

**WYCKOFF PLANNING BOARD
JULY 10, 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 July 10, 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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Pledge of Allegiance.

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

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

Staff Present: Joseph Perconti, Planning Board Attorney; Mark DiGennaro, Township Engineer and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the June 12, 2019 Work Session and Regular Business Minutes
The June 12, 2019 Work Session and Business Meeting Minutes were approved during the Work Session.

RESOLUTIONS TO APPROVE VOUCHERS FOR PAYMENT

Resolution #19-07

The Resolution for Payments #19-07 was approved during the Work Session.

RESOLUTIONS TO BE MEMORIALIZED

726 WYCKOFF NORTH, LLC BLK 216 LOT 10.01 (RA-25) 726 Wyckoff Avenue.
Minor Subdivision. Approved.

PIANELLI, MARCO BLK 201 LOT 2 (RA-25) 447 Lake Road
The applicant proposes to bring in 565 cubic yards of soil. Approved.

The 2 Resolutions were memorialized during the Work Session.

APPLICATIONS CARRIED

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 applicant has requested an adjournment of the Public Hearing until the August 14, 2019 meeting. The Board Members voted during the Work Session to approve the request for an adjournment until the August 14, 2019 Planning Board meeting.

FOR COMPLETENESS REVIEW

TEVLIN, BLK 269 LOT 4 (B-1) 314 Franklin Avenue.
The applicant proposes to install a parking lot ingress/egress apron and seepage tank to capture storm water from the parking lot. The application was deemed complete during the Work Session and will be placed on the agenda for a Public Hearing at the August 14, 2019 Planning Board meeting.

FOR PUBLIC HEARING

VALENTA, MICHAEL BLK 308 LOT 7.01 (RA-25) 15 Lyons Street.
The applicant proposes to re-locate the existing side yard fence past the plane of the house. He is also proposing to extend the existing boulder wall along the side yard fence and fill in with 80 to 100 cubic yards of soil to level the side yard. The application was deemed complete during the Work Session.

Michael Valenta, the applicant, was sworn. He stated that he would like to move the existing fence on the right side of his property into the front yard to provide a larger grassy area for his children to play safely. Mr. Valenta said that currently, most of his backyard is taken up by a pool and concrete patio. He is also proposing to extend the existing boulder wall on the right side of his yard into the front yard. He said that he will need to import 80-100 cubic yards of soil so as to level the property and make it a more usable space. The proposed boulder wall will be 1 to 2' in height.

Board Member Boonstra inquired about the back yard gazebo and vinyl shed which appear on the submitted plan. Mr. Valenta stated that the gazebo no longer exists and has been replaced with a playset for his children. He added that the vinyl shed on the plan is a small container-like structure used to store his pool cover however that will also be removed from the property. Mr. Boonstra advised the applicant, should The Board approve his application to permit moving the existing fence into the front yard, it would not permit him to place any accessory structures or playsets in that space. Mr. Valenta stated that he understood and has no intentions of adding any

additional structures to that area.

Mayor Madigan asked how far the existing front yard post and rail fence is from the property line. Township Engineer DiGennaro said that the fence is shown on the survey and appears to be on the property line along Lyons Street and then turns in towards the driveway and away from the property line. The Mayor also asked if there will be enough room between the proposed fence and the street to allow room for growth of the proposed arborvitaes without having them spread into Lyons Street. Board Member Sietsma stated that since the fence will be 10' from the property line there will be adequate room for the plantings to grow without spreading into the roadway.

Board Member Hanly asked Mr. Valenta if the arborvitaes will obscure drivers from seeing his driveway when they are driving down Lyons Street. Mr. Valenta stated that he is only going to plant directly in front of the proposed fence and they will in no way block the view of his driveway from oncoming cars.

Board Member Caprio asked if the large tree in the front right corner of the property is to remain. The applicant assured that he has no plans to remove any trees from his property.

OPEN TO THE PUBLIC
NO ONE APPEARED
CLOSED TO THE PUBLIC

Mr. Hanly asked that there be a condition of the approval that no shed, gazebo, playset or accessory structure be placed in the front yard after the fence is moved forward. Chairman Fortunato stated that The Board can make that a condition.

Board Member An made a motion to approve the application for 15 Lyons Street block 308, lot 7.01 with the condition recommended by Vice Chairman Hanly that no additional accessory structures or playsets may be placed in the proposed fenced area of the front yard.. Second, Mr. Homyachak. Voting in favor: Ms. Caprio, Mr. Sietsma, Mr. Homyachak, Mr. An, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato

FOR PUBLIC HEARING

GRACE METHODIST CHURCH BLK 411 LOT 2 (RA-25) 555 Russell Avenue
Minor Subdivision deemed complete at the June 12, 2019 Planning Board meeting.

Attorney for the applicant, Ralph Faasse of 401 Goffle Road in Ridgewood, came forward and provided the following overview of the application:

The applicant has filed the property survey by DAB Surveying dated January 4, 2019 and the minor subdivision plan prepared by MAP Engineering which was originally dated April 9, 2019 and revised according to Township Engineer DiGennaro's technical reports on June 4, 2019.

The applicant is not requesting any variances however there is a request at this time for waivers to provide a landscape plan, grading plan, site topography, location of wells and septic systems within 200", stormwater management plan and installation of a landscape buffer adjacent to residential properties. Mr. Faasse announced that there are 2 witnesses present to provide testimony; George Van Dyke, a representative of The Church and Mark Palus of MAP Engineering.

George Van Dyke was sworn. He is a trustee of The Grace Methodist Church and is representing The Church in this matter. Mr. Van Dyke stated that there has been some recent restructuring of

personnel at The Church. There were previously 2 Pastors being housed in parsonages on the site however only 1 Pastor remains in residence on the property. The applicant wishes to subdivide the existing lot into 3 lots. Block 411 lot 1 contains the existing parsonage which will remain and is not part of this application. Proposed new lot 2.01 will include the existing Church and parking which will remain unchanged in use and structure except that ADA parking will be updated to code. New lot 2.02, fronting on Eder Avenue, is conforming to the zone and is proposed to be connected to the existing sanitary sewer. Lot 2.02 is currently vacant and will remain vacant until it is sold for development sometime in the future. There are no plans for development at this time. New lot 2.03 is created around the existing dwelling fronting Farview Avenue and is conforming to the zone. The parsonage on the property is vacant and will be removed. The property is sewer. The driveway will be relocated to access off of Farview Avenue. Mr. Van Dyke presented photos of the property to be subdivided. The photos were labeled exhibits A1 thru A5.

Mayor Madigan inquired about the number of parking spots for The Church where there are currently 158 spaces and the applicant is proposing 153. Mr. Faasse offered that the Engineer, Mr. Palus, will address that issue.

OPEN TO THE PUBLIC
NO ONE APPEARED
CLOSED TO THE PUBLIC

Mark Palus was sworn. He is a Professional Planner and Professional Engineer. His credentials were accepted by The Board. Mr. Palus stated that the existing parsonage on lot 1 located at the corner of Eder and Farview Avenues is not part of this application. It was subdivided many years ago and will remain. The only involvement that lot 1 has with this application is that the current driveway for proposed new lot 2.03 enters at Eder Avenue and goes through lot 1 into the rear of the parsonage that will be removed on new lot 2.03. That driveway will be removed and a new driveway will be added to access new lot 2.03 off of Farview Avenue.

Mr. Palus then addressed Mayor Madigan's question regarding the parking spaces. He said that the number of spaces required is 121 and there are 158 existing. The applicant is proposing 153 due to the fact that the parking lot is old and the existing ADA spots do not meet current requirements. The applicant will update the ADA spaces with the standard striping and signage which will take up more spaces thereby reducing the total number of parking spaces to 153. No blacktop is being removed and no structural changes are going to be made to the lot other than updating the ADA parking spaces to code.

Mr. Palus went on to discuss the right of way dedication. He stated that when the property was created many years ago it was common for the deeds to be written to the center lines of the adjacent roads. The Grace Church property has frontage on Eder, Farview and Russell Avenues and technically owns the property out to the middle of each of those streets. The applicant is proposing to dedicate those areas so the Township of Wyckoff so that the Town can own those sections of roadways and curbs.

Mr. Faasse asked Mr. Palus to address the waivers that have been requested by the applicant. Mr. Palus explained that this is an existing developed site and the current conditions have existed for the last 50 years. The applicant is not proposing any new development to the Church property. There is no landscaping, no grading, no drainage, no asphalt and no new lighting being proposed which is why the applicant is requesting the waivers. He added that when there are plans to develop the newly created lots 2.02 and 2.03, they will have to submit topography and grading plans to the proper Township Officials at that time. With regard to the landscape buffer, there is

an existing buffer of mature trees to the south. In order to provide the buffer as specified in the Township Ordinance, a number of these larger trees would have to be taken down and replaced with much smaller trees. In addition, no changes are going to be made to the existing church property and there will be no change in the current activity. Mr. Palus pointed out that there is a minimum of 100' from the parking lot to new lot 2.03 and the church will remain in control of that lot. There is also an approximate distance of 200' to the parsonage.

Ms. Caprio stated that it might be advantageous to have the buffer along the property line installed to provide a clear delineation of the property for a prospective buyer. Mr. Faasse agreed but stated that it could be subject to negotiation between the Church and a prospective buyer at the time of the sale.

OPEN TO THE PUBLIC
NO ONE APPEARED
CLOSED TO THE PUBLIC

Chairman Fortunato asked Township Engineer DiGennaro if the aforementioned buffer is required per code. Mr. DiGennaro stated that by definition of the Ordinance, a buffer between a parking lot and a residential property is required. The buffer can be placed up close to the parking area or it can be planted near the property line between the lots. Board Member Boonstra said that any buffer along the property line should be planted at the time the lot is purchased for development; suggesting that the purchaser can come in and build their own buffer on the new lot. A lengthy discussion regarding the buffer requirement and the requested waiver ensued. After much deliberation, a decision was made that The Board would agree to a relaxed buffer of 1 line of green giant arborvitaes, 4' in height, 4' on center on the eastern side of the property adjacent to lot 2.02. The buffer is to be installed on the Church's property upon sale of lot 2.02 and will be maintained by the Church. This condition will be incorporated into the Resolution. The buffer requirement for lot 2.03 will be waived.

Board Member Boonstra said that he would like the opportunity to review ownership of the sewer easement. There is a possibility the town may want it in order to expand our sewer connection opportunities. Mr. DiGennaro reviewed the sewer connection possibilities and stated that he does not see any benefit to the Town obtaining the subject sewer easement. Mr. Boonstra affirmed that he would like to discuss the matter with Robert Landel, the Township Attorney, prior to making a final decision. Mayor Madigan agreed. Mr. DiGennaro advised, that if the Township wishes to obtain a 15' wide sewer easement across lot 1 to connect with the existing easement, the easement could be dedicated to the Township. The Township would then maintain the sewer easement. The Township will be given 60 days to exercise that option.

Board Member Boonstra made a motion to approve the application for 555 Russell Avenue block 411 lot 2 with the conditions pertaining to the buffers and the sewer easement as discussed at this meeting. Second, Mr. Sietsma. Voting in favor: Mr. Homyachak, Mr. An, Ms. Caprio, Mr. Sietsma, Mr. Boonstra, Mr. Hanly, Mayor Madigan 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 10:15 p.m.

Respectfully submitted,
Maureen Mitchell, Secretary
Wyckoff Planning Board