

**WYCKOFF PLANNING BOARD  
JUNE 8, 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 Robert Kane, Vice Chairman:

“The regular June 8, 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:** Robert Kane, Vice Chairman; Kevin Rooney, Mayor; Rudy Boonstra, Township Committee Representative; Glenn Sietsma; Doug Macke; Scott Fisher; Robert Fortunato; Justin Hoogerheyde, Alt.

**Board Members Absent:** Richard Bonsignore, Chairman; Drita McNamara; Kevin Hanly, Alt.

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

Chairman Bonsignore led the Pledge of Allegiance.

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Vice Chairman Kane 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](http://www.wyckoff-nj.com)”*

**OLD BUSINESS**

Approval of the May 11, 2016 Work Session and Regular Business Minutes  
The May 11, 2016 minutes were approved at the work session meeting.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #16-06**

Resolution #16-06 was approved at the work session meeting.

**RESOLUTION(S) TO BE MEMORIALIZED**

**UFFERFILGE, TED & BONNIE** BLK 281 LOT 1 (RA-25); 558 Taunton Road. Minor site plan.  
*(The applicant proposes soil moving and grading in excess of 100 cubic yards).*

Township Committee Representative Boonstra said there was an article in the local paper showing an outdoor kitchen on this property. He asked Township Engineer DiGennaro to check if the property permits were issued for this project. Mr. DiGennaro spoke with the Construction Official and permits were processed for this outdoor kitchen.

Board Member Macke made a motion to memorialize this resolution. Second, Board Member Sietsma. Voting in favor: Mr. Macke and Mr. Sietsma. Voting in denial: Township Committeeman Boonstra.

**BODART, JAIME & KRISTEN** BLK 463 LOTS 8.01, 10.01, 12.01 (R-15 CORNER); 361 Amherst Street. Minor subdivision. *(The applicant proposes to take area from vacant Lots 8.01 and 10.01 to increase the lot area of Lot 12.01 to allow for the installation of an in-ground pool without a variance on Lot 12.01).*

Board Member Sietsma made a motion to memorialize this resolution. Second, Township Committee Representative Boonstra. Voting in favor: Mr. Hoogerheyde, Mr. Fortunato, Mr. Sietsma, Mr. Boonstra and Mayor Rooney.

#### **FOR REVIEW AND RECOMMENDATION**

**ORDINANCE #1803 – AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF WYCKOFF CHAPTER 186 “ZONING,” SECTION 186-22 “REGULATIONS APPLYING TO ALL ZONES,” SUBSECTION 186-22 U AFFECTING HOURS OF OPERATION FOR BUSINESS ESTABLISHMENTS AND CHAPTER 82 “ALCOHOLIC BEVERAGES,” TO PROVIDE NEW SECTION 82-4 TO ESTABLISH HOURS OF OPERATION FOR RESTAURANTS WITH PLENARY RETAIL CONSUMPTION LICENSES.** For review and recommendation to the Township Committee.

Ordinance #1803 was recommended to the Township Committee at the work session meeting.

#### **FOR PUBLIC HEARING - CARRIED**

**MOSERA, ROBERT & THERESA** BLK 462 LOT 8.01 (RA-25); 179 Hillcrest Avenue. Minor site plan *(The applicant proposes soil moving and grading in excess of 100 cubic yards).*

Mr. Robert Mosera, 179 Hillcrest Avenue, Wyckoff, NJ was sworn. He said that after last month's meeting he took the recommendations of Shade Tree Commission. He said he visited his property with the Mr. Borst, Mr. Sietsma along with this architect and tree expert from Downes tree service. He said it was determined that many of the trees are small, some are at the end of their life expectancy and most are in the way of the new construction. He added that he will plant an addition of 6 shade trees with their location to be determined once construction has been completed.

Mayor Rooney said that at the last meeting the Board requested that an irrigation plan needed to be in place as well as a landscape maintenance plan. Mr. Mosera said he had no objection to installing an irrigation system and agreed to a 2 year plan with 1 year prepaid. He will place 3 shade trees in the front yard and 3 in the rear yard. Mayor Rooney and Township Committee Representative Boonstra did not see the need in removing tree R31, R32 & R33 for the purpose

of the location of the garage and R6 & R7 in the front yard. They suggested shifting the garage towards the seepage pit in order to save these trees. Mr. Mosera said these trees near the garage are a hazard and have not been maintained in 50+ years.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Member Sietsma made a motion to approve this application subject to the following condition: the applicant provide a detailed landscape plan with irrigation and 2 year maintenance contract with 1 year prepaid with an additional 6 shade trees to be planted with 3 in the front yard and 3 in the rear yard. Second, Board Member Fortunato. Voting in favor: Mr. Hoogerheyde, Mr. Fortunato and Mr. Sietsma. Voting in denial: Mr. Boonstra and Mayor Rooney.

### **FOR COMPLETENESS REVIEW**

**505 SADDLE RIVER, LP** BLK 219 LOT 9 (B1/B1A); 291 Franklin Avenue. Amended site plan. *(The applicant proposes to provide a site plan for this property which is required of other properties in the downtown area having been developed before adoption of the site plan ordinance).*

Bruce Whitaker, from the law firm of McDonnell & Whitaker, said he is present this evening for 2 applications for completeness.

Mayor Rooney said the current site plan should be brought up to date. He added that he would like to see a Fire Report to see if fire apparatus can maneuver around the building and also a Police Report regarding parking along Franklin Avenue. He said a landscape buffer is required by town ordinance as well as the location of a dumpster enclosure. Township Committee Representative Boonstra asked if any lighting was located on the site. Township Engineer DiGennaro said there is a light pole in the westerly rear corner of the property. He said there are many concerns which need to be addressed.

Mr. Whitaker said he was not going to speak on the merits of the application but about the concerns of the applicant. He said the goal was to be deemed complete and revise the site plan for next month's meeting. He said that the proposed tenant may not wait for Planning Board approval.

Since a significant number of completeness items were not submitted the Board requested that this application be deemed incomplete. Mayor Rooney made a motion to deem this application incomplete. Second, Board Member Sietsma. The Board unanimously agreed to deem this application incomplete.

**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 the site plan ordinance).*

Township Engineer DiGennaro said the applicant is proposing to expand their outdoor product display areas for retail purposes. The site changes trigger an amended site plan review and variances for outdoor display pursuant to 186-23L. The applicant is proposing an outdoor display area along the southerly property line and on lands owned by the NY Susquehanna & Western Railroad from which a long term lease is represented to exist between the parties. The property consists of three structures, one of which is the retail sales office and two which are indoor storage facilities. The property is located in both the L-1 and B-1 zones. The plan must clearly identify parking spaces, identified by location, quantity and size. ADA compliant parking must also be shown on the plan with appropriate signage. The plan does not identify loading spaces and the applicant shall provide information on existing and proposed signage. A dumpster enclosure is required for enclosed storage for garbage and refuse. Also site lighting will need to be located on the site plan, outdoor displays can only be in the rear of the property and outside the parking areas. Any approval shall be subject to Bergen County Planning review.

Mayor Rooney noted the applicant is seeking variance approval for private railroad property. The applicant's attorney, Mr. Bruce Whitaker was present and said he will have the railroad owner's written consent be put on railroad letterhead. Board Attorney Perconti said there are a lot of comments identified on the Engineer's memo that need to be addressed. He asked for a motion to deem this application complete. Mayor Rooney said in an effort to be consistent and based on the engineer's memo dated June 2, 2016 he recommends this application be deemed incomplete. Township Committeeman Boonstra made a motion to deem this application incomplete. Second, Board Member Hoogerheyde. The Board unanimously agreed to deem this application incomplete.

**RS BUILDERS, LLC (Estate of Alfred A. Siss)** BLK 436 LOT 20.01 (RA-25); 363 Smith Place. Preliminary major subdivision/variance. *(The applicant proposes a preliminary major subdivision with a new cul-de-sac street to create 4 new building lots of which 2 lots require lot frontage variances).*

Board Attorney Perconti and Board Member Hoogerheyde recused themselves from discussion and removed themselves from the dais.

Bowell Engineer Representative TenKate said the applicant is proposing to construct a four (4) lot subdivision off of Smith Place. He recommended that this application be deemed incomplete due to a number of incomplete items which are listed in the June 2, 2016 Boswell Engineering Report. Mayor Rooney recommended that an environmental impact study be performed and the application be reviewed by the Shade Tree Commission. Boswell Engineering Representative Ten Kate said the application consists of a proposed four (4) lot subdivision off of Smith Place with 2 variances being requested for lot frontage for 2 proposed lots. He recommended that the application be deemed incomplete. He asked if a planner would need to be retained. Mayor Rooney said this can be discussed at a later date. Mayor Rooney made a motion to deem this application incomplete. Second, Board Member Fortunato. The Board unanimously agreed to deem this application incomplete.

#### **FOR COMPLETENESS REVIEW/PUBLIC HEARING**

**THORWARTH, CHRISTOPHER & CAITLYN** BLK 215 LOT 8 (RA-25 CORNER); 750 Wyckoff Avenue. Minor site plan. *(The applicant proposes to install a 6' solid fence in the front yard on*

*this corner lot in a residential zone).*

Kevin & Caitlin Thorwarth, 750 Wyckoff Avenue, Wyckoff, NJ were sworn. Township Engineer DiGennaro said the property is located in the RA-25 rural residential zone and is a corner property having frontage on two sides. The applicant is proposing to erect a 6-foot privacy fence in the front yard requiring Planning Board approval. He added that in residential zones, fences installed in the front yard shall be landscaped along that portion facing a street with hedge or shrubs of a height equal to at least 1/2 the height of the fence and set on three-foot centers or closer. Also, on a corner lot, no fence or wall may be erected within 25 feet of the point of intersection of the front and corner side lot lines in order to maintain clear visibility for traffic at the corner. Mr. DiGennaro said the applicant requires a variance to permit a 6-foot high privacy fence in the front yard. He said that the landscaping should not be planted in the public right of way. The Board questioned the fence and planting being located in the township right of way. Mayor Rooney and Township committee representative Boonstra said the applicant can achieve privacy if fence were pulled back to the plane of the garage. Board Member Fortunato asked if a 4' fence could be placed in the front yard. Township Engineer DiGennaro said a 4' fence and 50% open would not require a variance. Mayor Rooney said this property is located on a corner lot and needs privacy and security for the applicant's child. He suggested that the amount of fence be reduced on the Fern Avenue side of the property. Board Member Fisher showed the applicant how a variance free application could be proposed on the applicant's survey.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

The Board unanimously agreed to carry this application to the Wednesday July 13, 2016 regularly scheduled public hearing meeting at 8 p.m. The applicant will not need to renotece the neighbors or the newspaper.

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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 9:22 p.m.

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Susan McQuaid, Secretary  
Wyckoff Planning Board