

WYCKOFF PLANNING BOARD
SEPTEMBER 9, 2020 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 was also streaming live on the Township of Wyckoff YouTube channel.

The meeting commenced with the reading of the Open Public Meeting Statement by Chairman Fortunato.

“The regular September 9, 2020 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.

Mr. 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.”

* * * * *

Board Members in Attendance: Robert Fortunato, Chairman; Tim Shanley, Mayor; Rudy Boonstra, Township Committeeman; Michael Homaychak, Glenn Sietsma, Anthony Riotto, Kelly Conlon, Scott Fisher, George Alexandrou and John An.

Absent: Kevin Purvin, Vice Chairman.

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

OLD BUSINESS

Approval of the August 12, 2020 Work Session and Public Business meeting minutes.

Board Member Homaychak made a motion to approve the August 12, 2020 Work Session and Public Business meeting minutes. Second, Mr. Riotto. Voting in favor: Ms. Conlon, Mr. Riotto, Mr. Homaychak, Mr. Alexandrou, Mr. An, Mayor Shanley and Chairman Fortunato.

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 34 additional parking spaces to the site which currently has 50 parking spaces and 58 spaces are required)

Township Engineer DiGennaro provided a detailed summary of the application by citing his technical report dated 9/3/2020. He stated that he has received and reviewed the following documents relative to the above referenced application:

- Application prepared by Bruce Whitaker, Esq. revised 3/16/20 including amended summary addendum, and required checklists 46-40B & C.
- NJDEP Freshwater Wetlands Letter of Interpretation signed by Patrick Ryan, Supervisor, Division of Land Use Regulation.
- Boundary Survey prepared by PAX Surveying and Environmental Consultants, LLC dated 10/26/18 and signed by William T. Manning, PLS.
- Wetlands and Waters Survey dated 10/26/18, last revised 6/26/19 prepared by PAX Surveying and Environmental Consultants, LLC and signed by William T. Manning, PLS sheet FW1.
- Conceptual Site Plan for Flood Hazard Applicability dated 7/29/19 and prepared by Richard Wostbrock, PE., sheet FHA.01.
- Preliminary and Final Site Plan for 825 Windham Ct North, consisting of 6 sheets, prepared by Richard Wostbrock, PE and dated 1/16/20, last revised 3/16/20.

The subject property is located in the L-2 Light Industrial 4-Acre zone and contains 174,248 SF of land area with a 23,371 SF principal building. The parcel is non-conforming due to frontage and lot width, front yard setback, parking, and ADA compliance. Based on information provided, it appears that the property currently has 38 defined parking spaces and is non-conforming as 58 spaces are required, including a minimum of 3 ADA compliant spaces.

Under the proposal, the existing parking lot will be expanded to add an additional 32 parking spaces which include 4 ADA spaces and restriped to create an additional 13 spaces for a total of 83 on site spaces. One of the ADA spaces will be van accessible as required. The parking enhancements will bring the parking lot into compliance with applicable codes. There are no proposed changes to the principal building structure or use. The proposal includes lighting improvements, pedestrian access improvements, landscaping, drainage, a proposed freestanding directory sign and a proposed dumpster enclosure. The site changes require site plan review and approval by the Planning Board. The applicant has obtained the appropriate Wetlands Letter of Interpretation from the NJDEP and the site plan reflects the confirmed location of said environmental limitations.

Retaining walls in excess of 2 feet are proposed and stability calculations are required by a licensed NJ PE and can be submitted at a later time. The design detail is provided on the plans. A formal waiver for traffic study and EIS is requested and may be appropriate. Traffic signage and safety plan has been provided. Applicant to provide testimony as to the proposed use and estimated number of employees. LED lighting temperatures comply with the maximum allowable 3000K. Maximum illumination at property lines are represented to be 0.0 foot-candle at grade except in the area of the driveway curb cuts which is acceptable. The plan limits tree removals to 7 trees, where previously 15 trees were proposed to be removed. Also, the plan includes evergreen screening around the dumpster enclosure and the northwesterly corner

surrounding the parking area which was expressed as a concern of the adjacent residential neighbor. Proof of recording of the LOI should be provided. The applicant or his Attorney should be asked to provide testimony regarding that during the public hearing.

Finally, Mr. DiGennaro stated that the applicant is requesting variance relief for parking spaces #80 - #84 within the front yard setback. Under Township Code 186-23, no parking is permitted in the front yard in the L1 and L2 zones.

Mr. Boonstra mentioned that there is a dilapidated bridge on the property that is impeding the flow of water in the brook below it. The bridge is in the area of the existing dumpster. He stated that he believes it is the responsibility of the property owner to repair and maintain the bridge.

Mr. Fisher stated that during past storms, the Wyckoff DPW has had to go onto the property numerous times to remove branches, trees and debris that became lodged under the sunken bridge. The piled-up debris impedes the flow of the brook resulting in the back-up of water which then floods out the rose garden and flows back out to Mahwah and Wyckoff Avenue.

Chairman Fortunato said that the Board can ask the applicant to provide testimony regarding the condition of the bridge during the public hearing.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 8:00 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board