

WYCKOFF PLANNING BOARD
FEBRUARY 10, 2021 PUBLIC BUSINESS MEETING MINUTES

Public Work Session: 7:30 p.m. Via the Zoom Video Conferencing Application and streaming live on the Township of Wyckoff's YouTube channel

Public Business Meeting: 8:00 p.m. Via the Zoom Video Conferencing Application and streaming live on the Township of Wyckoff's YouTube channel

The meeting commenced with the reading of the Open Public Meeting Statement by Chairman Fortunato.

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act NJSA 10:4-6 et seq., and in consideration of Executive Order #103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency in the State of New Jersey, the Planning Board of the Township of Wyckoff does hereby notify the public that to protect the health, safety and welfare of our citizens, the meeting of the Planning Board of the Township of Wyckoff scheduled for Wednesday February 10, 2021 will be conducted virtually through Zoom technology and it will be live-streamed on the Township of Wyckoff's YouTube channel. The Work Session is scheduled for 7:30 and the Public Business meeting will begin at 8:00 pm.

These measures are implemented to allow members of the public to observe the meeting via live streaming and to provide the ability to comment during the periods for public comment during the meeting through Zoom telephone call in technology. Joining the meeting by telephone will be utilized as security against the sharing of inappropriate video content.

General instructions regarding access to the meeting is posted on the Wyckoff web site's home page at www.wyckoff-nj.com as a "News" item.

"The regular February 10, 2021 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.

"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 the Pledge of Allegiance.

Roll call of Board Members.

Board Members present: Melissa Rubenstein, Mayor; Rudy Boonstra, Township Committeeman; Rob Fortunato, Chairman; Frank Sedita, Mike Hodaychak, Glenn Sietsma, George Alexandrou, and Mae Bogdansk.

Board Members absent: Scott Fisher, Kevin Purvin and Kelly Conlon.

Staff present: Mark DiGennaro, Township Engineer and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the January 13, 2021 Work Session and Regular Business Minutes
The Work Session and Business Meeting minutes were approved during the Work Session.

REQUEST FOR 90-DAY EXTENSION OF APPROVAL OF MINOR SUBDIVISION

Township of Wyckoff/Timothy Brackett Land Swap Block 203 Lots 1.02 and 1.03
(The applicant is requesting a ninety (90) day extension of time to record the perfected deeds)

The Extension of Approval was approved during the Work Session.

COMPLETENESS REVIEW**Dimitrakiou, Nick 802 Albemarle Street, Block 429 Lot 32**

(The applicant proposes to demolish the existing residential structure and alter the grading of the property resulting in soil movement in excess of 100 cubic yards in order to construct a new home on the lot)

The application was deemed complete during the Work Session.

PUBLIC HEARING**Awad, Reda & Mary 490 Vance Avenue, Block 337 Lot 14**

(The applicant demolished the existing residential structure and proposes to alter the grading of the property resulting in soil movement in excess of 100 cubic yards in order to construct a new residential dwelling on the lot)

Saverio Cereste, the applicant's Attorney, stated that this is a continuation of the application which was heard on January 13, 2021. At that time, there were recommendations made by Mr. DiGennaro and the Board members with regard to the landscape plan and a revised landscape plan has been submitted.

Ayman Sedra, the applicant's Architect, was sworn. Mr. Sedra stated that his company, A.S. Architectural Design LLC, is located at 188 Eagle Rock Road Avenue in Roseland New Jersey. Mr. Sedra said that he is licensed in the states of New Jersey, Pennsylvania, and Tennessee and that he has testified before Land Use Boards in Belleville, Nutley, Montclair, Wayne, and Caldwell to name a few. Mr. Hanly stated that Mr. Sedra is recognized as an expert witness in the area of Architecture.

Mr. Sedra provided the following details of the application: the building height is 35' from the lowest grade to the highest grade. The style of the proposed home is French Chateau and the

materials to be used are stucco and stone. A stone veneer will be used around the base of the home in the rear and on the left and right sides. Cast stone is proposed for the front elevation.

Chairman Fortunato asked Mr. Sedra to provide information about the size of the proposed structure. Mr. Sedra stated that the footprint is proposed at 3,942 sf which includes the first floor and the garage. The second story is 2,790 sf and the total home will be 6,732 sf. There is also a basement.

Mr. Boonstra stated that the architectural plan shows windows on the sides of the building in what would be the attic space. He asked Mr. Sedra to explain why the windows are proposed in the attic space and if it is an occupiable space. Mr. Sedra stated that it is a livable attic.

Mr. DiGennaro asked if there will be stairs to the attic space and if heating and cooling are proposed in the space. Mr. Sedra said a spiral staircase is proposed from the second level to the attic and it will not have heating and cooling.

Mr. Boonstra stated that the windows give the appearance that this is a three-story structure which is prohibited by Township Code. Mr. Sedra said that he misspoke about the livable space in the attic adding that the space will be used for storage and will not be finished.

Mr. Boonstra stated that he does not think the windows are necessary since it is not living space and removing them from the plan will assure that the attic will not be occupiable space on the third level. Mr. Sedra said that the windows are for aesthetics only adding that the scale of the roof is large, and the windows are needed to soften the look.

Mayor Rubenstein mentioned the spiral staircase on the second floor which leads to the attic. She asked if the staircase is open to the third level and if so, how will that work if the third level will not have heating and cooling. Mr. Sedra stated that an open staircase is proposed however he can add a door either at the bottom of the stairs or at the top.

Chairman Fortunato pointed out that a spiral staircase does not seem practical if the attic space will be used for storage because you have to carry boxes up and down the stairs. He added that this raises concerns about what the attic space will actually be used for.

Mary Awad, the applicant, was sworn in. She stated that she is willing to remove the spiral staircase and replace it with a pull-down stair from the attic adding that the space will be used for storage only.

Mr. Boonstra asked Mr. Sedra to describe the proposed exterior siding. Mr. Sedra said the exterior will be stucco, stone veneer and cast stone. The towers in the front will be sided with stone and the front entryway will also be stone. The peak over the front entryway will be stucco. There will be arches over the windows some of which will be stone, brick, or stucco. The applicant has not yet decided what color the stucco will be.

Mr. Boonstra asked if exterior downlighting under the roof eaves is proposed. Mr. Sedra stated that there will be lights in the soffits over the garage doors however no lighting is proposed under the roof eaves.

Perry Frenzel, the applicant's Engineer. Was sworn in. Mr. Frenzel stated that there were a few items that needed to be addressed regarding the septic; specifically, the type of material to be used for the septic bed. There is no change in the location of the septic bed or tank. A number of

changes have been made to the landscaping plan. CanCan western cedar arborvitaes, which are deer resistant, will be planted along the north and south sides of the property. Eight (8) deciduous trees are now proposed including oak, red maple, linden, and red oak. Six (6) of the deciduous trees will be planted in the rear of the house and two (2) will be planted in the front. Mr. Frenzel stated that he neglected to revise the plan to reflect the bend in the retaining wall to save the existing 30" tree on the southerly property line. He will revise the plan.

Chairman Fortunato pointed out that the revised plans show an additional seepage pit is proposed. Mr. Frenzel stated that he had a conversation with Mr. DiGennaro regarding the runoff calculations. A third seepage pit is now proposed to accommodate 100% of the impervious area which will be added. This will result in a significant reduction in runoff which will be far better than what currently exists on the site.

Mr. Sietsma stated that at the last meeting, the Board had recommended 6'-7' green giant arborvitae planted 6' on center for the northerly and southerly property lines. The variety that is being proposed is actually a dwarf variety and will not provide the screening the Board is looking to achieve for the neighbors. Mr. Sietsma said that the Board had also recommended shade trees of 3"-3 1/2" caliper and the landscape plan shows trees of 2"-2 1/2" caliper. He recommended changing the three (3) proposed nuttall oaks to northern red oaks and changing the red cone Norway spruce to the regular Norway spruce variety. Mr. Frenzel stated that he will revise the landscape plan based on all of Mr. Sietsma's recommendations.

OPEN TO THE PUBLIC

John Bolich stated that his questions and concerns were addressed by the Board during the meeting. He also said that he is thankful that Mr. Boonstra mentioned not using downlighting from the roof eaves.

Ms. Mitchell read the following statement which was emailed to her:

"This is Jill Goldman and I live on 495 Berkeley Drive, the backyard neighbor to the landowner of 490 Vance. My only concern is the possibility of a drainage issue that could flow into my backyard. So many trees are being taken down and only small trees are required to be replanted. I understand that the Engineer has to certify that there will be no increase in water flow to my property and has created a plan for such. However, I want to know what happens if when the project is completed, and there is continued drainage, what will my recourse be? I would like to have on the record that this is my concern. I appreciate your acknowledgement of this issue."

Board Attorney Hanly stated that Ms. Goldman will have to contact the Town if there are any issues with the drainage from the subject property or possibly take legal action.

Chairman Fortunato stated that the revised landscape plan addresses the runoff issues with the addition of a third seepage pit as well as the proposed additional plantings.

CLOSED TO THE PUBLIC

Chairman Fortunato summarized by stating that there shall be no downlighting from the roof eaves, there will be a pull-down stair for access to the attic space, the attic shall not be used as living space, the retaining wall shall be moved in order to save the existing 30" tree on the property line, a revised landscape plan shall be submitted as per Mr. Sietsma's recommendations.

Ms. Awad asked if the windows in the attic area can remain. Mr. Cereste stated that it is his understanding that if the access to the attic is a pull-down staircase, and the space will not be used a livable space, the windows may remain as proposed.

Chairman Fortunato said that it will be stated in the Resolution that the attic shall be used only for storage and shall not be used as livable space. Any change in that use, such as creating a living space, would be a violation of the Resolution.

George Alexandrou made a motion to approve the application with the stipulations that the attic shall be used for storage only, the attic space shall not be used as living space, a pull-down staircase shall provide access to the attic, no downlighting shall be installed under the roof eaves, a revised landscape plan shall be submitted with the changes recommended by Mr. Sietsma, and the retaining wall shall be moved in order to save the existing 30" tree on the property line. Second, Mr. Homyachak. Voting in favor: Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Mr. Alexandrou, Ms. Bogdansk, Mayor Rubenstein, and Chairman Fortunato. Not in favor: Mr. Boonstra.

Dimitrakiou, Nick 802 Albemarle Street, Block 429 Lot 32

(The applicant proposes to demolish the existing residential structure and alter the grading of the property resulting in soil movement in excess of 100 cubic yards in order to construct a new home on the lot)

Bruce Whitaker, the applicant's Attorney, stated that the applicant proposes to demolish the existing home to construct a new home resulting in soil movement in excess of 100 cubic yards requiring Planning Board approval. The proposed new home is variance free. David Hals, the applicant's Engineer has prepared the plans and the drainage calculations and has provided written certification that the proposed construction will have a zero-net increase in runoff from the site. We have already applied for and received Bergen County Soil certification. Utilities will be placed underground and any soil to be imported will have a soil analysis and certificate of origin.

David Hals was sworn in. His office is located at 9 Post Road in Oakland New Jersey. Mr. Hals stated that he is a licensed Professional Engineer and Professional Planner in the State of New Jersey. Mr. Hals has previously appeared before this Board and he was accepted as an expert in Engineering.

Mr. Hals stated that he prepared the plot plan dated September 9, 2020 with a revision date of January 4, 2021 and provided the following details of the application: the property is located on the southeasterly side of Albemarle Street in the RA-25 Zone and is 125' wide and 200' deep. The existing dwelling and driveway will be demolished and the construction of a new 2 ½ story home is proposed containing 4,804 sf. A new driveway will be constructed on the right side of the new home closer to the property line. The proposed home will conform to all zoning requirements. Electrical utilities will be placed under ground. The existing water service from the street to the curb will be utilized however the water, gas, and sewer lateral from the curb to the new house will be updated. A new inlet system with two (2) seepage pits will collect all runoff from the roof and the driveway and will substantially improve the conditions that currently exist. The proposed drainage system will collect 100% of the runoff from the roof and the driveway. There will be a very slight change in grade in the rear of the property which will be almost impossible to discern. The amount of soil to be cut is approximately 304 cubic yards and

approximate fill is 467 cubic yards for a total of 771 cubic yards of soil movement. Approximately 163 cubic yards of soil will be imported due to the expansion of the footprint of the proposed home. A certificate of origin of the soil will be provided to Mr. DiGennaro, the Township Engineer. The applicant has filed an application with the Bergen County Soil Conservation District and has obtained soil erosion and sediment control plan certification. Finally, Mr. Hals stated that there will be no increase in stormwater runoff from the site and the proposed drainage system will significantly reduce the runoff that currently exists on the site.

OPEN TO THE PUBLIC
NO ONE COMMENTED
CLOSED TO THE PUBLIC

David Beasley, the applicant's Landscape Designer, was sworn in. He is affiliated with Borst Landscape Design located at 260 West Crescent Avenue in Allendale New Jersey. Mr. Beasley said that he has been a Landscape Designer for the last 15 years and he prepared the landscape plan dated 11/23/2020 for the applicant.

Chairman Fortunato asked if licensing or certification is required in this profession. Mr. Beasley stated that neither is required. He was recognized as an expert witness in landscape design.

Mr. Beasley proceeded to provide the following details of the landscape plan:
There are three (3) large shade trees proposed which are linden trees of 4" caliper. There are evergreen plantings proposed for the front foundation. Skip laurels, an evergreen shrub, is proposed for screening around the A/C units. Along the rear property line, we are proposing ten (10) green giant arborvitaes, 7'- 8'tall. Seven (7) shade trees are proposed in the back yard as well including black gum and sugar maple; all 4" caliper.

Chairman Fortunato asked if the client would be willing to add some screening on the left property line. Mr. Sietsma said he would not recommend a wall of screening on the left side of the property since the proposed shade trees will have very large canopies and there is not much room for additional screening.

Mr. DiGennaro asked if the arborvitaes and sugar maples along the rear property line will be planted in raised beds. Mr. Beasley stated that a mulch bed will be added.

OPEN TO THE PUBLIC
NO ONE COMMENTED
CLOSED TO THE PUBLIC

Mike Scro, the applicant's Architect, was sworn in. He is affiliated with Z+ Architecture in Allendale New Jersey. Mr. Scro stated that he received a bachelor's degree in architecture from Penn State University and a master's degree in Architecture from Yale. He has been a sole practitioner for 20 years, has appeared before numerous Land Use Boards in the State of New Jersey, and his license in the State of New Jersey is in good standing. Chairman Fortunato recognized Mr. Scro as an expert in the field of Architecture.

Mr. Scro provided the following details of the architectural plan:
The proposed building is a single-family residence with a footprint of 3,304 sf which includes the first floor living space of 2,676 sf, attached garage, front porch steps, side stoop, rear covered entry, and chimney. The living space on the proposed second story is 2,128 sf for a total of 4,804 sf of dwelling area. The proposed height of the building is 30' to the ridge. The proposed

siding materials are a combination of traditional hardy board clapboard and nuedar shake siding composed of a high quality azek type material which has a very natural appearance and a lifetime warranty. We are also proposing azek trim, asphalt roofing, metal roof accents, and natural stone veneer. The home will have a traditional gable roof with a shed dormer.

Chairman Fortunato asked what is proposed for the attic. Mr. Scro stated that the space will be unfinished. There will be a vaulted ceiling in the master bedroom which will take up the right-hand portion of what would be attic space. There will be a pull-down attic stair to access the remaining area for storage. Insulation and plywood decking is proposed. The proposed bank of windows in the attic is for aesthetics only. The purpose is to break up the large gable roof and create a balanced appearance to the home.

Mr. Homyachak pointed out that the plans show a full bath is proposed for the basement and asked what the proposed use is for the basement. Mr. Scro stated that the applicant would like to have a gym area in the basement and would like the convenience of having a bathroom with shower in that area. Mr. Scro went on to say that the basement would be a poor candidate for living space as there are no proposed basement windows or egress.

OPEN TO THE PUBLIC
NO ONE COMMENTED
CLOSED TO THE PUBLIC

Chairman Fortunato asked for a motion. Mr. Sietsma made a motion to approve the application. Second, Mr. Homyachak. Voting in favor: Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Mr. Alexandrou, Ms. Bogdansk, Mr. Boonstra, Mayor Rubenstein, and Chairman Fortunato.

There being no further business, a motion to adjourn the Public Business Meeting was made, seconded, and passed unanimously. The meeting concluded at 9:55 p.m.

Respectfully submitted,
Maureen Mitchell, Secretary
Wyckoff Planning Board