

WYCKOFF PLANNING BOARD
SEPTEMBER 11, 2019 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 Chairman Fortunato.

“The regular September 11, 2019 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.

Mr. 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; Tom Madigan, Mayor; Rudy Boonstra, Township Committee Representative; Michael Homaychak, Kevin Purvin, Scott Fisher, Sarah Caprio and John An.

Board Members Absent: George Alexandrou and Glenn Sietsma.

Staff Present: Thomas Garlick, Acting Planning Board Attorney; Pete Ten Kate, Boswell Engineering Representative, Mark DiGennaro, Township Engineer and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the August 14, 2019 Work Session and Regular Business Minutes

Committeeman Boonstra made a motion to approve the August 14, 2019 Work Session and Regular Business Meeting minutes. Second, Mr. Homaychak. Voting in favor: Mr. Purvin, Ms. Caprio, Mr. An, Mr. Homaychak, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

RESOLUTIONS TO APPROVE VOUCHERS FOR PAYMENT

Resolution #19-09

A motion was made by Mr. Homyachak to approve payment Resolution #19-09. Second, Mr. Purvin. Voting in favor: Mr. Purvin, Ms. Caprio, Mr. An, Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

RESOLUTIONS TO BE MEMORIALIZED

VALENTA, MICHAEL BLK 308 LOT 7.01 (RA-25) 15 Lyons Street.

The applicant proposes to re-locate the existing side yard fence past the plane of the house. He is also proposing to extend the existing boulder wall along the side yard fence and fill in with 80 – 100 cubic yards of soil to level the side yard. Approved.

Board Member An made a motion to approve the Resolution for 15 Lyons Street. Second, Mr. Homyachak. Voting in favor: Ms. Caprio, Mr. An, Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

GRACE METHODIST CHURCH BLK 411 LOT 2 (RA-25) 555 Russell Avenue
Minor Subdivision approved.

Board Member Homyachak made a motion to approve the Resolution for 555 Russell Avenue. Second, Ms. Caprio. Voting in favor: Mr. An, Ms. Caprio, Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

TEVLIN, BLK 269 LOT 4 (B-1) 314 Franklin Avenue.

The applicant proposes to install a parking lot ingress/egress apron and seepage tank to capture storm water from the parking lot. The application was deemed complete at the July 10, 2019 Planning Board meeting. Approved.

Committeeman Boonstra made a motion to approve the Resolution for 314 Franklin Avenue. Second, Mr. Homyachak. Voting in favor: Mr. Purvin, Mr. Homyachak, Mr. Boonstra, Mayor Madigan and Chairman Fortunato.

CHRIST, IAN 742 Birchwood Drive BLK 430 LOT 8 (RA-25)

The applicant proposes to build retaining walls and move soil in excess of 100 cubic yards to level the property. Approved.

Committeeman Boonstra made a motion to approve the Resolution for 314 Franklin Avenue. Second, Mr. Homyachak. Voting in favor: Mr. Purvin, Mr. Homyachak, Mr. Boonstra, Mayor Madigan and Chairman Fortunato.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1887

AN ORDINANCE TO AMEND CHAPTER 186, "ZONING", OF THE CODE OF THE TOWNSHIP OF WYCKOFF, ARTICLE VII, "NONCONFORMING USES AND STRUCTURES", SECTION 186-

37, "CONTINUANCE OF EXISTING USES AND STRUCTURES"

Township Engineer DiGennaro provided an explanation of Ordinance #1887 to the members of the Planning Board. He stated that the changes to Section 186-37 were necessary to provide clarification of the requirements set forth in the Ordinance regarding continuance of existing uses and structures. The Board Members were satisfied with the details and did not suggest any revisions to the Ordinance as presented.

Board Member Homyachak made a motion to approve Ordinance #1887 as written. Second, Mr. An. Voting in favor: Ms. Caprio, Mr. Purvin, Mr. An, Mr. Homyachak, Mr. Fisher, Mr. Boonstra, Mr. Hanly and Mayor Madigan. Chairman Fortunato abstained.

APPLICATION CARRIED

GALASSO ENTERPRISES, LLC BLK 203 LOT 3.04 (L-2) 825 Windham Court North. Amendment to Existing Site Plan. Applicant proposes to add 56 additional parking spaces to the site which currently has 50 parking spaces. The applicant requested an adjournment of the Public Hearing until the October 7, 2019 Planning Board meeting.

There was a brief discussion regarding the Galasso application which has been carried each month since May 2019 at the request of the applicant. Board Members expressed concerns with the amount of time that has passed since the last Public hearing of the application and the likely need for the applicant to re-notice in light of that. The consensus was to request that the applicant attend the October 7, 2019 Planning Board meeting to provide an update on the status of the plans which he is said to be revising. A decision was made to approve the requested adjournment until the October 7, 2019 meeting with the condition that the applicant appear before the Board with a status update before any additional extensions are approved.

Board Member Homyachak made a motion to approve the adjournment of the Galasso application until the October Planning Board meeting with the condition as discussed. Second, Mr. Purvin. Voting in favor: Mr. Fisher, Mr. Boonstra, Mr. Purvin, Mr. Homyachak, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

FOR PUBLIC HEARING

403 GOFFLE PARTNERS 403 Goffle Road BLK 491 LOT 11 (B-2)

The applicant proposes to add a free standing sign 5' from the property line, add 2 ADA compliant parking spaces and 3 additional parking spaces for a total of 5 new parking spaces.

Board Members An, Caprio, Fisher and Vice Chairman Hanly were not in attendance at the August 14, 2019 Planning Board meeting. They each submitted a signed Certification that they listened to the recording of said meeting from which they were absent and are therefore eligible to participate in a vote on this matter. Copies of the signed Certifications are on file in the Planning Board Office in Memorial Town Hall.

Boswell Engineer, Pete Ten Kate, stated that the applicant made changes to the plans based on the recommendations made by the Board at the August Planning Board meeting. Three of the 5 proposed additional parking spaces have been eliminated which allowed for all of the parking spaces to be conforming in size and aisle width eliminating that variance. The main remaining issue is the parking variance for the number of allowed parking spaces. The number of spaces

needed depends on the use of the individual retail stores. Mr. DiGennaro stated that the existing number of nonconforming parking spaces should be documented and memorialized at 64 spaces which is the number that was grandfathered for the property. The applicant can lease those stores without going over the 64 spaces. If the use of the stores exceeds the allowed 64 spaces, the applicant will be required to come back before the Board for a parking variance. The applicant is requesting a variance for 73 parking spaces to facilitate having a sit down restaurant in the shopping center however there is currently no prospective tenant with a restaurant looking to occupy the space therefore, the 73 spaces are not required. The applicant will provide testimony during the Public hearing.

KAYAL, GARY 225 Van Houten Avenue BLK 258 LOT 13 (RA-25).

The applicant proposes to import approximately 774 cubic yards of soil to raise the level of the rear yard and to construct a 3'-4' boulder retaining wall to contain the soil.

Board Members An, Caprio, Fisher and Vice Chairman Hanly were not in attendance at the August 14, 2019 Planning Board meeting. They each submitted a signed Certification that they listened to the recording of said meeting from which they were absent and are therefore eligible to participate in a vote on this matter. Copies of the signed Certifications are on file in the Planning Board Office in Memorial Town Hall.

Chairman Fortunato stated that the Wyckoff Library Staff took photos of mud and water runoff from the Kayal property onto the Library parking lot after a heavy rain fall on August 21st. The photos were given to Brian Scanlan, the Library Liaison, who forwarded them to the Board. The applicant will provide testimony during the Public Hearing.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded and passed unanimously. The meeting concluded at 8:08 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board