

**WYCKOFF PLANNING BOARD
FEBRUARY 14, 2018 PUBLIC WORK SESSION 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 Fortunato, Chairman:

“The regular February 14, 2018 Public 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.

Chairman Fortunato 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”*

“This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.”

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Board Member Attendance: Robert Fortunato; Brian Scanlan, Mayor; Rudy Boonstra, Township Committee Representative; Scott Fisher; Glenn Sietsma; Kevin Hanly; George Alexandrou; Kevin Purvin; Michael Homaychak; Drita McNamara, Alt.

Board Member(s) Absent: Justin Hoogerheyde, Alt.

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

OLD BUSINESS

Approval of the January 10, 2108 Work Session and Regular Business Minutes

Board Member Sietsma made a motion to approve the January 10, 2018 work session and regular business minutes. Second, Mayor Scanlan. Voting in favor: Ms. McNamara, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mayor Scanlan and Chairman Fortunato.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**RESOLUTION #18-02**

Township Committee Representative Boonstra made motion to approve Resolution #18-02 for payment of vouchers. Second, Board Member Hanly. Voting in favor: Mr. McNamara, Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

WITHDRAWN

SPORT PROS USA, INC. BLK 222 LOT 1.01 (L1); 500 West Main Street. *(The applicant proposes to remove the existing office space and return that area to warehouse. A new office space will be obtained to include 5 offices, a conference room and 2 bathrooms so this business can remain in Wyckoff).*

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1848 – AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF WYCKOFF CHAPTER 186 “ZONING,” SECTION 186-22, “REGULATIONS APPLYING TO ALL ZONES,” TO REQUIRE ADEQUATE BUFFER BETWEEN A RESIDENTIAL PARCEL AND A NEWLY PROPOSED STREET, AND CHAPTER 186, “ZONING,” SCHEDULE I, MINIMUM FRONTAGE FOR CORNER LOTS. For review & recommendation to the Township Committee.

Boswell Engineering Representative Ten Kate said this Ordinance proposes that if you have a several lot subdivision with a new proposed roadway an interior lot will now become a corner lot with two (2) frontages. This ordinance will protect the existing homeowners with the requirement of a mandatory 50’ buffer located between the residential parcel and the nearest curb line or edge of the newly proposed street. Township Engineer DiGennaro added that this will prevent existing interior lots from having 2 front yards. The proposed buffer will preserve the integrity of the existing residential lots.

Board Member Alexandrou made a motion to recommend Ordinance #1848 to the Township Committee. Second, Board Member Fisher. Voting in favor: Ms. McNamara, Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chair Fortunato. Abstain: Mayor Scanlan.

FOR COMPLETENESS REVIEW

JERSEY MIKE’S BLK 219 LOT 17.02 & 18 (B1 & RA-25); 300 & 302 Godwin Avenue. *(The applicant proposes to construct a 2,000 square foot retail store on this property which will require 27 parking spaces and 26 parking spaces are provided.*

Board Member Sietsma recused himself from discussion and removed himself from the dais.

Boswell Engineering Representative Ten Kate said the applicant proposes to construct a new 2,000 square foot retail food service store on this vacant grassy lot next to TD Bank. There will be a one entrance and one exit to the restaurant. One variance is being requested for one (1) parking space. He reviewed with the Board the submission status of the application. He said an Environmental Impact Study would be needed if there was a wooded lot and the impact on

drainage. Board Member Fisher said he would like to see the landscaping and irrigation plan on a separate drawing and then have the Shade Tree committee review it. Chair Fortunato said that signage will need to be located on the plan. Vice Chair Hanly would like to hear testimony on traffic. Board Secretary McQuaid reported that this application went before the Design Review Advisory Committee on Tuesday, February 13, 2018. The Board concluded that this application be deemed incomplete. The following items are required: Distance from the proposed building to the northerly adjacent dwelling on Lot 18 should be shown; Signage plan; Lighting plan; separate landscaping plan and then be reviewed by the Shade Tree Commission; and a traffic study be provided.

Township Committee Representative Boonstra made a motion to deem this application incomplete. Second, Mayor Scanlan. Voting in favor: Ms. McNamara, Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chair Fortunato.

FOR PUBLIC HEARING – CARRIED

EHRlich, JOSEPH & ALLISON BLK 320 LOT 62 (RA-25 CORNER); 390 West Shore Drive. Minor site plan for a fence permit in a residential zone. *(The applicant proposes to install a 6' privacy fence along Wyckoff Avenue on this corner lot).*

Testimony will continue at the public hearing meeting at 8:00 p.m.

BANK OF AMERICA BLK 239 LOT 1 (B1); 339 Franklin Avenue. Amended site plan. *(The applicant proposes to replace an existing drive-through teller lane with a drive-through ATM along with related site improvements).*

Testimony will continue at the public hearing meeting at 8:00 p.m.

FOR PUBLIC HEARING – NEW

ROBERT A. MILANESE BLK 235 LOT 18.02 (B1); 406 Highland Avenue. Site plan. *(The applicant proposes to remove the existing garage, construct an addition to the side of the building and construct four (4) parking spaces).*

This application has been carried to the Wednesday, March 14, 2018 public hearing meeting.

KUIKEN, DOUGLAS & MIRIAM BLK 354 LOTS 4.01 & 49 (RA-25); 207 Hillside Avenue & 304 Paul Court. Major Subdivision. *(The applicant is proposing a major subdivision application, extending the existing sewer system and the demolition of the existing house on Lot 4.01 and construct a new home on property that is non-conforming in lot area and side yard setback).*

Testimony will begin at the public hearing meeting at 8:00 p.m.

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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 8:08 p.m.

Respectfully submitted,

Susan McQuaid, Secretary
Wyckoff Planning Board