, PE, LAN Engineering, 445 Godwin Avenue, Midland Park, NJ. Testified that the generator will be placed forty-six feet from the building it will serve and two hundred feet from the nearest residential property boundary line. It shall be in compliance with NJAC 7.29 which limits generators to a maximum decibel level of 65. Mr. Boe stated the decibel level at the property line will be 52 and after the CHCC plants a hedgerow to buffer it from the nearest residential property boundary line, the decibel reading will be even lower. Mr. Boe further testified that the generator requirement for testing is monthly for 30 minutes and yearly for 60 minutes at full load. The test shall be performed during day time business hours. Mr. Boe also stated that the generator will be buffered by white pine trees. Mr. Fisher requested the plantings not include white pine trees because over time, they typically thin out, thereby defeating the intent and purpose of a natural planted buffer. Mr. Fisher explained that the Township's experience has been that planting Norway spruce evergreen trees provide the longest useful life and utility. Mr. Fisher asked why Mr. Boe chose a 2-tier generator because the higher tier generators provide a lower omission rating. Mr. Boe replied that this tier rating for the 600KW unit is offered for a generator at this capacity rating.

Berge Tombalakian, Boswell Engineering, Township Consulting Engineer, asked if a separate natural gas line and a separate transfer switch will service this generator. Mr. Boe replied yes.

Open to public comment: None.

Motion made by Board Member McGuire to approve this application subject to all the specific representations made by the applicant's experts relative to distance and noise limitations to adjacent properties. Second, Board Member Fisher. Voting in favor: Mr. Fisher, Mr. Sietsma, Vice Chair Kane, Mr. Haboob, Mayor Christie, Ms. McGuire, Chair Bonsignore. Approved 7-0.

PUBLIC HEARING – CONTINUED

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).*

James Lott, Jr. Esq, attorney for the applicant stated that the application has been amended to include comments made from the Township's Police Chief and technical staff and said plans have been circulated to the Township and Board members for review. Exhibit A-6 known as sheet C4 and C8, last revised 5/27/14 have been entered. Mr. Lott called his first witness, under oath from last meeting, Matt Seklar, PE of Stonefield Engineering and Design.

Mr. Seklar summarized the changes made to the plans which include: the only driveway access/egress from Wyckoff Ave. is 30 feet wide and accommodates at mountable concrete curb island; Exit shall not permit left turns onto Wyckoff Ave.; Two way driveway isle is created in front of the bank 24 feet wide and removing the parallel parking; relocated pedestrian crosswalk to a much safer location within the parking lot; Signage – two entrance/exit signs have been removed as a result of removing the second Wyckoff Ave driveway. Testimony given on the need for 6 site directional signs enter/exit and drive thru signs are very important for safety control traffic thru the site and one ground sign for a total of 7 signs. Mr. Seklar acknowledged the Police Chief's report and will include a no parking fire lane with signage and striping on the pavement. In addition, Seklar agreed to provide the Township with a road

widening easement along Greenwood Ave. and represented that there will be no infrastructure installed in that area to serve the bank.

Mr. Lott testified that the bank will not be open for business on Sundays and site lighting will conform to Township ordinances.

Chairman Bonsignore questioned the need for the number of directional signs.

Mr. Lott called his next witness, Mr. Robert Gatzke, Architect from Morristown, NJ. Exhibits presented A-7 illustrating photos of other banks located in Wyckoff. Mr. Gatzke stated that based on the exhibit the theme of other existing banks in Wyckoff of brick and stucco. Exhibit A-8 illustrates the architectural rendering of the proposed Capital One Bank suggesting that it is architecturally consistent with other bank in Wyckoff. Exhibit A-9 represents the rear elevation of the bank facing the former A&P property. Exhibit A-10 is of the proposed material samples. Exhibit A-11 is a photo quality color rendering of the proposed Capital One. Exhibit A-12 is the proposed landscape plan. Mr. Gatzke stated that all of the above have been presented to the Design Review Committee.

Testimony given on the site lighting which is to conform to Wyckoff requirements, back lit with colored lamps where appropriate.

Mayor Christie stated that he was disappointed in the exhibit showing the other existing banks in Wyckoff and that it failed to capture the more charming banks, the Atlantic Stewardship, Lakeland, even the Bank of America, all of which more closely mirror the reflection of Wyckoff rather than what the applicant is proposing for the Capital One Bank. Mayor Christie further questioned why they would not elect to utilize the existing structure which also is more characteristic of Wyckoff.

Mr. Gatzke stated that the existing structure does not meet the current design standards and needs of the Applicant for a branch and they prefer to preserve the icon of the brand and fit into the community.

Chairman Bonsignore questioned if the roof top mechanicals are screened and suggested a parapet roof to help screen the mechanicals.

Mr. Shannon questioned the site exit visibility along Greenwood Avenue due to the vertical curve and the proximity of other driveways in the area with concerns of adequate acceleration/deceleration time. Mr. Seklar stated that in his professional opinion based on several site visits and analysis of traffic safety design guidelines, the exit location along Greenwood Ave. is safe as designed.

The Board consensus and suggestions to the applicant were that the architectural design is not characteristic of the Wyckoff look and feel. The Applicant was guided to research other Capital One branch locations in other communities of NJ to capture the look and feel of a more traditional building.

Mr. Lott acknowledged the Boards concerns and accepted the suggestion and will direct the applicant to revise and resubmit finding to the Board Attorney Perconti.

Mr. Lott further acknowledged that this application is subject to the development fee ordinance and that the meeting will be carried to the next month with no notice required.

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Motion made by Board Member Fisher, second by Vice Chair Kane to adjourn the meeting. All present voted in favor.

The meeting adjourned at 10:00 p.m.

Robert J. Shannon, Jr.
Township Administrator