

WYCKOFF PLANNING BOARD
July 11, 2018 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 Fortunato, Chairman:

“The regular July 11, 2018 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.

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; Michael Homaychak; Kevin Purvin.

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

Staff Present: David Becker, Acting Planning Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary; Denise Capparelli, Board Secretary. **Staff Absent:** Joseph Perconti, Planning Board Attorney;

OLD BUSINESS

Approval of the June 13, 2108 Work Session and Regular Business Minutes
The June 13, 2018 minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-07

Resolution #18-07 was approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

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).*

ELA FINANCIAL GROUP, INC. BLK 236 LOT 7 (B1); 642 Wyckoff Avenue. *(The applicant proposes to install a 7.1 square foot ground sign in the front yard where ground signs are not permitted).*

The above referenced resolutions were memorialized at the work session meeting.

FOR REVIEW AND RECOMMENDATION TO THE TOWNSHIP COMMITTEE

Review of Zoning Ordinance #1860, an ordinance supplementing Chapter 186, "Zoning," Section 186-22, "regulations applying to all zones," of the code of the Township of Wyckoff to prohibit the sale of marijuana and marijuana paraphernalia within the Township.

The Board unanimously agreed to recommend Ordinance #1860 to the Township Committee at the work session meeting.

FOR COMPLETENS REVIEW

CJM PROPERTIES CORP. BLK 498 LOT 96.20 (R-15); 28 Ravine Avenue. *(The applicant proposes to subdivide the existing single lot into two proposed lots where one lot will be conforming in lot size and the second lot will require a minor variance for minimum lot depth).*

This application has been deemed complete at the work session meeting and scheduled for a Wednesday, August 8, 2018 public hearing meeting at 8 p.m.

FRANKLIN MONROE REALTY, LLC BLK 239 LOT 2 (B1); 345 Franklin Avenue. *(The applicant proposes to renovate and rehabilitate the existing structure for bank use with a drive-thru on the ground floor and 2 residential apartments on the second floor).*

This application has been deemed complete at the work session meeting and scheduled for a Wednesday, August 8, 2018 public hearing meeting at 8 p.m.

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 advised that this application will be carried to the Wednesday, September 12, 2018 public hearing meeting. The applicant is not need to renotece the public.

PUBLIC HEARING – NEW

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).*

Holly Schepisi, from the law firm of Huntington Bailey, LLP, 373 Kinderkamack Road, Westwood, NJ said she is representing the applicant Lukoil North America located at 276 Godwin Avenue, Wyckoff, NJ. She said the applicant is seeking to perform maintenance at the site by replacing equipment and appurtenances in-kind to match existing dimensions and conditions in conjunction with the operating standards and ADA standards.

Board Attorney Becker asked that the following exhibits be marked as identification:

A-1 Application package

A-2 Colored picture of fuel dispenser and kiosk

A-3 Gasoline dispenser colorized photo

Ms. Schepisi said this application is for the continuation of a gas station use in the B1 zone which is allowed and will not require any variances.

Josef Argenio, engineer on the project and a professional engineer registered in the State of New Jerseys. He said he has testified in Montvale, NJ and Glenside, PA. The Board accepted Mr. Argenio's credentials. He said the applicant is seeking to replace the gasoline dispenser, dispenser pans and concrete islands in kind as shown on the site plan. He said the kiosk colors will be silver which will match the fuel pumps. He added that the ADA parking space and handicap ramp will be constructed to current ADA standards with respect to size, slopes, stripping and signage. He concluded that there will not be any change to the overhead lighting. Chairman Fortunato said there will be an upgrade of the gasoline pumps and kiosk and the ADA parking space will be widened with handicapped curbing. Township Committeeman Boonstra asked if the existing canopy over the gasoline pumps will remain. Mr. Argenio said the canopy will remain. Vice Chairman Hanly asked if the ADA compliant parking space will be located in near the service station/mini mart. He asked if the other parking spaces along the fence are for customers of the mini mart building. He asked if there is enough parking spaces on the site to comply with the ordinance requirements. Mr. Argenio said there are enough parking spaces provided and in compliance.

Iggy Morgano, Maintenance Supervisor for Lukoil, was sworn. Attorney Schepisi asked Mr. Morgano to review the property maintenance issues With the Board. Mr. Morgano said repairs will be made to the existing wood stockade fence where sections are missing. Boswell Engineering Representative Ten Kate said the repairs will be made to the satisfaction of Township Engineer DiGennaro. Chairman Fortunato noted that used vehicles are being sold on the site. Boswell Engineering Representative Ten Kate said only 3 registered vehicles are permitted to be sold per Wyckoff Code. Chairman Fortunato said there are usually 6 or 7 vehicles for sale. Mr. Morgano said he will send a letter to the operator that he is violating township ordinance. Vice Chairman Hanly asked if there is currently a handicapped ramp. Mr. Morgano said there is ramp but is not ADA compliant but will be made ADA compliant for the store.

Attorney Schepisi said she respectfully request the Board approve the request for an amended site plan to enable the property owner to upgrade the property and also become ADA compliant.

OPEN TO THE PUBLIC

No one appeared.
CLOSED TO THE PUBLIC

Township Committeeman Boonstra made a motion to approve this application subject to the following conditions: repair of the existing fence and only have 3 registered used cars for sale at one time. Second, Board Member Homyachak. Voting in favor: Mr. Purvin, Mr. Homyachak, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

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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 9:00 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board