

WYCKOFF PLANNING BOARD
OCTOBER 10, 2018 PUBLIC WORK SESSION 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 October 10, 2018 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.

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, Glenn Sietsma; John An, Alt.

Board Members Absent: Drita Haznedari-McNamara, Alt.; Brian Scanlan, Mayor, George Alexandrou, Kevin Purvin, Michael Homaychak, Scott Fisher

Staff Present: David Becker, Acting Planning Board Attorney; Mark DiGennaro, Township Engineer; Gary Ascolese, Boswell Engineering Representative; Susan McQuaid, Board Secretary; Denise Capparelli, Administrative Support Assistant.

OLD BUSINESS

Approval of the September 12, 2018 Work Session and Regular Business Minutes

Board Member Sietsma made a motion to approve the September 12, 2018 work session and regular business meeting minutes. Second, Vice Chairman Hanly. Voting in favor: Mr. An, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-10

Vice Chairman Hanly made a motion to approve Resolution #18-10 for payment of vouchers as amended. Second, Mr. Boonstra Voting in favor: Mr. An, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

RESOLUTION(S) TO BE MEMORIALIZED

CJM PROPERTIES CORP. BLK 498 LOT 96.20 (R-15); 28 Ravine Avenue. *(The applicant proposes to subdivide the existing single lot into two proposed lots where one lot will be conforming in lot size and the second lot will require a minor variance for minimum lot depth).*

Township Engineer DiGennaro inquired about property owners sharing a detention basin and language which should be included in the resolution, property developer's agreement and deeds that stipulate it is the responsibility of the property owner for maintenance of the detention basin in accordance with NJDEP's Stormwater Management Act for maintenance and reporting.

Vice Chairman Hanly made a motion to memorialize said resolution as amended. Second, Mr. Sietsma Voting in favor: Mr. Boonstra, Mr. Hanly and Chairman Fortunato as amended.

FOR COMPLETENESS REVIEW

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).*

Chairman Fortunato confirmed there are no proposed changes in the landscape plan that applicant will need to include in the landscape plan. This application was deemed complete subject to receipt in advance of the meeting a landscape plan and an affidavit that there are no deed restrictions or protective covenants.

Board Member Boonstra made a motion to deem this application complete pending receipt of changes above. Second, Chairman Fortunato. Voting in favor: Mr. An, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato as amended.

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).*

Township Engineer DiGennaro reported that the applicant is proposing to install an accessory shed to the rear of the principal building within the required rear yard setback. The site changes trigger an amended site plan review with variances for the accessory structure. The property is located in the B-2 neighborhood business zone and is non-conforming due to principal building front yard and rear yard setbacks and principal building lot coverage. The applicant should provide testimony as to any proposed site lighting changes, if any.

Board Member Boonstra made a motion to deem this application complete. Second, Mr. Sietsma. Voting in favor: Mr. An, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

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).

Peter Ten Kate, Boswell Engineering, recommended that the application go before Design Review and the Shade Tree Commission review prior to the next meeting. Application deemed complete subject to review by the Shade Tree Commission and Design Review Board.

Board Member Hanly made a motion to deem this application complete pending changes above. Second, Mr. An. Voting in favor: Mr. An, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

PUBLIC HEARING – CARRIED

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).*

This application will be heard at the public hearing meeting at 8 p.m.

PUBLIC HEARING – NEW

143 ELMWOOD PLACE, LLC BLK 300 LOT 9.01 (R-15); 143 Elmwood Place. *(The applicant is proposing to subdivide the property and to retain the existing single family home on one lot and to build a new single family home on the created lot).*

Township Engineer DiGennaro said the subject property is located in the R-15 Zone on the corner of Elmwood Place and Godwin Avenue. The applicant proposes to subdivide the existing 64,860 SF parcel to create two separate lots, one to retain the existing single family home and the other to construct a new single family home. The existing parcel and home is served by municipal sanitary sewer. He said the revised plans dated October 1, 2018 supersede previous plans dated July 24, 2018. Revised plans show a shift in the subdivision line reducing the lot area of proposed Lot 9.012. The applicant will need to provide testimony on the revised plans. Township Committeeman Boonstra asked if a variance is required if front yard facing Godwin Avenue dimensions are correct. Mr. DiGennaro stated the plans incorrectly represent the side yard with rear yard (reversed) and need further testimony from the applicant. Mr. Becker stated applicant is at the Planning Board meeting regarding subdivision for the lot line only. Any bulk variances will be determined through the building department when construction plans are submitted. This application will be heard at the public hearing meeting at 8 p.m.

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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 8:08 p.m.

Respectfully submitted,

Denise Capparelli, Administrative Asst.
Wyckoff Planning Board