

**WYCKOFF PLANNING BOARD
DECEMBER 11, 2019 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 Chairman Fortunato.

“The regular December 11, 2019 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.”

The meeting began with a moment of silence for the passing of Planning Board Attorney, Joseph Perconti. The moment of silence was followed by the Pledge of Allegiance.

Board Members in Attendance: Robert Fortunato, Chairman; Kevin Hanly, Vice Chairman; Tom Madigan, Mayor; Rudy Boonstra, Township Committee Representative; Michael Homaychak, Kevin Purvin, Scott Fisher, George Alexandrou and Sarah Caprio.

Board Members Absent: John An and Glenn Sietsma.

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

OLD BUSINESS

Approval of the November 13, 2019 Work Session and Regular Business Minutes

The November 13, 2019 Work Session and Business Meeting Minutes were approved during the Work Session.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1896: AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP’S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

ORDINANCE #1897 AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP’S ADOPTED 2018 THIRD

ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

ORDINANCE #1898 AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING AND FAIR SHARE PLAN

The Ordinances were reviewed and recommended for adoption by the Township Committee with revisions.

APPLICATIONS 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.

It was announced during the Work Session that the application will be carried to the January 2020 meeting.

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

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

It was announced during the work Session that the application will be carried to the January 2020 meeting.

AMENDED ARCHITECTURAL DESIGN

FRANKLIN MONROE REALTY 345 Franklin Avenue BLK 239 LOT 2.

The applicant is proposing to amend the previously approved design of the roof peak and to replace the previously approved solid front door with a clear glass door. No variance was required.

Hank Groenewal, the owner of the property, was sworn. The new architectural plan was marked exhibit A-1. Mr. Groenewal stated that instead of the three (3) small gables on the roof line he is proposing one large gable with scalloped hardy shingles. The front door was originally proposed as a solid door and will be replaced by a glass door. Chairman Fortunato asked if any other changes to the original approved design are being proposed. Mr. Groenewal stated that everything else that was approved will stay exactly the same. He believes that the revised design is a better look for the building.

Board Member Fisher stated that the ridge line shown on the revised plan is 6" higher than on the originally approved plan and asked if there is a structural reason for that. Mr. Groenewal stated that the building may be 6" higher however it will still be under the maximum permitted by the Township Ordinance. Mr. DiGennaro made the observation that the revised plan shows 10' ceilings on the first floor, where the original plan was approved for 9' ceilings.

Mr. Boonstra opined that he was under the impression that the overall dimensions of the structure were not going to change however they are going to change so these are not simply architectural revisions. Mr. Becker stated that the architectural changes to the front did not require the applicant to formally notice the Public however the newly proposed height is a structural change and was not previously approved by the Board. Mr. DiGennaro stated This would require submission of a revised site plan, Public notice, and a new hearing before The Board. Mr. Groenewal said that he will eliminate the 6' increase in the ridge and comply with the

Planning Board approval which was previously granted.

Mr. Fisher pointed out that the previously approved plan shows two (2) posts under the roof for the drive-thru and the revised drawing shows only (1) post. Mr. Groenewal stated that he will comply with the previously approved plan.

Chairman Fortunato asked for a motion to approve the architectural design changes with regard to the skirt roof and the large gable in the front and no change in the dimensions of the building, including the height which will stay the same as previously approved.

Board Member Fisher made a motion to approve the architectural changes. Second, Mr. Purvin. Voting in favor: Ms. Caprio, Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Hanly, Mr. Boonstra, Mayor Madigan and Chairman Fortunato.

Board Attorney Becker stated that he will prepare a new Resolution to incorporate the changes approved this evening.

Mayor Madigan thanked the Members of The Board for their service and wished them all the best in the new year as he will not be on The Board next year.

There being no further business, a motion to adjourn the Public Business Meeting was made, seconded and passed unanimously. The meeting concluded at 8:40 p.m.

Respectfully submitted,
Maureen Mitchell, Secretary
Wyckoff Planning Board