

**WYCKOFF PLANNING BOARD
MARCH 9, 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 March 9, 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; Kevin Rooney, Mayor; Rudy Boonstra, Township Committee Representative; Doug Macke; Robert Fortunato; Justin Hoogerheyde; Kevin Hanly.

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

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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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 February 10, 2016 Work Session and Regular Business Minutes
The February 10, 2016 minutes were approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

UFFERFILGE, TED & BONNIE BLK 281 LOT 1 (RA-25); 558 Taunton Road. *(The applicant proposes to move soil in excess of 100 yards).*

Board Member Macke made a motion to memorialize this resolution. Chair Bonsignore asked for a second motion. Board Attorney Perconti said that not hearing a second motion, this resolution will not be memorialized at this meeting. This resolution will be carried to the April 13,

2016 public hearing meeting for consideration.

FOR COMPLETENESS REVIEW

BODART, JAIME & KRISTEN BLK 463 LOTS 8.01, 10.01, 12.01 (R-15 CORNER); 361 Amherst Street. *(The applicant proposes to combine 3 non-conforming lots into 2 lots of greater conformity to allow the installation of a pool without a variance on Lot 12.01).*

This application was deemed complete and will be scheduled for a public hearing on Wednesday, April 13, 2016 at 8:00 p.m.

FOR PUBLIC HEARING

EASTERN CHRISTIAN CHILDREN'S RETREAT (ECCR) BLK 443 LOT 49.04 (RA-25); 700 Mountain Avenue. *(The applicant proposes a 364 square foot addition to the existing Holly Lodge group home building and 432 square feet to the existing Oak Lodge group home building which provide housing for developmentally disabled adults).*

This application has been scheduled for a public hearing meeting on Wednesday, April 13, 2016 at 8:00 p.m.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

MACEJKA, PATRICK & ANNE MARIE BLK 451 LOT 4 (RA-25 CORNER); 442 New York Avenue. *(The application proposes to replace the existing 5' fence with a 6' fence in the front yard of this corner lot).*

Patrick and Anne Marie Macejka, 442 New York Avenue, Wyckoff, NJ, were sworn. Mr. Macejka said he would like to replace the existing 5' deteriorating fence with a new 6' black solid vinyl privacy fence. He said there are existing arborvitae that run the perimeter of existing fence and will remain. Mrs. Macejka said their request for a 6' fence is for the safety of their large dogs.

Mayor Rooney said the existing landscape is in good condition. Township Committee Representative Boonstra said if any existing arborvitae are disturbed during construction they will need to be replaced with the same kind.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Mayor Rooney asked how far back the fence will be setback on Ullman Avenue. Township Engineer DiGennaro said the street is 50' wide and the fence will be setback 10' from the edge of the property line. He added when the applicant obtains a fence permit the fence will have to be located 4" to 6" inside the property line.

Mayor Rooney made a motion to approve this application as presented. Second, Board Member Fortunato. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Fortunato, Mr. Macke,

Mr. Boonstra, Mayor Rooney and Chair Bonsignore.

MESSINEO, DOUG & SARAH BLK 208 LOT 38 (RA-25); 101 Van Blarcom Lane. *(The applicant proposes to import more than 100 cubic yards of soil).*

Doug Messineo & Sarah Messineo, 101 Van Blarcom Lane, Wyckoff, NJ were sworn. Mr. Messineo said he is seeking approval this evening for soil movement of over 100 cubic yards in order to construct a new home.

Board Attorney Perconti asked that the following exhibits be marked as:

- A-1 Topographic survey of the property
- A-2 Plot plan soil erosion control plan dated 1/11/16 revised 2/22/16
- A-3 10' scale plot plan soil erosion control plan dated 1/11/16 revised 2/22/16
- A-4 A-8 detached garage plan and elevations
- A-5 A-2 Floor plans house first and second floor
- A-6 A-3 Elevations
- A-7 L-1 Landscape Plan
- A-8 Application package
- A-9 Landscape plan
- B-1 Township Engineer DiGennaro technical memorandum dated 3/1/2016

Mr. Latincsics said the existing dwelling is a 1960's hip roof ranch on an oversized level lot gently sloping towards the roadway in the RA-25 zone. He said there is a significant stone wall and berm in the rear of the property that creates a bowl effect where neighboring yards drain to the said property. The applicant is proposing a new single family home with a side loading garage and a detached 2 car carriage type garage in the rear. This proposed home is compliant in terms of setbacks and will be raised 18" to improve drainage around the home. The proposed driveway slopes at 2% to the roadway and a french drain will be installed at the end of the driveway to collect any runoff. The rear of the property is lower than the neighbor's property and a swale will be installed along the south side of the property to the roadway to a catch basin at the corner of the property. He added that all the roof leaders are connected directly to seepage pits of which there are 6 seepage pits proposed on the property which is a robust design. The soil movement will be an excavation of 823 cubic yards on the property, fill of 971 cubic yards for a total import of 148 cubic yards of soil. The principle building coverage is 12.3% where gross building coverage including the detached garage is at compliance of 14.6% where 15% is permitted. The gross impervious lot coverage is also complaint at 27.1% where 28.5% is permitted which includes all walkways, screened in porch to the rear, patio, BBQ area, detached garage and driveway.

Mayor Rooney confirmed with Township Engineer DiGennaro that the principal building square footage is 4255 sf and not 4253 as stated on Section J of the application. It was noted that the zoning table on the plot plan is correct in stating the principal building coverage is 4255 sf. Mr. Latincsics corrected Section J of the application and initialed his correction.

Chair Bonsignore said the applicant is grading the property in order to raise the proposed home higher on the property. Mr. Latincsics said the importing of the 148 CY of soil will add a positive pitch of water away from the home. He added that there is a high water table in this area. Test pits were performed in the rear yard which indicated that the rear yard of the existing house is

set too low and the catch basin in the street is higher than the rear yard. Chair Bonsignore noted that many trees will be removed due to the grading of the property and the construction of the new home. He asked if the applicant had considered an alternative plan without raising the house as high as 18". Mr. Latincsics said the applicant believes this is the best plan since it is important to have a 2% grade on the driveway.

OPEN TO THE PUBLIC for questions of Mr. Latincsics

No one appeared

CLOSED TO THE PUBLIC

Peter Cooper, architect and landscape architect, 14 Overbrook Road, Ramsey, NJ was sworn. The Board accepted Mr. Coopers credentials.

Mayor Rooney said he did not see a tree legend on the plans and is concerned with the removal of a large amount of trees. He suggested that the Shade Tree Committee review this landscape plan. Mr. Cooper said the existing trees that are marked for removal are not in good condition. He said an existing maple tree and the existing wooded area in the rear of the property will remain. The proposed landscaping will be provided in the front of the house and around the foundation with canopy trees and hardwoods along the property line. Mayor Rooney suggested that 5 additional deciduous trees be planted to replace the trees that are going to be removed and an irrigation plan be included in the landscape plan with a 2 year landscape maintenance plan, one year prepaid. Township Committee Representative Boonstra agreed with this request. Mr. Cooper said the removal of the existing trees and placement of the suggested trees will not affect the soil movement application that is currently before the Board. Mr. Messineo agreed to the additional trees being planted at the location provided by the Shade Tree Commission.

Township Engineer DiGennaro asked Mr. Messineo if he was aware of the COAH fees in the statement that was read at the beginning of the meeting by the Chairman. Mr. Messineo said he was aware of the COAH fee ordinance. Mr. DiGennaro said there are inside stairs going to the second floor of the detached garage. He asked what will be located on the second floor. Mr. Cooper said this second floor area will be used for storage only. Mr. DiGennaro said this second floor cannot be converted into a separate housekeeping unit. Mr. Messineo said he may install a sink on the first floor but no bathroom facilities. Township Engineer DiGennaro was also concerned with the high ground water table in this area. He asked that the sump pump overflow connection be directed from the closest dry well to the catch basin. Mr. Latincsics agreed to do this.

OPEN TO THE PUBLIC for any questions of Mr. Cooper

No one appeared.

CLOSED TO THE PUBLIC

Township Committee Representative Boonstra made a motion to approve this application for soil movement in excess of 100 cubic yards being imported onto this property subject to the following conditions: Shade Tree approval for 5 additional 3" to 3 1/2" caliber deciduous trees be planted to replace the trees that are going to be removed, an irrigation plan be included in the landscape plan with a 2 year landscape maintenance plan, one year prepaid. The applicant will need to submit plans to the Shade Tree Commission for their April 5, 2016 meeting. Mr.

DiGennaro added that he would like to have site stabilization with snow fence tree protection in place before a building permit is issued and that the overflow be connected to the catch basin Second, Board Member Macke. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Fortunato, Mr. Macke, Mr. Boonstra, Mayor Rooney and Chair Bonsignore.

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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 9:20 pm.

Susan McQuaid, Secretary
Wyckoff Planning Board