

**WYCKOFF PLANNING BOARD
OCTOBER 5, 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 October 5, 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; Robert Fortunato, Vice Chairman; Rudy Boonstra, Township Committee Representative; Drita McNamara; Scott Fisher; Glenn Sietsma; Justin Hoogerheyde, Alt.; George Alexandrou, Alt.

Board Members Absent: Kevin Rooney, Mayor; Kevin Hanly.

Staff Present: Joseph Perconti, Board Attorney; Mark DiGennaro, Township Engineer; 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 September 14, 2016 Work Session and Regular Business Minutes
The September 14, 2016 minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-10

Resolution #16-10 was approved at the work session meeting.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1815 – AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF WYCKOFF, “SIGNS”, TO REPLACE SUBSECTION 186-28D(5) REGARDING POLITICAL SIGNS. For review and recommendation to the Township Committee.

Ordinance #1815 was recommended to the Township Committee at the work session meeting.
FOR PUBLIC HEARING – NEW

BERGEN COUNTY'S UNITED WAY/MADELINE HOUSING PARTNERS BLK 238 LOT 2 (B1A); 370 Clinton Avenue. Minor site plan. *(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).*

Ira Weiner, from the law firm of Beattie Padovano, Montvale, NJ said he is representing the applicant, Bergen County United Way/Madeline Housing Partners, for the construction of a group home for disabled persons. He asked his first witness to be sworn.

Thomas M. Toronto, President of Bergen County United Way, was sworn by Board Attorney Perconti. He said Bergen County United Way is an affordable housing developers in partnership with Madeline Housing Partners also a non-profit organization. He said they specialize in supportive housing for people with developmental disabilities. He said around 20 projects have been completed throughout Bergen County. He said there is a need for supportive housing in Wyckoff for folks with developmental disabilities to live independently. Attorney Weiner asked if all of these proposed units are affordable. Mr. Toronto said yes, these units fully comply with the affordability guidelines in the State of New Jersey and there is an incentive for this type of housing. He said there will be 9 bedrooms which provides 18 credits towards affordable housing. He continued that this type of housing is a shared group home and not a commercial establishment or institution. He said there will be bedrooms, a kitchen, dining and den area and it will be constructed to fit aesthetically in the neighborhood. He said the residents will live there and become part of the fabric of the community. He said the residents will not drive so this will not be an intense parking use. He added that family and visitors come to visit the residents and they will also have support staff who will not live on the premises. He said this site is centrally located and within walking distance to shopping and recreational. Attorney Weiner asked how many residents will live there and how many employees? Mr. Toronto said there will be 9 individuals and 4 will share a common living area, 2 will share 2 - 2 bedroom apartments and 1 will live in a studio apartment. The residents will have jobs and will go to school. A service provider will come to the apartment for meal preparation if needed and will stay overnight if a resident is ill.

Township Committeeman Boonstra asked the applicant to elaborate on the service provider aspect. Mr. Toronto said some residents will not have a service provider. The service providers could be individuals employed by the family. Day servers have a budgeted amount of time from 10 hours of support during the day at the beginning to 1 hour a day. These providers are licensed by the State of New Jersey and have been trained. Two (2) people are on the staff as social workers who oversee the project and make sure the individuals are connected with their service provider and to make sure the community is connected into the broader community of Wyckoff.

Township Committeeman Boonstra noted that there is an office on the floor plan. Mr. Toronto said this office is for the keeping of records and private space for staff and a support function for the house manager. Board Member Fisher asked if there was a property maintenance manager. Mr. Toronto said the United Way would be responsible for property management. He said the residents take care of the maintenance of their own apartments. Township Engineer DiGennaro asked if the 4 bedroom unit will have their own service provider who will help prepare food. Mr. Toronto said this is independent living although some other residential homes

may need these services. Board Member Fortunato asked if the United Way will rent or own the property. Mr. Toronto said the United Way will purchase this property from the Township of Wyckoff. Board Member Hoogerheyde asked if in the residents lease they will need to have a service provider. Mr. Toronto said in the lease the United Way will need to understand who is going to help the residents in order to establish a plan of support. He said the application is very extensive and also includes income eligibility. Board Member Alexandrou asked if Wyckoff residents have preferred status when it comes to an application. Mr. Toronto said as a result of fair housing there is no preferential treatment for any residents. Chairman Bonsignore asked what the length of the lease is. Mr. Toronto said the lease is for one year with the service providers. Board Member Fisher asked if the pool of applicants are from Wyckoff. Mr. Toronto said there is open enrollment and after the pool is developed the tenant selection based on criteria. Board Member Fortunato asked if the residents had mental and physical disabilities. Mr. Toronto said the residents are developmental disabled and United Way is not involved with mental health. Township Engineer DiGennaro asked what would protect the change of use in this building in the future. Mr. Toronto said this building will be deed restricted and will maintain its affordability controls for 40 years. He said the township will be able to gain the property back if it is not maintained properly. Board Member Fortunato asked if this type of establishment is tax exempt. Mr. Toronto said he hopes to negotiate this since there will be no school use and the municipal services will be at a minimal. He added that fire walls will be in place and the residential home will be fully sprinklered and built to high standards. The residents will require fire drills and the police will be invited to meet residents. Chairman Bonsignore asked how the United Way arrived as to how many units to construct. Mr. Toronto said he received feedback at a forum with the town and the amount of individuals to reside at this site was due to the attractiveness of the sight, the nearby services and the desire of the municipality. Chairman Bonsignore asked how the breakdown of the bedroom counts were performed. He was concerned with the size of the studio apartment which is less than the minimum requirement for a single family home. Mr. Toronto said there is a minimum bedroom requirement and the State of New Jersey required a studio apartment. He said this shared community home serves a certain group of individuals and the population at this site will be ambulatory. He said this community home will be built on a slab.

Board Member Fisher was concerned with the amount of variances that are being requested. Mr. Toronto said this home design was derived to accommodate the community and what fits best in this location. He added that a 24 hour service would not be required at this campus type facility since this is not a medical facility. He said the services would be collected as it is in any residential zone. Chair Bonsignore said he understands the need of this facility in the community but there seems to be excess living space and confined parking. Mr. Toronto suggested the Board speak with the other professionals present this evening such as the architect and the engineer. Board Member Fisher suggested the building be adjusted on the site so that parking can be provided in the rear of the building.

The Board decided to continue with this application after the Bergen Brick Stone & Tile application finishes with their testimony since they were technically first on the agenda.

FOR PUBLIC HEARING - CARRIED

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).*

Bruce Whitaker, from the law firm of McDonnell & Whitaker, Ramsey, NJ said he is present this evening representing Bergen Brick Stone & Tile Company. He asked the owner to explain the revised plans to the Board.

Darren Zecher Lilley, 685 Wyckoff Avenue, Wyckoff, NJ, was sworn. She said she is the President of Bergen Brick and oversees the daily operation of the business with her brother. She said she would like to renovate this facility to stay competitive with other businesses in the area. She said they have a lease agreement with the Railroad so they are able to use some of this property for a display area. She explained to the Board that the parking areas had been upgraded to include pavers and expanded into the outdoor display areas.

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

A-1 10/5/16 application package

A-2 Site plan revision 8/26/16.

A-3 Eleven (11) pictures of the parking area showing the flow of traffic on Wyckoff Avenue and the ability to back up into the Right of Way (ROW) and not Wyckoff Avenue.

Ms. Zecher-Lilley said the existing Wyckoff Avenue parking area is adequate and has worked for many years. Board Member McNamara asked if the brick pavers were striped with parking lines. Ms. Zecher-Lilley said they are marked with lines but may need to be darkened. Vice Chairman Fortunato asked how many parking stalls are located on site. Mr. Tibor Latinicsics, the applicant's engineer, who was reminded by Board Attorney Perconti that he was previously sworn and remains under oath. Mr. Latinicsics said there are 15 parking stalls on site with 9 spaces along the railroad and 6 spaces in the front of the property along Wyckoff Avenue. Township Committee Representative Boonstra said the township no longer permits displays in the front yard. Mr. Whitaker said there has never been a problem with parking on Wyckoff Avenue and requested the display area remain near the existing parking area. Township Engineer DiGennaro suggested reconfiguring the parking to the northeast side of the site and then move the displays out of the front yard of the property. Mr. DiGennaro asked Mr. Tibor if the existing parking on site together with the proposed parking is the safest traffic pattern. Mr. Latinicsics said the 9 parking stalls along the RR are very functional and the 6 parking stalls along Wyckoff Avenue are existing and have been functioning for decades. Ms. Zecher-Lilley was concerned that the suggested schematic would have the customers walking through the parking lot towards the building to see the displays. Board Member Fisher said if the display material was moved from the front yard to the side yard in order to make the parking stalls deeper on Wyckoff Avenue would be safer traffic pattern.

The Board suggested that the keystone wall and the chain link fence remain and the parking be placed further away from Wyckoff Avenue in front of this wall. Township Engineer DiGennaro said the Board has the opportunity to make this parking area safer and remove the displays from the front yard. The Board recommended that the planter wall be moved back closer to the keystone wall. Mr. Latinicsics said 42' could be provided from the parking space bumper to the edge of the paver parking area which will create an 18' parking space and 24' travel aisle for maneuvering. The Board Members unanimously agreed to carry this application to the Wednesday, November 9, 2016 Planning Board meeting.

FOR PUBLIC HEARING – NEW

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).

Mr. Ira Weiner, the applicant's attorney, asked that the engineer, Mr. David Hals, be called to testify. Mr. David Hals, 9 Post Road, Oakland, NJ was sworn. He said he is a licensed professional engineer, land surveyor and planner in the State of New Jersey and has testified before this Board on numerous occasions. He said there are restrictions to the position of the proposed group home on the site since this property is a corner lot which creates 2 front yards. He added that the seven (7) angled parking spaces on Clinton Avenue will have adequate area to back out.

Mr. Weiner asked that the meeting be opened at this time to the public for any questions of Mr. Toronto who had previously testified.

OPEN TO THE PUBLIC for questions on Mr. Toronto

No one appeared.

CLOSED TO THE PUBLIC

Mr. Hals continued that two (2) additional parallel parking spaces will be located on Morse Avenue. He noted that the Board was not in favor of angled parking on Clinton Avenue and would like off street parking. He said the building could be moved but the building would have to be reduced in size. A 6' sidewalk has been provided with a car overhang onto the sidewalk on Clinton Avenue. The NJDOT regulations says a pedestrian sidewalk must be 6' with a 4' travel lane to walk. One handicapped space is provided and all the units are barrier free. Board Member Fisher said this site would have the only angled parking in Wyckoff. He added that it is not an optimal design due to safety issues. Chair Bonsignore noted an existing telephone pole on the corner of the property. Mr. Hals said the curbing is designed to go around the pole and the utilities will be placed underground.

Board Attorney Perconti asked that the following exhibits be marked for identification:

A-1 Application & site plan

A-2 Revised site plan dated 9/22/16

A-3 Colored landscape rendering with revision date of 9/22/16

Board Member Fisher asked the applicant to redesign the lot to enter off Morse Avenue and have parallel parking along the rear property line. The building can then be moved forward & towards Clinton Avenue and Morse Avenue with an exit lane around the building and out onto Clinton Avenue. He asked how the 9 parking spaces were calculated. Mr. Hals said a 4 bedroom group home is based on RSIS standards or 2.5 parking spaces which equals 9 parking spaces. This is independent living and not assisted living. Township Committee Representative Boonstra said the Board may consider an approval with less than 9 parking spaces. Mr. Hals said when there is an overflow of visitors they would use the street for parking. Board Member Alexandrou asked how many parking spaces would be needed. Mr. Hals said 5 parking spaces would be needed. Mr. Weiner said the residents do not use the parking spaces since they do not drive. He suggested the applicant redesign the property and remove the angled parking on Clinton Avenue. Board Member Alexandrou said a driveway is more aesthetically pleasing since this property is located in a residential/commercial zone. Board Member Fisher said parking in front of the building takes away from the aesthetics of the building. Mr. Hals said the front of the building is on Clinton Avenue. He added that the building would need to be flipped so the front would face the rear parking lot. He said that streetscape

could be added along Morse and Clinton Avenues. Board Member Fisher said the applicant would need to incorporate a streetscape plan in this B1A zone according to the Wyckoff Master Plan which would include a brick paver sidewalk and decorative streetscape lighting. Chairman Bonsignore said this zone permits community living but this application is struggling to fit this building on this lot. Township Committee Representative Boonstra said the applicant needs to figure the best way to place this building on the property with regards to parking. He suggested the applicant review moving the parking to the rear of the building. Mr. Weiner said the applicant will look at this option.

OPEN TO THE PUBLIC for Mr. Hals

No one appeared.

CLOSED TO THE PUBLIC

Township Engineer DiGennaro asked that the architect submit exterior products that will be used on the building. Board Attorney Perconti said the Board does not have an issue with the number of units.

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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 10:35 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board