

**WYCKOFF PLANNING BOARD
JULY 14, 2021 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 July 14, 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.”

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

Board Members present: Rudy Boonstra; Township Committeeman, Peter Melchionne, Township Committeeman as Proxy for Ms. Rubenstein; Rob Fortunato; Chairman, Kelly Conlon, Mike Homaychak, and Glenn Sietsma.

Board Members absent: Melissa Rubenstein, Mayor; Kevin Purvin, Vice Chairman; Scott Fisher, Frank Sedita, Mae Bogdansky, and George Alexandrou.

Staff present: Kevin Hanly; Board Attorney, Mark DiGennaro, Township Engineer, and Maureen Mitchell; Board Secretary.

OLD BUSINESS

Approval of the May 12, 2021 Work Session and Regular Business Minutes
The minutes were approved during the Work Session.

PAYMENT RESOLUTION #21-07

Payment Resolution #21-07 was approved during the Work Session.

FOR REVIEW AND RECOMMENDATION TO THE TOWNSHIP COMMITTEE

ORDINANCE #1941

AN ORDINANCE AMENDING CHAPTER 186 "ZONING", SECTION 186-22, "REGULATIONS APPLYING TO ALL ZONES", OF THE CODE OF THE TOWNSHIP OF WYCKOFF TO PROHIBIT THE OPERATION OF ANY CLASS OF CANNABIS BUSINESS WITHIN THE TOWNSHIP OF WYCKOFF

The Ordinance was approved for recommendation to the Township Committee during the work session.

Chairman Fortunato announced that the August 11, 2021 Planning Board meeting will be cancelled as there are no new land use applications and there is no new business to address. The next scheduled meeting of the Wyckoff Planning Board is Tuesday September 21, 2021. A 48 hour notice of the cancellation of the August 11, 2021 meeting will be sent to the newspapers and posted on the Wyckoff website and on the bulletin boards in Town Hall.

NEW APPLICATION FOR COMPLETENESS REVIEW

G.S.A. LLC 511 Goffle Road Block 498 Lot 104.01

(The applicant is requesting a modification to conditions in the Resolution of Approval dated November 9, 2009. The request is to allow the existing building to be used for all of the permitted uses in the B-1 zone. The applicant is also proposing to install a ground mounted directory sign in the front of the building)

Bruce Whitaker, the applicant's Attorney, provided the following overview of the application: In 2009, the Planning Board approved the construction of the commercial building that now exists. The original concept of the building was to afford customers a one stop shopping experience with tile, appliances, and plumbing fixtures for the design of kitchens and bathrooms. Portions of the building were leased to entities that complimented Peter Salerno Inc's kitchen and bath design remodeling business. Certain tenants have terminated their leases and the applicant now has vacant space that he would like to lease to a tutoring academy, which is a permitted use in the B-1 zone. The tutoring service is basically a drop off and pick up of the children who will utilize the facility where they will learn academic skills and take practice tests. It will not be built to accommodate parents to park and stay during the tutoring sessions as there will not be a reception area or waiting room. We are seeking a variance for a deficiency of 6 parking spaces where 54 are required and 48 exist. The applicant would also like to install a reader board sign in the front of the building to advertise the tenants that are operating businesses there. The sign will be conforming to the Township Code as it pertains to size and lighting however a variance is requested due to the front yard setback of the lawfully existing building. The applicant requests amended site plan approval for purposes of modifying the prior Resolution to permit the building to be used for all permitted uses in the B-1 Central Business Zone with the understanding that if there is a change in tenancy, which intensifies the parking requirements, the applicant will have to return to the Board for a parking variance.

Peter Salerno, the applicant, was sworn in. Mr. Salerno stated that he is the owner of G.S.A. LLC and Peter Salerno Inc., located at 511 Goffle Road. Mr. Salerno said he has been a business owner in Wyckoff for 25 years. He lamented that due to the economy and the pandemic one of his tenants was unable to operate the business and terminated its lease adding that the space has been vacant for a long time which is a hardship to him financially. Mr. Salerno explained that there are three (3) stores on the first floor of the building, one of which is the vacant space he wished to lease to the tutoring academy. The second floor consists of three (3) offices. Mr. Salerno

stated that parking has never been a problem on the property and that the maximum number of parked cars at any given time is ten (10). He went on to explain that many of the clients who visit the site are seen by appointment, and the parking lot is typically at 20% capacity. Mr. Salerno presented a parking analysis which he performed by observing the number of parked cars on the premises during the months of June and July 2021. The parking analysis was marked exhibit A-1 and was distributed to the Board members. Mr. Salerno stated that he met with the prospective tenant, the operator of a tutoring academy, to discuss how they will run the business and the hours of operation to make sure it would not create any issues for the existing tenants and the available parking. With regard to the proposed sign, Mr. Salerno said the speed limit on Goffle Road is 40 mph and many prospective customers drive by without knowing the businesses are there. They then have to find a place to turn around and attempt to locate the building. He opined that having a sign will be beneficial to members of the public who are trying to locate the businesses as it will direct customers where to turn into the parking lot as they are approaching the building. Mr. Salerno said the sign will be located 12' from the curb which is similar to another business down the street from his building.

Chairman Fortunato inquired about the hours of operation of Mr. Salerno's business. Mr. Salerno stated he operates his business Monday through Friday from 8 am to 4 pm, Saturdays are by appointment only, and the business is closed on Sunday.

Ms. Conlon asked if the engineer who prepared the sign plan performed a study to ensure the 65" tall sign in the proposed location will block the line of site for drivers waiting to pull out of the parking lot onto Goffle Road. Mr. Salerno stated that the sign will be located 5' back from the stop line where cars are required to stop before turning onto Goffle Road. Mr. Whitaker stated that the engineer went out to the site and determined that the proposed location of the sign is appropriate.

Mr. Boonstra mentioned that the proposed sign has space for seven (7) businesses and asked if it is self-defeating to have it be too busy with so many names on the sign. Mr. Salerno stated that he is planning to have a white background with black lettering, so it stands out. He will also have the street number of the building on top of the sign.

Mr. DiGennaro said the sign will accommodate seven (7) business names and asked if the sign will be adequate if Mr. Salerno decides to divide space in the building to accommodate additional tenants. Mr. Salerno stated that he has no plan or desire to make any of the stores or offices any smaller. He added that he wants to keep the building as it is and that it would not make sense to make the existing spaces smaller.

Alyssa Ellner, the representative for the tutoring academy, was sworn in. Ms. Ellner stated that she has BA in early childhood sociology, recently worked for the County of Bergen Special Services for early intervention and is a self-contained teacher in old Tappan. Ms. Ellner said the tutoring academy previously occupied space in Ridgewood and wishes to relocate the business from Ridgewood to Mr. Salerno's building on Goffle Road in Wyckoff. Ms. Ellner stated that she had an opportunity to see the space and believes it will accommodate the needs of the business and it's clientele. The hours of operation will be Monday thru Friday, during the late afternoon and early evening hours. A small number of students will attend on Saturdays from 9 am to 3 pm for practice testing. Ms. Ellner stated that the parents will drop off the students and be given a time to return for pick up. She added that they do not encourage parents to stay to wait for the students as it is distracting, and there will be no lounge or waiting room to accommodate them.

Chairman Fortunato asked what type of testing the students will be taking at the facility. Ms. Ellner stated they administer practice ACT, SAT, and high school entrance exams.

Mr. Homyachak asked if the parking variance for 48 parking spaces where 54 are required, would be permanent. Mr. Hanly stated that if the tenancy changes, which intensifies the parking requirement, Mr. Salerno will have to come back before the Board for approval.

Chairman Fortunato said that the building is on a busy road, and he feels that the sign will be helpful for clients and members of the public who are trying to locate the businesses occupying the building.

OPEN TO THE PUBLIC
NO ONE COMMENTED
CLOSED TO THE PUBLIC

Mr. Sietsma made a motion to approve the application. Second, Ms. Conlon. Voting in favor: Ms. Conlon, Mr. Homyachak, Mr. Sietsma, Mr. Melchionne, 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 8:45 p.m.

Respectfully submitted,
Maureen Mitchell, Secretary
Wyckoff Planning Board