

**WYCKOFF PLANNING BOARD
DECEMBER 12, 2018 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 Robert Fortunato, Chairman:

“The regular December 12, 2018 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.”

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

Board Members Absent: Brian Scanlan, Mayor.

Staff Present: Joseph Perconti, Planning Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary; Maureen Mitchell, Board Secretary; Denise Capparelli, Administrative Support Assistant.

OLD BUSINESS

Approval of the November 14, 2018 Work Session and Regular Business Meeting Minutes.
Approval of the November 14, 2018 Special Meeting Minutes.

The work session and public hearing minutes and Special Meeting Minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**RESOLUTION #18-12**

Resolution #18-12 for payment of vouchers was approved at the Work Session meeting.

PUBLIC HEARING – CARRIED

FOUR GEMS, LLC BLK 237 LOT 8 (B1A CORNER); 244 Everett Avenue. (The applicant is proposing to expand the current building and to completely renovate the exterior and interior of the enlarged building for office use).

The application was heard at the November 14, 2018 Planning Board meeting. The proposed renovation is for professional office space in the B-1A Zone on a corner lot. The original plan as submitted created a front yard setback of 15.6' on Everett Avenue (17.3' existing) and a front yard setback of 18.1 on the Highland Avenue frontage (18.6' existing). At the November 14 hearing The Board made a recommendation to reduce the depth of the porch by removing one stair riser to lessen the front yard setback. Additionally, recommendations were made with regard to the landscape plan. It was recommended that the trees in the right of way on Everett Avenue be removed and replaced with October Glory Maples and the foundation plantings should be more uniform. An irrigation system will be installed.

The revised plans now reflect the reduced porch depth and the raised grade in front to facilitate eliminating one stair riser. The tree and planting recommendations shall be incorporated into the project. Additionally, a new parking lot with ten parking spaces shall be added, the front porch shall remain open, new lighting shall be compliant with the Township requirements, utility lines shall be placed underground.

OPEN TO THE PUBLIC

No one appeared

CLOSED TO THE PUBLIC

Board Member Alexandrou made a motion to approve the application. Second, Mr. Fisher. The Board unanimously agreed to approve this application.

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).

This applicant Kevin McBain was heard at the November 14, 2018 meeting where he proposed installing a permanent gas operated generator in the front yard of the Godwin Avenue side of the corner lot at Godwin and Franklin Avenues. He proposed to screen the unit with a 6' vinyl fence and arborvitaes. The Board expressed concern with the placement of the generator in the middle of the only green space on the property and unanimously agreed to carry the application to the December 12th meeting.

At the December 12th meeting Mr. McBain presented his revised plan showing the placement of the generator next to the parking lot entrance on the Godwin Avenue side of the property. The Board was again concerned with the revised location of the proposed placement of the generator. Township Engineer DiGennaro reviewed the plans and recommended placing the generator in the rear of the building near the delivery entrance. Parking spots will be slightly shifted to accommodate the unit. Chairman Fortunato advised Mr. McBain to bring back amended plans for

Mr. DiGennaro to review before the next Planning Board meeting. Vice Chairman Hanly asked the applicant to be sure to show any changes made to parking spots and the bollards. Engineer DiGennaro also recommended placing a screen around the dumpster. The applicant was agreeable about the recommendations made by the Board and Mr. DiGennaro. The application will be carried to the January 9, 2019.

OPEN TO THE PUBLIC

No one appeared

CLOSED TO THE PUBLIC

LEE, JOONHEE AND HELEN BLK 340 LOT 25 (RA-25 CORNER) 468 Vance Avenue. (*The applicant proposes to install a privacy fence on this corner lot which will encroach into the front yard setback*).

Township Engineer DiGennaro:

The property is located in the RA-25 Zone and is a corner property having frontage on three sides, Vance Avenue, Evergreen Drive and Wellington Drive. The applicant is proposing to install a 6 foot high privacy fence in the front yards along Evergreen Drive and Wellington Drive to enclose the yard to the rear of the dwelling requiring variance relief. The following conditions of the Township Code apply to this application:

- **168-3** Minor site plan definition - An application for fence construction in nonresidential zones and for fence construction in front yards in residence zones shall constitute a "minor site plan." [Added 2-5-1980 by Ord. No. 816; amended 3-6-1984 by Ord. No. 918]
- **186-29 A-3(a)** The height of fences located in rear or side yards shall not exceed 6 feet above the normal grade.
- **168-20F(4)** In residential zones, fences installed in the front yard shall be landscaped along that portion facing a street with hedge or shrubs of a height equal to at least 1/2 the height of the fence and set on three-foot centers or closer. [Added 11-20-2000 by Ord. No. 1372] 168-20F(4)
- **186-29 A3(b)** The height of freestanding walls shall not exceed four feet above normal grade.
- **186-29 A4** Sight distance. On a corner lot, no fence or wall may be erected within 25 feet of the point of intersection of the front and corner side lot lines in order to maintain clear visibility for traffic at the corner. In addition, no fence or wall shall be located on any property in any way which interferes with necessary sight distance for either operators of vehicles or pedestrians.
- **186-29A6** Fences located within the front yard shall not be more than 50% solid and shall not be more than six inches thick. The measurement of solidity shall be made perpendicular to the side of the fence. Split rail fences which include chicken wire and/or mesh-type wire and chain link and/or similar style fences shall not be permitted in the front yard.

Mr. Lee was sworn. He stated that he and his wife would like to install a six foot high, solid vinyl fence to provide privacy from the adjacent Bethany Church parking lot and the Evergreen Drive and Wellington Avenue traffic. Mr. Lee stated that his property line on Evergreen is 25' from the street. He proposes to push the fence in an additional 3' from the property line to allow for plantings. The fence will be installed 28' from the Evergreen Avenue side of the property. Chairman Fortunato expressed concern with the 6' tall solid fence along this 90' long stretch of

property as having a fortress-like effect. He suggested that an open fence with plantings for screening or a wood fence might be more appropriate on the Evergreen side of the property.

Mrs. Lee was sworn. She stated that she and her husband want the fence for privacy and the safety of their children. Township Engineer DiGennaro recommended a wood composite or cedar fence as more suitable for that area. He suggested that a wood fence would be more natural looking whereas the white vinyl stands out. Mr. Boonstra made a recommendation to choose the vinyl fence with the lattice top from the photo provided by the applicant, which would lessen the effect of the full solid wall. Mr. and Mrs. Lee said that they were accepting of The Board's recommendation and will consider the Oklahoma Fence with Square Mini Lattice topper. The Board was satisfied with the fence selection. Board Member Alexandrou made a motion to approve the fence. Second, Scott Fisher. The rest of The Board Members voted in favor with the exception of Chairman Fortunato who voted no.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

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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 9:18 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board