

**WYCKOFF PLANNING BOARD
FEBRUARY 13, 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 FEBRUARY 13, 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.”

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Board Member Attendance: Robert Fortunato, Chairman; Kevin Hanly, Vice Chairman; Tom Madigan, Mayor; Rudy Boonstra, Township Committee Representative, Michael Homaychak, Sarah Caprio and John An.

Board Members Absent: Scott Fisher, Kevin Purvin, Glen Sietsma and George Alexandrou.

Staff Present: Joseph Perconti, Planning Board Attorney; Peter Ten Kate, Boswell Engineering Representative; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

The January 9, 2019 Work Session and Regular Business Minutes were approved during the Work Session Meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT
RESOLUTION #19-02

The Resolution for payment of vouchers was approved during the Work Session Meeting.

RESOLUTION(S) TO BE MEMORIALIZED

ROBERT A. MILANESE BLK 235 LOT 18.02 (B1); 406 Highland Avenue. Site plan. *(The applicant proposes to remove the existing garage, construct an addition to the side of the building and construct four (4) parking spaces).*

The Resolution was memorialized at the Work Session Meeting.

FOR COMPLETENESS REVIEW

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 application was deemed complete at the Work Session Meeting and will be placed on the March 13, 2019 meeting agenda.

APPLICATION WITHDRAWN

INTERNATIONAL CENTER FOR MINIMALLY INVASIVE SURGERY BLK 492 LOT 18.01 (B2); 461 Goffle Road. *(The applicant proposes to erect an 8' x 20' storage shed in the rear yard within the setback line).*

It was announced at the Work Session that this application has been withdrawn and will no longer appear on the agenda.

PUBLIC HEARINGS – CARRIED

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).*

At the December 12, 2018 hearing, The Board made recommendations to the applicant regarding the proposed generator installation. Revised plans were submitted which now may eliminate the requirement for a variance and the applicant is present to provide testimony concerning the revised plans. Kevin McBain was sworn.

Chairman Fortunato asked Mr. McBain to explain what revisions were made to the plans.

Mr. McBain stated that the proposed generator will be placed on a concrete slab in the parking lot in rear (north side) of the building. The affected handicap parking spot will be relocated next to the patio area and an ADA compliant curb ramp will be added for easy access to the business. No parking spaces will be lost. The existing parking spaces at the proposed location for the generator are 18' long. They will be shortened to a length of 12' which is still compliant. This will allow room for placement of the proposed generator as well as the fence enclosure. Bollards will also be installed for safety. Vice Chairman Hanly asked how much room will be between the generator fencing and the building. Mr. Ten Kate stated that there will be a minimum of 4'.

The plans erroneously show the fence enclosure to be 4' in height when it should be 6' to provide adequate screening and security for the generator. There will also be a 6' gated fence around the dumpsters. The fencing material will be white vinyl.

Mr. Ten Kate asked when the generator will be tested. Mr. McBain stated that it will be tested once a month. The Board recommended performing the testing during regular business hours so as not to disturb neighboring residents after hours. Board Member Caprio asked if there will

sufficient ventilation between the generator and the fencing. Engineer Ten Kate stated that the proposed placement of the generator and fencing will allow for adequate ventilation.

Chairman Fortunato asked for a motion. Board Member Homyachak made a motion to approve the submitted site plan with clarification about the 6' fencing. Ms. Caprio seconded. Voting in favor: Mr. An, Ms. Caprio, Mr. Homyachak, Mr. Boonstra, Mayor Madigan, Vice Chairman Hanly and Chairman Fortunato.

Revised plans will need to be submitted reflecting the correct fence height of 6' before they are stamped for approval.

There being no further business, a motion to adjourn the Public Business Meeting was made, seconded and passed unanimously. The meeting concluded at 8:35 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board