

**WYCKOFF PLANNING BOARD
MAY 10, 2017 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, Vice Chairman:

“The regular May 10, 2017 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.

Board Member Attendance: Robert Fortunato, Vice Chairman; Rudy Boonstra, Mayor; Tom Madigan, Township Committee Representative; Glenn Sietsma; Justin Hoogerheyde, Alt.; Kevin Purvin, Alt. Richard Bonsignore, Chairman arrived at 7:45 p.m.

Board Member(s) Absent: Scott Fisher; Drita McNamara; Kevin Hanly; George Alexandrou

Staff Present: Joseph Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Mike Kelly, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

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Vice 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”*

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OLD BUSINESS

Approval of the April 3, 2017 Special Meeting Minutes

Mayor Boonstra made a motion to approve the April 3, 2017 special meeting minutes. Second, Board Member Purvin. Voting in favor: Mr. Purvin, Mr. Madigan, Mayor Boonstra and Vice Chair Fortunato.

Approval of the April 10, 2017 Work Session and Regular Business Minutes

Board Member Sietsma made a motion to approve the April 10, 2017 work session minutes and regular business minutes. Second, Mayor Boonstra. Voting in favor: Mr. Sietsma, Mr.

Madigan, Mayor Boonstra and Vice Chair Fortunato.

Approval of the April 19, 2017 Special Meeting Minutes

Board Member Sietsma made a motion to approve the April 19, 2017 special meeting minutes. Second, Mayor Boonstra. Voting in favor: Mr. Purvin Mr. Sietsma, Mayor Boonstra and Vice Chair Fortunato.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-05

Mayor Boonstra made a motion to approve Resolution #17-05 for payment. Second, Vice Chairman Fortunato. Voting in favor: Mr. Purvin Mr. Hoogerheyde, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chair Bonsignore.

RESOLUTION TO BE MEMORIALIZED

WYCKOFF PROPERTIES, LLC (The Brick House) BLK 293 LOT 6.01 (B2); 179 Godwin Avenue. Amended site plan. *(The applicant is seeking approval for the construction of an 867 square foot patio in front of the existing restaurant building with access to the patio from the restaurant itself on Godwin Avenue for outdoor dining).*

This resolution will be memorialized at the public hearing meeting.

INFORMAL REVIEW/CONCEPTUAL PLAN

BLK 239 LOT 2 (B1); 345 Franklin Avenue, Wyckoff, NJ

Township Engineer DiGennaro said he reviewed this conceptual plan and the applicant is proposing to demolish the existing building and construct a 5,000 square foot day spa which is allowed in the B1 zone. The parking requirement is a 1 per 150 sf which is the most restrictive parking requirement. 98 parking spaces are required and 20 are provided. He said the parking provided is double stacked parking. Township Committeeman Madigan said the applicant would need to go before the Design Review Committee for the style of the building. Chair Bonsignore recommended a traffic study be performed on Franklin Avenue since this intersection already has a restricted left turn only during certain times of the day. Board Attorney Perconti said commercial use is allowed on the first floor only but is also allowed on the second floor if the application meets the parking requirement. The basement would be used for storage only. He said the variances requested are for driveway width and a 78 parking variance. The Board noted that the applicant has a challenge ahead of him with 3 major variances and will need to provide testimony as to the burden to have the variances approved.

FOR COMPLETENESS REVIEW

BANK OF AMERICA BLK 239 LOT 1 (B1A); 339 Franklin Avenue. *(The applicant proposes to replace an existing drive-through teller lane with a drive-through ATM along with related site improvements).*

This application has been carried to the June 14, 2017 regularly scheduled meeting at the request of the applicant. Boswell Engineering Representative Mike Kelly said he has not received the requested required information. Therefore, the application remains incomplete.

DiSENZO, WILLIAM BLK 498 LOT 48.01 (R-15); 50 Ravine Avenue. *(The applicant proposes to subdivide an existing conforming lot into 2 non-conforming lots with deficiencies in lot frontage).*

Township Engineer DiGennaro said the subject property is located in the R-15 residential zone and is conforming. The application proposes to subdivide the property to create two separate non-conforming lots, labeled as proposed Lot A and Lot B. Lot A has the existing 2 story dwelling situated on it and Lot B proposes a new single family dwelling. Based upon my preliminary review, the following comments are offered: the application is incomplete as the submittal does not include the required Development Application Review Checklists 46-40 B and 46-40 D; photographs of the property are to be provided; notes on the plan reference a Franklin Lakes Tax Map; the Township Zoning Application must be completed and submitted; the setback lines for each property should be shown to reflect the enhanced side yard setbacks as it appears that both property structures will trigger the enhanced side yard setback of 20 feet. Gross building area calculations for each parcel is to be provided; proposed Parcel A contains a body of open water regulated by the State of NJ. Improvements proposed to the parcel will require State approval for Flood Hazard Area Assessment, Letter of Interpretation for Wetlands and transitional buffers and conformance with Riparian buffers; and a "will serve letter" must be obtained from the water purveyor, (Ridgewood Water).

Chairman Bonsignore made a motion to deem this application incomplete. Second, Board Member Sietsma. Voting in favor: Mr. Purvin, Mr. Hoogerheyde, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

CHERST ENTERPRISES, INC. BLK 241 LOT 5 (B1); 377 Franklin Avenue. *(The applicant proposes to update the façade of the building with a sign element which will increase the height of the roof line).*

Township Engineer DiGennaro said this application is grossly incomplete and the applicant will need to provide information from checklist C and E. The applicant will also need to go before the Design Review Committee for front façade review. Chairman Bonsignore made a motion to deem this application incomplete. Second, Township Committeeman Madigan. Voting in favor: Mr. Purvin, Mr. Hoogerheyde, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore

PUBLIC HEARING - NEW

RIDGEWOOD WATER - AMES WELL FIELD BLK 282 LOT 3.01 (RA-25); 482 Hartung Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – LAFAYETTE TRANSFER STATION BLK 483 LOT 33 (RA-25); 451 Lafayette Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – LAKEVIEW TRANSFER STATION & WELL BLK 320 LOT 61.01 (RA-25); 394 Wyckoff Avenue. Amended site plan. *(The applicant proposes to install*

emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).

RIDGEWOOD WATER – SICOMAC TRANSFER STATION/MOUNTAIN WELL BLK 443 LOT 33 (RA-25); 342 Holly Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – VANCE TRANSFER STATION BLK 337 LOT 9 (RA-25); 488 Vance Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – VAN HOUTEN TREATMENT FACILITY BLK 292 LOT 3 (RA-25); 2 Neelen Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER - WEISCH WELL BLK 455 LOT 36 (RA-25); 457 Weisch Lane. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

The above referenced applications will testify at the public hearing at 8:00 p.m.

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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 8:04 p.m.

Respectfully submitted,

Susan McQuaid, Secretary
Wyckoff Planning Board