

**WYCKOFF PLANNING BOARD
AUGUST 8, 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 August 8, 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; Brian Scanlan, Mayor; Rudy Boonstra, Township Committee Representative; Michael Homaychak.

Board Member(s) Absent: Scott Fisher; George Alexandrou; Glenn Sietsma; Drita McNamara, Alt.; John An, Alt.

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

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 #18-08

Resolution #18-08 was approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

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).*

This resolution was memorialized at the work session meeting.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

MICHELE A. GIUFFRE-SHORE BLK 245 LOT 42.02 (RA-25); 551 Overlook Drive. *(The applicant propose to install a fence along the second front yard along Franklin Avenue).*

Anthony Garrett, a professional planner and principle with the firm of Bilow Garrett Group, located in Ridgefield Park, NJ. He said he is a licensed as an architect and professional planner and will be appearing as a planner this evening. He said he has appeared before the township of Rockleigh, Teaneck, Ridgefield Park, Maywood, Paterson, Paramus, Egg Harbor and Oakland. The Board accepted Mr. Garrett's credentials. Marked at this time was the following exhibit:

A-1 Application package

Mr. Garret said the applicant would like to replace the existing aluminum fence with a 6' high acoustic lined solid stockade fence located in the front yard along Franklin Avenue to shield the rear yard from the traffic noise from Franklin Avenue. He said a rock retaining wall will be removed and the area will be regraded. He said the existing hemlocks are dying and the applicant will heavily landscape this area with 10' to 12' arborvitae 4' on center. He said the odd shape property is 2 ½ acres with a pond that fronts on Overlook Drive and backs up on Franklin Avenue. He said the only usable rear yard area is near Franklin Avenue. He said he is asking for a C1 hardship variance due to the shape of the lot and a C2 variance for the placement of the evergreens along the fence on Franklin Avenue.

Chairman Fortunato asked what color the proposed fence will be. Mr. Garrett said the fence will be the same color as the existing cedar stockade fence. Mayor Scanlan asked if the asphalt sidewalk continues the length of Franklin Avenue. He also asked if the existing stockade fence is in the township right of way. Mr. Garrett said the asphalt sidewalk ends by the pond portion of the property. He said the existing stockade fence along the pond is on the property line and the proposed fence will be 8' inside the applicant's property line and 6' in height. Township Engineer DiGennaro stipulated that the arborvitae will need to be maintained. Township Committeeman Boonstra recommended that a 2 year irrigation maintenance plan be required for this application.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Mayor Scanlan made a motion to approve this application subject to the following conditions: a 2 year irrigation maintenance plan be put into effect; the proposed fencing will match the existing cedar stockade fence; the height will be 6'; the sidewalk will be maintained by the property owner according to ordinance and the Township Engineer will work in the field with regards to the location of the arborvitae further away from the sidewalk in a healthy planting pattern. Second, Township Committeeman Boonstra. Voting in favor: Mr. Homaychak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

FOR COMPLETENESS REVIEW

DAIRY QUEEN BLK 219 LOT 14 (B1-CORNER); 299 Franklin Avenue. *(The applicant proposes to install a generator in the second front yard along Godwin Avenue).*

This application was deemed incomplete at the work session meeting.

INTERNATIONAL CENTER FOR MINIMALLY INVASIVE SURGERY BLK 492 LOT 18.01 (B2); 461 Goffle Road. *(The applicant proposes to erect an 8' x 20' storage shed in the rear yard within the setback line).*

This application was deemed incomplete at the work session meeting.

PUBLIC HEARING – NEW

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).*

James Jaworski, from the law firm of Wells, Jaworski & Liebman, on behalf of the applicant, Jay McCarthy, for the property at 20 Ravine Avenue, Wyckoff, NJ. The property is located in the R-15 zone where 15,000 square feet is required and 46,000 is existing. He said the application would like to subdivide this lot into 2 conforming lots. Due to the cul-de-sac bulb on Griner Court one lot will be deficient in lot depth. Otherwise all the bulk requirements on the proposed homes will be conforming.

Daniel Lamothe, Lapatka Associates, 12 Route 17 North, Paramus, NJ was sworn. He said he is a professional licensed engineer in the State of New Jersey since 2000 and received his Bachelors of Science degree from Rutgers University and has testified in Bergen County as an expert in civil engineering. The Board accepted Mr. Lamothe's credentials.

Mr. Jaworski asked that the following exhibits be marked for identification:

- A-1 Preliminary & Final major subdivision plat dated 5/8/18 consisting of 4 sheets
- A-2 Colored rendering of Sheet I dated 5/8/18
- A-3 Soil Moving Plan & Calculations dated 5/8/18
- A-4 Boundary & Topographic Survey dated 5/8/18

Mr. Lamothe explained the application, 20 Ravine Avenue, as being over an acre of land, 250' deep x 185 wide; currently there is an existing house located in the center of the lot and along the easterly property line there is a detention basin that collects the Stormwater run-off from Griner Court. He said the applicant proposes to demolish the existing home and proposes a minor subdivision which is to divide the lot in half. He said the existing lot is 250' deep but due to the cul-de-sac bulb the lot depth is deficient with the average depth of 117' where 125' is required. He added that the proposed homes will be constructed within the building envelope. There will be no disturbance in the drainage easement and the roof runoff will be decreased, compared to existing conditions, and this water will be collected into new seepage pits. The new home on Griner Court will be constructed first and serviced with the existing utility services. He said that due to the water moratorium by Ridgewood Water the applicant will speak with Ridgewood Water first before construction of the second home on Ravine Avenue. He said if the moratorium is not

lifted then a new well will be drilled for water. Chairman Fortunato asked if the proposed homes will be serviced by sewer. Mr. Lamothe said there is a sewer line that is located in Ravine Avenue and a proposed sewer easement as well along the detention basin. He said that both homes will connect to this sewer. Township Committeeman Boonstra said it will be a net of 1 new sewer hookup. Township Engineer DiGennaro asked who maintains the detention basin. Mr. Jaworski said the town maintains the detention basin. Mayor Scanlan noted that the existing corner property is the same size as this property and could also be subdivided in the future. Mr. Jaworski said this lot, also owned by Eleanor Snyder, would also be able to subdivide in the future. Mayor Scanlan asked if there have ever been any issues with the detention basin being clogged. Township Engineer DiGennaro said he has not heard of any issues with the basin. He said he would like the applicant to mow and cut the grass in the basin. Mr. Jaworski said this could be a condition of approval.

OPEN TO THE PUBLIC

David Miller, 10 Ravine Avenue, Wyckoff, NJ was sworn. He said he is concerned with detention basin which has never been maintained and is overgrown. He is also concerned with the water in his basement since the water table is very high in this area and the effect new construction will have on his property. Mr. Lamothe said there will be a retaining wall on the proposed property and the water from the roof leaders will be recharged into seepage pits when the house is constructed. Township Engineer DiGennaro said any new construction will have zero percent runoff.

Linda Miller, 10 Ravine Avenue, Wyckoff, NJ was sworn. She concurred that the drainage basin is overgrown with trees and no one is taking care of it. Mayor Scanlan asked for a clarification as to who is responsible to maintain the detention basin. Township Engineer DiGennaro said he will review the memorializing resolution from when the original subdivision was approved. Mr. Jaworski said he had not reviewed the resolution but has reviewed the deed and opined the detention basin is up to the township to maintain.

CLOSED TO THE PUBLIC

Mr. Jaworski stated that the application is for relocating the lot line in order to create 2 lots. He said one variance is being requested for lot depth with respect to Lot 20B due to the presence of the cul-de-sac bulb on Griner Court. He said the average lot depth is a variance for a C1 hardship variance and we ask the Board to grant this variance. Mayor Scanlan said if this subdivision is granted can we control the size of the homes. Board Attorney Perconti said there is no construction proposed and the applicant will present the plans to the building department. Attorney Jaworski said if a variance is required for the home they will have to come before the Board of Adjustment. Mr. Lamothe said the 40' x 60' footprint shown on the site plan is just a rough estimate of what can be constructed within the building envelope. Mayor Scanlan said he has concerns with water and Wiltsie Court all drains down into this one basin. He said if the homes are significantly larger, then more water will be created. Township Engineer DiGennaro said if the Board grants the approval for 2 buildable lots, the applicant would then submit plot plans to the building department and the plot plans must comply with the zoning ordinance. He added that these new homes will have dry wells according to the size of the roofs. Attorney Jaworski said there is nothing in the Wyckoff Code that can limit the size of the homes in the R-15 zone. He added that the applicant will conform to the code.

James McCarthy, principle of CJM Property, was sworn. He said he has been building in Bergen County since 1979. He said he does not want to be constrained with the size of the house he is

to build. He said he will build the appropriate sized home as to not overwhelm the lot.

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: there will be additional screening installed on the left side of the easement as a barrier to the neighbors, and the detention easement will be cleaned out. Second, Board Member Homyachak. Voting in favor: Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

A FIVE MINUTES RECESS WAS TAKEN AT THIS TIME

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).*

Nylema Nabbie, Esq. on behalf of the applicant, Franklin Monroe Realty, LLC, contract purchaser of 345 Franklin Avenue, Wyckoff, NJ. She said the application is seeking site plan approval and 2 waivers. The subject property is located in the B1 zone which is a mixed use. The applicant proposes 2 residential units above the proposed bank use and drive through on the first floor. The applicant would like to renovate and rehabilitate the existing building. There are 2 witnesses this evening as well as a representative from SB One Bank.

David Hals, the project engineer, 9 Post Road, Suite M11, Oakland, NJ was sworn. The Board accepted Mr. Hals as an expert engineer and planner since he has appeared before the Board on numerous occasions. Mr. Hals presented to the Board the following exhibit:

A-1 Application package

Mr. Hals explained to the board the colored rendering of the site plan and the property location. He said the building is currently vacant. There are 2 existing driveways with one to enter and one to exit the property, and the rear yard is paved with parking for 20 vehicles. The property is located in the B1 zone and is irregular shaped. The first floor was a medical use with an apartment on the second floor. The existing building is 2,453 square feet and the building coverage has an existing 14.1% coverage. The existing impervious coverage is 12,385 square feet or 71% of the site where a maximum of 80% is permitted. He said the impervious area will be reduced from 71% to 62.5%. He said the applicant will utilize the existing driveways and the existing foundation. The building will be modified with the removal of the left side of the building and install a drive through teller lane, a portion of the second floor will cantilever over the rear of the building which will protect the rear sidewalk and handicapped ramp. He said the first floor will be SB One Bank and the second floor will have 2 residential units with access from the right rear corner of the building. The left rear corner of the building will be the access to the bank. The vestibule will also contain the 24 hour ATM. There will be 2 parallel parking spaces along the entrance to the right, with 1 handicapped parking stall directly behind the building and then the remaining 10 parking spaces along the rear of the property. The parking lot will be elevated for barrier free accessibility to the building by moving approximately 525 cubic yards of soil, and the driveway will be curbed with Belgium block. A Stormwater inlet will be placed in the rear and front corner of the parking area to intercept storm water which will be piped to the underground seepage pit capturing 100%

of the storm water. Mr. Hals added that the stacked parking will be made into a lawn area and a small dumpster with an enclosure will be located in the rear yard for the residential units. The bank will have a cleaning service that will remove the trash. He said that one tree in the front corner will be removed and it will be replaced with another tree. There is a gap in the evergreen planting along the property line which will be filled in with a 6' high PVC fence will also be installed by the trees. The AC units will be located on the right side of the building and foundation plantings will be planted around the front of the building. He added that 2 signs are proposed with 1 sign mounted on the building and is conforming to the zoning ordinance. The other sign is a free standing sign which will be setback 4.5' from the property line to the front of the sign. It will be 5' high by 5 1/2' wide colonial style sign and will be ground lit. 13.75' front yard setback is the variance for the location of the monument sign. The hours of operation will be Monday through Wednesday and Friday from 9 a.m. to 5 p.m. The bank will be open 9 a.m. to 6 p.m. on Thursday. And on Saturday the bank will be open from 9 a.m. to 12 noon. He added that there will be will be 2 employees on site with a maximum of 3 people on the shift. The lighting for the parking lot and front sign will be on from dusk to dawn. Since the ATM is indoors there is no exterior lighting required. There will be 1 – 13' high pole in the parking area and 3 building mounted lights. Mr. Hals said the proposed lighting meets the township requirement. He said that most of the banking industry is now done mostly online. The traffic peak trip hours were 50 trips in the a.m. peak hour and 65 trips in the p.m. peak hour. Today the trips in the a.m. peak hour go from 50 to 22 and the peak p.m. trip go from 65 to 33. He said the cars will circulate the property in a counter clockwise direction and will be directed to the exit when leaving the property. The drive up lane will be lit during banking hours and the proposed ATM will be full service.

Township Engineer DiGennaro asked if the drive through lane is going to be staffed by a person. Mr. Hals said the drive through will be staffed. When the bank is closed the ATM will be accessible using a bank card to unlock the door. Township Engineer DiGennaro asked why an interior ATM does not need the minimum lighting required by the State. Boswell Engineering Representative Ten Kate said if this application is approved the lighting may need to be modified by the State. Mr. Hals said he will look into the State requirements for lighting. Township Engineer DiGennaro suggested that the lights be placed under the side of the rear canopy. Township Committeeman Boonstra recommended that the light on the drive through just be a green light when it is open and no light when it is closed. Mayor Scanlan noted that the ground sign will be lit from the ground. He suggested that the sign be lit from the top of the sign. Mr. Hals said a goose neck light can be used on the ground sign which will be less intrusive. Mayor Scanlan also suggest a 2' sidewalk be placed next to the right side of the building for easier access to the rear of the building. Mr. Hals examined the site plan and said a sidewalk can be added. Mayor Scanlan was also concerned with the vehicle headlights shining into the residential neighbor's yards. Mr. Hals said there is an arbor hedge around the perimeter of the property and a 6' high stockade fence will also be placed along a portion of the property. He added that all the pole lights will be shielded for a downward cast. Mayor Scanlan also asked that the exit be a right hand turn only exit out of the driveway due to the traffic congestion in this area. Mr. Hals said the County has already asked that there be no left turns onto the site and has no objections to having a no left out on Franklin Avenue. Boswell Engineering Representative Ten Kate said the applicant will need to sign an Interior Block Parking Agreement. Attorney Nabbie asked Mr. Hals what the 2 waivers are that are being requested. Mr. Hals said the waivers are for 1). Not submitting an EIS; and 2). Not submitting a traffic study. He said the bank will be producing less traffic than the previous medical use.

OPEN TO THE PUBLIC for questions of Mr. Hals

No one appeared.

CLOSED TO THE PUBLIC

Tom Ashbahian, 39 Spring Street, Ramsey, NJ was sworn. The Board accepted Mr. Ashbahian as an expert architect since he has appeared before the Board on numerous occasions. Mr. Ashbahian said the roof will be a composite shingle roof, hardie board siding, copper metal roof elements, stone veneer at the base of the building and residential windows. He said that the two bedroom apartments will be 891 square feet and 994 square feet which are greater than the minimum required by town ordinance. The drive through will be simplistic with 2 columns with a composite roof above it. He added that the building will be knocked down to the foundation. Mayor Scanlan suggested that additional windows be added to the second floor on the right side elevation. Mr. Ashbahian said that he can balance this side of the building with windows which would present themselves inside the stairwell. Township Committeeman Boonstra agreed with this idea. Vice Chairman Hanly said he would like to hear testimony as to the requirements for the request for a C1 variance. Mrs. Hals said the applicant is seeking a C1 hardship variance for the location of the ground sign where 20' is required and the existing building is setback at 19.1'. The proposed sign will be located 4.5' from the property line. This sign will need to be seen to tell vehicles that there is a bank at this location and where the driveways are.

Mr. Hals said the Bank representative looked up the State lighting code for a bank institution and found that 2' candles within 50' of the ATM are required. He said that he will modify the lighting and change it from building mounted lights to pole mounted lights which will be shielded towards the building and tilted away from the neighbors. These lights will be lit from dusk to dawn.

OPEN TO THE PUBLIC for questions of Mr. Ashbahian

NO one appeared.

CLOSED TO THE PUBLIC

Chairman Fortunato said this proposed building will be an improvement to the site. He asked Township Engineer DiGennaro if he was comfortable with the newly proposed light plan. Mr. DiGennaro said he was comfortable with the change in the lighting plan and added that there will be a 9 month stipulation to this approval to review the lighting. Mayor Scanlan was pleased that the ground sign lighting will be down lit, a sidewalk will be installed around the right side of the building and a double window added to the right side elevation on the second floor. Board Member Homyachak said that an irrigation plan would be installed with the foundation plantings. Mr. Hals said the entire site will be irrigated.

Township Committeeman Boonstra made a motion to approve this application subject to the following conditions: a right hand turn only when exiting the site; sidewalk to be installed on the right side of the building to the rear; no left hand turn when entering the site as required by the County; down lit lighting on the ground sign in the front; double windows to be installed on the second floor on the right elevation; ATM lighting to be reviewed within 9 months of construction; irrigation to be installed and the applicant will sign an interior block parking agreement. Second, Chairman Fortunato. Voting in favor: Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

PUBLIC HEARING – CARRIED TO THE SEPTEMBER 12, 2018 MEETING

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 September 12, 2018 public hearing meeting at the request of the applicant. An extension of time letter has been received by the applicant.

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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 10:43 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board