

WYCKOFF PLANNING BOARD
SEPTEMBER 12, 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 September 12, 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.”

* * * * *

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

NEW BUSINESS

Chairman Fortunato welcomed new Planning Board member John An

OLD BUSINESS

Approval of the August 8, 2108 Work Session and Regular Business Minutes
Board Member Homaychak made a motion to approve the August 8, 2018 work session and regular business minutes as amended. Second, Mayor Scanlan. Voting in favor: Mr. Homaychak,

Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-09

Board Member and Vice Chairman Hanly made a motion to approve Resolution #18-09 for payment of vouchers as amended. Second, Mr. Boonstra. Voting in favor: Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Hanly, Mr. Alexandrou, Mayor Scanlan and Chairman Fortunato.

RESOLUTION(S) TO BE MEMORIALIZED

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

Board Member Boonstra made a motion to memorialize said resolution. Vice Chairman Hanley second the motion. Voting in favor: Mr. Homaychak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

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 Resolution will be memorialized at the October 10, 2018 meeting.

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*).

Mayor Scanlan made a motion to memorialize said resolution. Second Vice Chairman Hanly. 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*). Township Engineer, Mark DiGennaro, deemed this application incomplete

Mayor Scanlan made a motion to deem this application incomplete. Second Vice Chairman Hanly. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Vice Chairman Hanly, Mayor Scanlan and Chairman Fortunato.

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*).

Board member Boonstra made a motion to deem this application incomplete. Second Vice Chairman Hanly. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Vice Chairman Hanly, Mayor Scanlan and Chairman Fortunato.

143 ELMWOOD PLACE, LLC BLK 300 LOT 9.01 (R-15); 143 Elmwood Place. *(The applicant is proposing to subdivide the property and to retain the existing single family home on one lot and to build a new single family home on the created lot).*

The subject property is located in the R-15 Zone on a corner lot with Elmwood Place and Godwin Avenue and is non-conforming due to principal building side yard setback. The application proposes to subdivide the existing 64,860 SF parcel to create two separate lots, one to retain the existing single family home and the other to construct a new single family home. The existing parcel and home is served by municipal sanitary sewer. Township Engineer Mark DiGennaro read his report as follows. It is recommended that the applicant address the following items and submit revised plans prior to the public hearing.

- Proposed driveway access to the existing dwelling located on proposed 9.01.
- Location of the existing sanitary sewer lateral to be identified on the plan.
- Identify water service to the existing dwelling, public or private.
- A will-serve letter should be obtained from the water utility to serve one or both lots as necessary.
- A Waiver should be requested for Items 46-40 J, Landscaping.

In addition, any approval should be conditioned upon the following:

- The applicant must submit a final deed and property survey for review and approval prior to recording.
- The applicant shall submit an original final subdivision map for signature by the Planning Board Chairman, Secretary and Township Engineer.
- All costs associated with filing and amending tax maps shall be borne by the applicant.
- Any proposed improvements upon the newly created Lot 9.012 must comply with current Zoning requirements.
- No private easements to be required on either lot as a result of this subdivision .

Pending completeness, Township Engineer DiGennaro requested no easements be granted and required additional information about sewer lines. Chairman Fortunato asked if there were any variances for this subdivision and Township Engineer said no. Vice Chairman Hanly asked about frontage requirements and Engineer DiGennaro said it meets the frontage requirements. Board member Alexandrou noted the location of the existing gravel driveway across this proposed lot. He suggested that it be relocated. Chairman Fortunato asked that no easements run through the proposed lot.

Mr. Homaychak inquired if impervious coverage is known at this time? Mr. DiGennaro explained that the impervious coverage for 9.02 will see an increase in the driveway. Mayor Scanlan asked if the gravel driveway is considered impervious. Mr. DiGennaro said yes it is considered impervious.

Chairman Fortunato asked if it was necessary to notice. The Board Attorney Perconti confirmed there is no need to notice due to a minor site application with no variances.

Attorney Whittaker confirmed Section 40 of Municipal Land Use Law that minor subdivisions with lots under 4 with no variances does not require any public notice just administrative proceedings for the next meeting.

Board Member Sietsma made a motion to deem this application complete for public hearing on October 10, 2018 at 7:30pm. Second, Mr. Alexandrou. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Vice Chairman Hanly, Mayor Scanlan and Chairman Fortunato.

FOR PUBLIC HEARING AND CONSIDERATION

- 1. AMENDMENT TO REEXAMINATION REPORT**
- 2. TOWNSHIP OF WYCKOFF MASTER PLAN AMENDMENTS– 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN AND LAND USE PLAN ELEMENT AMENDMENT**
- 3. VOTE(S) TO ADOPT MASTER PLAN AMENDMENTS (2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN AND LAND USE PLAN ELEMENT AMENDMENT) AND AMENDMENT TO REEXAMINATION REPORT- AND TO MAKE RECOMMENDATION TO THE TOWNSHIP COMMITTEE TO ENDORSE 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

The Master Plan will be discussed at the Public Hearing meeting at 8:00 p.m.

PUBLIC HEARING

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 October 10, 2018 public hearing meeting at the request of the applicant. An extension of time letter was received from the applicant.

* * * *

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,

Denise Capparelli, Administrative Asst.
Wyckoff Planning Board