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 Richard Bonsignore, Chairman:

> "The regular October 6, 2014 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.

Board Member Attendance: Richard Bonsignore, Chairman; Township Committee Representative Boonstra; Glenn Sietsma, Jaime McGuire, Tom Madigan, Alternate; John Haboob, Alternate.

Board Members Absent: Robert Kane, Vice Chairman; Doug Christie, Mayor; Scott Fisher; Drita McNamara; Doug Macke.

Staff Present: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan Schilstra, Board Secretary.

The meeting began with the Pledge of Allegiance led by Chairman Bonsignore.

OLD BUSINESS

Approval of the September 10, 2014 Work Session and Regular Business Minutes

The minutes were approved at the public work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-10

Resolution #14-10 was approved at the public work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

CAPITAL ONE BANK BLK 216.01 LOT 20 (B1); 690 Wyckoff Avenue. Preliminary/final major site plan/variance. *(The applicant proposes to demolish the existing 4,675 square foot building and construct a new conforming 4,370 square foot Capital One bank building with one pre-existing non-conforming rear yard setback variance).*

Board Attorney Perconti said that the Planning Board has 45 days to memorialize this resolution. He apologized for not having the resolution drafted but said he will speak with the

applicant's attorney, Mr. James Lott, regarding this matter referring Chapter 186-31, Design Review standards. The board unanimously agreed to postpone a vote on this resolution until the November 12, 2014 Planning Board meeting.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1751 – AN ORDINANCE TO AMEND `CHAPTER 186 "ZONING," SECTION 186-23, "REGULATIONS APPLYING TO SPECIFIC ZONES." For review and recommendation to the Township Committee.

Ordinance #1751 was reviewed and recommended to the Township Committee by the Wyckoff Planning Board at the work session meeting.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

KUMON CENTER OF WYCKOFF, LLC BLK 251 LOT 1.02 (B1); 386 Franklin Avenue. Site plan/variance. *(The applicant proposes to relocate the existing academic tutoring business to a larger space within the same building which requires an additional 8 space parking variance).*

Ben Cascio, the attorney for the owner of the property and the applicant's attorney, was present. He said this application is unique since the business already exists in the building and the applicant proposes to move into additional vacant space in the building.

Mr. Cascio said the Kumon Center tutors students on a small basis in a small classroom setting with 6 students in each class for the past 3 years. The original space was 1,100 square feet and adjacent to the Ivy Shop. The Ivy Shop has now closed and the Kumon Center would like to move over to the Ivy Shop space which will double their square footage to 2,900 square feet. Due to this increase in total square footage their parking ratio increases. He said the Kumon Center is a 1 per 100 square feet and the regular retail space, which is currently vacant, requires a 1 per 200 square foot ratio. He added that there are currently 6 parking spaces in the front of the building on Franklin Avenue and 3 parking spaces on the side of the building on Everett Avenue for an additional 9 public parking spaces which are not counted in the parking calculation and available to the public. Mr. Cascio said the applicant is before the Board his evening requesting a parking variance.

Mr. Tony Kim, the owner of Kumon Center of Wyckoff, LLC, was sworn. He said his business tutors math and reading with his own curriculum and worksheets to children from kindergarten to High School or 4 year olds to 17 year olds. He said the students come once or twice a week, stay for 20 to 40 minutes and go home with homework. He said there are 6 students every 30 minutes. He is open 6 days a week from 3 to 7 and Saturdays from 9 to 1. He plans on increasing his classroom capacity to 11 students, increase the staff from 4 to 5 staff per day to 6 staff per day. By increasing the class size he would like to reduce the class day to Monday, Wednesday, Thursday and Saturdays.

Ms. Suzanne Abbiati, an owner of the building, was sworn, She stated that parking was approved based on the square footage of the building and the tenancy for 66 parking spaces. She said there are 6 apartments upstairs which occupy 12 parking spaces. The other tenants are Dunkin Donuts, Kumon Center, Fitness First and Skinplicity which occupy space on the first floor. She said, based on her observations that on-site parking is not at its maximum capacity at

any given time.

Township Committeeman Boonstra asked what will occupy the vacant Kumon Center business.

Mr. Cascio said the vacant space will become a permitted retail business and 5½ parking spaces will be reserved for the business.

Boswell Engineering Representative Ten Kate said that if this proposed vacant area returns to a retail use then the property owner will need to return to the Planning Board for approval. He said the property was originally approved for 66 parking spaces. Both the Kumon Center and Dunkin Donuts are on a 1 per 100 square foot ratio. He added that the gross floor area is calculated for parking. Public parking spaces in the right of way (ROW) cannot be counted as parking spaces for a business site plan.

Chairman Bonsignore said the first site plan approval in 2005 was for a 9,706 square foot building at a 1 per 100 for 2 businesses and a 1 per 200 use along with common area added towards each business' gross floor area for 66 parking spaces.

Mr. Cascio said there is not currently a parking issue at this site now.

Boswell Engineering Representative Ten Kate said the Board needs to define what variance it is granting. He said that Dunkin Donuts requires 21 parking spaces; the Kumon Center requires 30 parking spaces; 18 parking spaces for the balance of the businesses in this building; the residential apartment area is 12 parking spaces along with 3 parking spaces for the common area equals a total of 81 parking spaces where 66 parking spaces are provided.

Chairman Bonsignore said the parking variance request is for 15 parking spaces.

Township Committee Representative Boonstra said if the 2,900 square feet being used for the Kumon Center should revert back to retail then the parking requirement will be drastically reduced. He said the variance will remain with the Kumon Center.

OPEN TO THE PUBLIC
No one appeared.
CLOSED TO THE PUBLIC

Mr. Cascio said the signage will not change for the Kumon Center.

Board Member Madigan made a motion to approve the variance for Kumon Center for 15 parking spaces for the use configuration as proposed this evening and an existing centerline setback on Franklin Avenue of 50.5' where 55' is required. Second, Township Committee Representative Boonstra.   Voting in favor: Mr. Haboob, Mr. Madigan, Ms. McGuire, Mr. Sietsma, Mr. Boonstra and Chairman Bonsignore.

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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 8:53 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board