

**WYCKOFF PLANNING BOARD
JUNE 13, 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 June 13, 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, Chairman; Kevin Hanly, Vice Chairman; Rudy Boonstra, Township Committee Representative; Glenn Sietsma; George Alexandrou; Michael Homaychak; Kevin Purvin.

Board Member(s) Absent: Brian Scanlan, Mayor; Scott Fisher; Drita McNamara, Alt.

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

OLD BUSINESS

Approval of the May 9, 2108 Work Session and Regular Business Minutes

Board Member Homaychak made a motion to approve the May 9, 2018 work session and regular business minutes. Second, Board Member Purvin. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-06

Vice Chairman Hanly made a motion to approve Resolution #18-06 for payment of vouchers. Second, Board Member Alexandrou. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

RESOLUTION(S) TO BE MEMORIALIZED

BOTTINO, WILLIAM & ALEXANDRA BLK 423 LOT 3 (RA-25); 715 Laurel Lane. *(The applicant proposes (The applicant proposes soil moving and grading in excess of 100 cubic yards).*

Board Member Purvin made a motion to memorialize this resolution. Second, Township Committeeman Boonstra. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

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 27 parking spaces are provided. The variance is for the front yard setback of 2' for the monument sign).*

This resolution will be memorialized at the July 11, 2018 public hearing meeting.

FOR DISCUSSION**RIDGEWOOD WATER** - Discussion

Township Engineer DiGennaro said Ridgewood Water was approved on June 14, 2017 for the installation of emergency generators with shrubbery at various wells sites. He said the generator heights will be higher than the 8' fence on some sites. He said that Ridgewood Water would like to increase the height of the fencing on 4 generator sites in order to screen the generators. Three (3) sites will increase the fencing to 9' and one (1) site will increase the fencing to 10'. Mr. DiGennaro asked if this request could be handled in the field or would the Board rather have them renotice the neighboring property owners and reappear before the Planning Board. The Board unanimously voted to have this change in the height of the fencing on four (4) sites be acknowledged as a field change.

INFORMAL

GRACE UNITED METHODIST CHURCH BLK 366 LOT 2 (RA-25); 555 Russell Avenue. Conceptual plan review.

Township Engineer DiGennaro said he was contacted by Mr. Van Dyke, the Church Trustee, requesting an informal review in front of the Planning Board. He said the existing church property has the church itself and 2 single family dwellings. The Church would like to subdivide the property and reserve 5 acres for the existing Church and a new parsonage. Scenario #1 shows a 3 lot subdivision with conforming lots and scenario #2 shows a 5 lot subdivision with sub-standard non-conforming lots in lot frontage and lot area. Mr. Van Dyke was in the audience and addressed the board. He said the Methodist Church needs to know which way to proceed with a subdivision. Chairman Fortunato said the Board frowns on substandard lots that do not meet the bulk

requirements. He said a variance free application would be favorable. Township Committeeman Boonstra concurs with the Chairman's comment. Mr. Van Dyke said he will take this information to the congregation for a vote.

FOR COMPLETENESS REVIEW

PETRO MECHANICS INC. (LUKOIL NORTH AMERICA) BLK 260 LOT 1.01 (B1); 276 Godwin Avenue. *(The applicant proposes to reconfigure the concrete islands and replace the fuel dispensers and dispenser pans and install an ADA parking space and ramp).*

Boswell Engineering Representative Ten Kate said this site plan application is to replace the gasoline pumps and kiosk and make an ADA handicapped parking space and ramp to the mini-mart building. He said there are no changes in dimensions and the applicant is requesting site plan waivers. The board recommended that the applicant provide colored photographs of the property. Board Member Sietsma made a motion to deem this application complete and schedule it for a Wednesday, July 11, 2018 public hearing meeting. Second, Vice Chairman Hanly. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homyachak, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

ELA FINANCIAL GROUP, INC. BLK 236 LOT 7 (B1); 642 Wyckoff Avenue. *(The applicant proposes to install a 25 square foot ground sign in the front yard).*

Chairman Fortunato said the applicant is seeking approval for a ground sign. He noted that the township does not have an ordinance which permits ground signs in the B1 zone. Township Engineer DiGennaro read his report into the record. He said the applicant will need to provide testimony regarding the lighting of the sign.

PUBLIC HEARING - CARRIED

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).*

Chairman Fortunato said this is a continuation of the May 9, 2018 meeting and asked if all items have been submitted such as a handicapped parking space, renounce the neighbors, submitted a checklist and an architectural plan of the second floor. Attorney David Becker, who was sitting in for Board Attorney Perconti, said the applicant has re-noticed and he noted that a 5th variance is not listed on the notice but is captured in the general language at the end of the notice. Boswell Engineering Representative Ten Kate said testimony is required on the recently submitted items.

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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 8:10 p.m.

Respectfully submitted,

Susan McQuaid, Secretary
Wyckoff Planning Board