

WYCKOFF PLANNING BOARD
JULY 11, 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 July 11, 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; Michael Homaychak; Kevin Purvin.

Board Member(s) Absent: Brian Scanlan, Mayor; Scott Fisher; George Alexandrou; Drita McNamara, Alt.

Staff Present: David Becker, Acting Planning Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary; Denise Capparelli, Board Secretary. **Staff Absent:** Joseph Perconti, Planning Board Attorney

OLD BUSINESS

Approval of the June 13, 2108 Work Session and Regular Business Minutes

Vice Chairman Hanly made a motion to approve the June 13, 2018 work session and regular business minutes. Second, Board Member Homaychak. Voting in favor: Mr. Purvin, Mr. Homaychak, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**RESOLUTION #18-07**

Township Committeeman Boonstra made a motion to approve Resolution #18-07 for payment of vouchers. Second, Vice Chairman Hanly. Voting in favor: Mr. Purvin, Mr. Homaychak, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

RESOLUTION(S) TO BE MEMORIALIZED

JERSEY MIKE'S BLK 219 LOT 17.02 & 18 (B1 & RA-25); 300 & 302 Godwin Avenue. *(The applicant proposes to construct a 2,000 square foot retail store on this property which will require 27 parking spaces and 27 parking spaces are provided. The variance is for the front yard setback of 2' for the monument sign).*

Vice Chairman Hanly made a motion to memorialize this resolution. Second, Board Member Homaychak. Voting in favor: Mr. Purvin, Mr. Homaychak, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

ELA FINANCIAL GROUP, INC. BLK 236 LOT 7 (B1); 642 Wyckoff Avenue. *(The applicant proposes to install a 7.1 square foot ground sign in the front yard where ground signs are not permitted).*

Board Member Sietsma made a motion to memorialize this resolution. Second, Township Committeeman Boonstra. Voting in favor: Mr. Purvin, Mr. Homaychak, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

FOR REVIEW AND RECOMMENDATION TO THE TOWNSHIP COMMITTEE

Review of zoning ordinance #1860, an ordinance supplementing Chapter 186, "Zoning," Section 186-22, "regulations applying to all zones," of the code of the Township of Wyckoff to prohibit the sale of marijuana and marijuana paraphernalia within the Township.

Township Committeeman Boonstra said this ordinance will prohibited the sale of marijuana in the Township of Wyckoff. He said the township would like to have this regulation in place before the state law changes. He said this ordinance will be further considered by the Township Committee at their meeting next Tuesday.

The Planning Board unanimously agreed to recommend Ordinance #1860 to the Township Committee.

FOR COMPLETENESS REVIEW

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 said the subject property is a conforming lot located in the R-15 residential zone fronting on two municipal roadways, Griner Court to the north and Ravine Avenue to the south. The existing lot consists of 46,436 SF with a single family home constructed thereon. The applicant is proposing to subdivide the property to create a total of two new single family

buildable lots. The applicant identifies one of the two proposed lots requiring a bulk variance for minimum lot depth. Based upon this review, the following comments are offered: the proposed retaining wall located on lot 96.20A exceeds 2 feet in height; therefore, stability calculations prepared by a NJPE are required prior to construction; Applicant must obtain a will-serve letter from Ridgewood Water to serve proposed lot 96.20A; Sewer connection fees to NBCUA and Wyckoff shall apply for lot 96.20A; Testimony shall be provided on the presence of any environmentally sensitive areas on or within proximity of the subject property. If any such areas exist they must be located on the plan; Any approval should be conditioned upon the following: The applicant must submit a final deed and property survey for review and approval prior to recording; The applicant shall submit an original final subdivision map for signature by the Planning Board Chairman, Secretary and Township Engineer; All costs associated with filing and amending tax maps shall be borne by the applicant. The above reflects my initial review comments on the application submitted. Based upon my review of the items required to be reviewed by the Township Engineer, the Board may wish to deem this application complete for purposes of scheduling a public hearing. The applicant may address the above listed items prior to the public hearing.

The Board unanimously agreed to deem this application complete. This application will be scheduled for a Wednesday, August 8, 2018 public hearing meeting at 8:00 p.m.

FRANKLIN MONROE REALTY, LLC BLK 239 LOT 2 (B1); 345 Franklin Avenue. *(The applicant proposes to renovate and rehabilitate the existing structure for bank use with a drive-thru on the ground floor and 2 residential apartments on the second floor).*

Board Member Sietsma recused himself from discussion and removed himself from the dais. At this time Township Engineer DiGennaro also excused himself from the meeting and left the building.

Boswell Engineering Representative Ten Kate said the applicant proposes to reduce the size of the existing building, renovate and rehabilitate the structure for a bank use with drive-thru on the ground floor and two (2) residential apartments on the second floor. The applicant proposes to reconfigure the parking area and reduce the amount of impervious coverage. The applicant is requesting a variance relief for a 20; setback from the right of way for a free standing sign and a design waiver for providing an Environmental Impact Study. Chairman Fortunato asked if this application will require to go before the Design Review Committee. The Board requested that a meeting be scheduled for the Design Review Committee. Mr. Ten Kate said that he is satisfied with the Board deeming this application complete.

The Board unanimously agreed to deem this application complete. This application will be scheduled for a Wednesday, August 8, 2018 public hearing meeting at 8:00 p.m.

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 has been carried to the September 12, 2018 public hearing meeting at the request of the applicant. An extension of time letter will be required from the applicant.

PUBLIC HEARING – NEW

PETRO MECHANICS INC. (LUKOIL NORTH AMERICA) BLK 260 LOT 1.01 (B1); 276 Godwin Avenue. *(The applicant proposes to reconfigure the concrete islands and replace the fuel dispensers and dispenser pans and install an ADA parking space and ramp).*

Testimony regarding this application will begin at the 8 p.m. public hearing meeting.

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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 8:10 p.m.

Respectfully submitted,

Susan McQuaid, Secretary
Wyckoff Planning Board