

WYCKOFF PLANNING BOARD
APRIL 13, 2016 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 Richard Bonsignore, Chairman:

“The regular April 13, 2016 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.

Board Member Attendance: Richard Bonsignore, Chairman; Robert Kane, Vice Chairman; Kevin Rooney, Mayor; Rudy Boonstra, Township Committee Representative; Drita McNamara; Scott Fisher; Robert Fortunato; Kevin Hanly, Alt.

Board Members Absent: Doug Macke; Glenn Sietsma; Justin Hoogerheyde, Alt.

Staff Present: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

Chairman Bonsignore led the Pledge of Allegiance.

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Chairman Bonsignore 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”*

OLD BUSINESS

Approval of the March 9, 2016 Work Session and Regular Business Minutes
The March 9, 2016 minutes were approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

UFFERFILGE, TED & BONNIE BLK 281 LOT 1 (RA-25); 558 Taunton Road. *(The applicant proposes to move soil in excess of 100 yards).*

Chair Bonsignore asked for a motion to memorialize this resolution. Board Attorney Perconti said that not hearing a motion, this resolution will not be memorialized at this meeting. This resolution will be carried to the May 11, 2016 public hearing meeting for consideration.

MACEJKA, PATRICK & ANNE MARIE BLK 451 LOT 4 (RA-25 CORNER); 442 New York Avenue. (The applicant proposes to replace the existing 5' fence with a 6' fence in the front yard of this corner lot).

Mayor Rooney made a motion to memorialize this resolution. Second, Board Member Fortunato. Voting in favor: Mr. Hanly Mr. Fortunato, Mr. Boonstra, Mayor Rooney and Chairman Bonsignore.

MESSINEO, DOUG & SARAH BLK 208 LOT 38 (RA-25); 101 Van Blarcom Lane. *(The applicant proposes to import more than 100 cubic yards of soil).*

Board Member Hanly made a motion to memorialize this resolution. Not hearing a second due to some Board Members not receiving and reviewing the resolution Board Attorney Perconti said this resolution will be carried to the May 11, 2016 public hearing meeting for consideration.

FOR PUBLIC HEARING

EASTERN CHRISTIAN CHILDREN'S RETREAT (ECCR) BLK 443 LOT 49.04 (RA-25); 700 Mountain Avenue. *(The applicant proposes a 364 square foot addition to the existing Holly Lodge group home building and 432 square feet to the existing Oak Lodge group home building which provide housing for developmentally disabled adults).*

James T. Bryce, the applicant's attorney, said the ECCR is before the Board for an amended site plan in order to expand the Oak & Holly Lodge. He said that Willow Lodge was expanded last year. The amended site plan consists of state mandated needs for special accommodations to meet the needs of disabled individuals as residents within the lodges.

Jayne Press, Executive Director of the ECCR, was sworn. She said the ECCR is a residential facility for individuals with disabilities and has been at this location in Wyckoff since 1972. She said the application addresses mandates by the State of New Jersey to move all of our individuals from the main campus into the community into typical residential homes. We have been allowed to keep the individuals with the most medical needs on the main campus. She said there are 3 lodges that are currently licensed as group homes. In order to accommodate the resident's increased medical needs small expansions need to be done to increase bathroom size, and increase bedroom size for medical equipment and larger egress doors for improved safety evacuation. She said the ECCR has received funding through Bergen County through a grant to provide most of the funding for this project.

Mayor Rooney asked if this is similar to last year's proposal for Willow Lodge. Ms. Press said this is similar to the construction performed on Willow Lodge. She said the lodges are single level ranches and are licensed for 8 residents each. She said we are not increasing the capacity of the residents just enlarging the doorways and making it more handicapped accessible.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Richard Vincek, the applicant's architect, was sworn and had been previously qualified. He said there are 3 Lodges, Oak, Holly and Willow located on the ECCR campus. He said Willow Lodge was approved last year for expansion and is currently under construction. He said the applicant would like to expand Oak & Holly Lodges at this time. He said the bedrooms and bathroom will be enlarged for handicapped accessibility. He added that Holly Lodge will be expanded by 432 square feet and Oak Lodge will be expanded by 364 square feet. Mr. Vincek said the buildings are vinyl sided with shingle roofs and there will be no violations into the setback requirements. He added that the exterior lighting at the exit doors will be a small LED lights which will not affect the neighbors since the closest neighbor is 150' away. He said the existing boxwood landscaping will be replaced with additional boxwoods. The runoff from the roofs will drain into an underground piping into the existing drainage system. Also, the applicant is proposing modular block retaining wall at both lodges. He said that any retaining wall which exceeds three (3) feet in exposed height has be designed and certified by a professional engineer licensed in the State of New Jersey. Mr. Paul Beck, a professional engineer for ECCR, had submitted a retaining wall design to the Board.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Attorney Perconti asked that the following exhibits be marked as identification:

A-1 Application packet

B-1 Boswell Report dated February 3, 2016

B-2 Boswell Report revised February 24, 2016

B-3 Boswell Report dated March 31, 2016

Mayor Rooney made a motion to approve this application as presented. Second, Board Member McNamara. Voting in favor: Mr. Hanly, Mr. Fortunato, Ms. McNamara, Mr. Fisher, Mr. Boonstra, Mr. Kane, Mayor Rooney and Chairman Bonsignore.

BODART, JAIME & KRISTEN BLK 463 LOTS 8.01, 10.01, 12.01 (R-15 CORNER); 361 Amherst Street. *(The applicant proposes to combine 3 non-conforming lots into 2 lots of greater conformity to allow the installation of a pool without a variance on Lot 12.01).*

Ben Cascio, the applicant's attorney, said this is an application for a subdivision for property located at 361 Amherst Street which involves 3 lots that are all substandard in size and under separate ownership. This subdivision is being perfected in order to combine the two (2) vacant Lots 8.01 & 10.01 and one (1) existing family residential Lot 12.01 to create two (2) undersized lots of greater conformity and to allow the installation of a pool on Lot 12.01 without a variance.

Jaime Bodart and Kristin Bodart, 361 Amherst Street, Wyckoff, NJ were sworn. Mr. Bodart said he purchased Lot 12.01 in 2001 and in 2005 the existing house was demolished and a new house was constructed.

Board Attorney Perconti asked that the following exhibits be marked as identification:

A-1 Application package

A-2 2001 deed to house

A-3 2013 deed to purchase Lot 8.01

A-4 2013 deed to purchase Lot 10.01

Mr. Bodart continued that the purpose of this application is to take some property from Lot 8.01 and Lot 10.01 to increase the lot area on Lot 12.01 to satisfy the need for a pool without a variance. He said in 2013 he approached Mr. Milanese, the owner of Lot 6.01 to see if he was interested in selling this lot. He said they could not reach an agreeable price. He said he would like to create this one (1) vacant lot for possibility of future development for his children.

Township Engineer DiGennaro said proposed Lot 8.02, when merged with Lot 8.01 and Lot 10.01, will have a combined lot coverage increase of 11, 220 square feet. When this vacant lot would like to be constructed upon the applicant will need to appear before the Board of Adjustment for bulk variances and the street will need to be improved. Township Committee Representative Boonstra asked how the existing 3 lots are titled. Mr. Cascio said they are titled in 3 separate names. Mr. Boonstra asked how close the structure on Lot 16.01 is to Lot 12.01. Mr. Bodart said Charles Tulner owns Lot 16.01, not Robert Milanese as indicated on the site plan, and Mr. Tulner's house is 2' away from his property line.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Joseph Vince, an engineer employed by Schwanewede/Hals, Engineering, 9 Post Road, Oakland, NJ was sworn. He said he received his Bachelor of Science degree in civil engineering from Fairleigh Dickinson, has 11 years' experience as a licensed professional engineer and has appeared before many boards. The Board accepted his credentials

Mr. Vince said that currently the applicant's property, Lot 12.01, consists of 8,800 square feet, Lot 8.01 consists of 8,800 square feet and Lot 10.01 consists of 4,400 square feet. Lot 8.01, 10.01 and a portion of 12.01 are surrounded by a paper street known as Albright Street and a portion of Yale Avenue. Once the subdivision is perfected proposed Lot 12.02 (Lot 12.01) will consist of 10,780 square feet, and combined Lot 10.01 and Lot 8.01 (proposed lot 8.02) will consist of 11,220 in lot area. Both new lots will remain deficient in lot area where 15,000 is required and will also be deficient in lot width and lot depth. Mayor Rooney said the applicant is requesting to generate a conforming in-ground pool on an existing non-conforming lot. He noted a paver walkway and asphalt driveway on Yale Avenue. Mr. Vince said the walkway and driveway already exist on Yale Avenue in the right of way and there will not be any update to the driveway. He added that the shed will be removed from the town right of way. Mr. Vince continued that there will not be any negative impacts to the neighborhood and the new lots created will be made more in conformance with the R-15 zone while allowing improvements to the rear yard of Lot 12.01 by installing a pool.

Township Committee Representative Boonstra said if the Board approves this subdivision as presented Lot 8.02 will be deficient in size and dimension and the variance will run with the land. He said bulk variances and street improvements would be added to this lot. He suggested taking a small portion of Lot 8.01 and 10.01 to increase the lot area of Lot 12.01. He said that someday the remaining portions of Lot 8.01 and 10.01 can be dealt with during a possible subdivision with the existing vacant lots in the area which also consist of 2 undeveloped streets. He recommended that the applicant consider presenting to the Board a

minor subdivision for additional square footage taken from already deficient Lot 8.01 and Lot 10.01 and added to Lot 12.01 for the installation of the in-ground swimming pool.

Chairman Bonsignore asked if the pool was to be installed on the existing Lot 12.01 without the additional property what the variance would be for. Mr. Vince said the applicant would be over on impervious coverage.

The Board unanimously agreed to carry this application until the May 11, 2016 public hearing meeting at 8:00 p.m.

PERRETTA, STEPHEN & DELIA BLK 285 LOT 19.01 (RA-25); 385 Dorothy Lane. *(The applicant is proposing to replace the existing split rail fence with a 6 foot privacy fence located in the front yard of Wyckoff Avenue).*

Stephen Perretta, 385 Dorothy Lane, Wyckoff, NJ was sworn. He said he would like to replace an existing post n rail fence with a 6' solid fence on the Wyckoff Avenue side of his property. Due to the unique shape of his property this fence is located on the second front yard on his property. He said he will install new landscaping in front of this solid fence. This new cedar fence will match and connect to the existing cedar fence. He said that a gate already exists and will be installed to match the new fencing.

Board Member Fortunato recommended that the fence be moved 2' further from its current location for a total of 7 feet from the property line. Township Engineer DiGennaro suggested green giant arborvitae be planted in front of the fence. Mayor Rooney said arborvitae are prone to salt damage. Board Member Fisher said the location of the new fence will be 18' from the street. Mayor Rooney asked for irrigation. Mr. Perretta said there is already an underground irrigation system in place. Mayor Rooney asked that the plantings be replaced in 2 years if they die.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Member Fortunato made a motion to approve a 6' red cedar lattice-top wood privacy fence with a gate for maintenance access and to a 2 year shrubbery replacement maintained (no bond required). Second, Board Member Fisher. Voting in favor: Mr. Hanly, Mr. Fortunato, Ms. McNamara, Mr. Fisher, Mr. Boonstra, Mr. Kane Mayor Rooney and Chair Bonsignore.

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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 9:15 pm.

Susan McQuaid, Secretary
Wyckoff Planning Board