

WYCKOFF PLANNING BOARD
MARCH 9, 2022 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 Chairman Fortunato.

“The regular March 9, 2022 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.

“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.”

ROLL CALL

Board Members in attendance: Rudy Boonstra, Mayor; Rob Fortunato, Chairman; Pete Melchionne, Township Committee Representative; Kelly Conlon, Frank Sedita, Mike Homaychak, Mae Bogdansky, and Sarah Caprio.
Absent: Kevin Purvin, Scott Fisher, and Glenn Sietsma.
Staff in attendance: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the February 9, 2022 Work Session and Regular Business Minutes

Mr. Homaychak made a motion to approve the February 9, 2022 Work Session and Regular Business Meeting minutes. Second, Ms. Bogdansky. Voting in favor: Mr. Sedita, Mr. Homaychak, Ms. Bogdansky, Ms. Caprio, Mayor Boonstra, and Chairman Fortunato. Abstained: Ms. Conlon, and Mr. Melchionne.

PAYMENT RESOLUTION #22-03

Mr. Homaychak made a motion to approve payment Resolution #22-03. Second, Mr. Sedita. Voting in favor: Mr. Sedita, Mr. Homaychak, Ms. Bogdansky, Ms. Caprio, and Mayor Boonstra. Abstained: Ms. Conlon, Mr. Melchionne, and Chairman Fortunato.

RESOLUTION FOR MEMORIALIZING**Rosen, Richard 474 Ivy Lane Blk 422 Lot 8**

(The applicant proposes to import soil in excess of 100 cubic yards and construct a retaining wall)

Mr. Hodaychak made a motion to approve the Resolution. Second, Mr. Sedita. Voting in favor: Mr. Sedita, Mr. Hodaychak, Ms. Bogdanskyy, Ms. Caprio, Mayor Boonstra, and Chairman Fortunato. Abstained: Ms. Conlon, and Mr. Melchionne.

REQUEST TO AMEND RESOLUTION OF MINOR SUBDIVISION**Sokoly, Robert 370 Sicomac Rd. Block 379 Lot 25.04**

Board Attorney Hanly stated that this was a subdivision of a large lot that was approved by the Planning Board in 2020. The Resolution was approved at the December 2020 meeting contingent upon Bergen County approval and other contingencies. We recently received paperwork from Bruce Whitaker, the Attorney for the applicant, which cited revised metes and bounds descriptions and numbers of square footage of the lots which were slightly different from what had been presented in the 2020 subdivision application. Mr. Hanly said he spoke with Mr. Whitaker who stated that there were problems with obtaining preliminary approval from the Bergen County Planning Board and the time has gone well beyond the 190 day window of time to perfect the deeds. Mr. Hanly suggested that an amended Resolution granting additional time be approved. By amending the Resolution, we can provide the correct square footage of the two lots, which is a substantive change, and restart the 190 day time period. Board Attorney Hanly stated that Mr. Whitaker could not be here this evening to provide the details of the reason for the changes however, the Board could vote on the amended Resolution if the Chairman wished to do so.

Chairman Fortunato stated that with regard to the changes in the square footage of the lots, he believes it would be best to have the applicants Engineer back to explain, on the record, the changes and why they occurred.

Mayor Boonstra agreed stating that Mr. Whitaker needs to state his case on the record because it is a substantive change. He added that he does not see it as a problem however, it is best to clear it up on the record, so we do not have a problem in the future.

The Chairman announced that this matter will be addressed at the April 20, 2022 meeting.

FOR COMPLETENESS REVIEW**T-Mobile Northeast, LLC 340 Franklin Ave. Blk 258 Lot 1.01**

(The applicant proposes to install a 25KW diesel emergency backup generator within the fenced in equipment area for the existing cell tower on the Wyckoff Town Hall campus)

Chairman Fortunato announced that this application will not be heard this evening and will be carried to the April 20, 2022 meeting. The applicant will not need to re-notice the public.

Karaaslan, Bahri 311 Evers St. Block 354 Lot 9.02

(The applicant proposes to move soil on the property in excess of 100 cubic yards and to

construct retaining walls of a height greater than 2')

Mark DiGennaro, the Township Engineer, provided the following technical summary of the application: I have reviewed the Boundary and Topographic Survey prepared by David P. Aguanno, PLS of Solstice Surveying dated 11/24/21, Bergen County Soil Conservation Application, Engineering Site Plan prepared by Onello Engineering dated 1/4/22 consisting of 8 sheets, and Application. The applicant is seeking approval to reconstruct the failed retaining wall along the southerly property line and re-grade the property by constructing additional terrace walls accordingly. Due to the sloping terrain native to the property, the work requires a soil moving permit and the approval of the Planning Board as the amount of soil movement exceeds 100 CY. Based on my review, I offer the following comments:

1. The proposed site includes an approved stormwater management plan which will result in a zero net increase in runoff from the improved property.
2. The property is served by an existing septic system located in the front yard and not impacted by the proposed yard re-grading.
3. The portion of the lower southerly retaining wall located within the public ROW should be relocated and kept within the property boundary if possible. Otherwise, an ownership maintenance and indemnity agreement between the Township and the applicant should be executed and recorded for that portion of the wall.
4. If the application obtains Planning Board approval, structural retaining wall calculations must be submitted by a NJPE for review and approval prior to permitting.

Mr. DiGennaro stated that in consideration of the above, the application may be deemed complete. He went on to say that he came upon this project in the field after receiving a complaint from an adjacent property owner. Upon visiting the site he found that a portion of the existing retaining wall was being demolished, and soil was being moved into the backyard. Mr. DiGennaro stated that he stopped the job and contacted the property owner to advise him that the project required an Engineering plan and Planning Board approval for soil movement. The homeowner told Mr. DiGennaro that he contacted an Engineering company for an estimate however no contract with the company had been finalized and the homeowner began the work of dismantling the retaining walls and moving soil on his own. Mr. DiGennaro said that he feels that this is a matter of high priority because the retaining wall, which was removed, was holding up the soil from the property next door which is at a higher elevation. He added that if we get heavy rains, it could create a mudslide. Finally Mr. DiGennaro stated that the proposed improvements to the property will improve the drainage conditions on the site.

Chairman Fortunato asked for a motion on the application. Mr. Homyachak made a motion to deem the application complete. Second, Ms. Caprio. Voting in favor: Mr. Homyachak, Mr. Sedita, Ms. Conlon, Ms. Bogdansk, Mr. Melchionne, Ms. Caprio, Mayor Boonstra, and Chairman Fortunato.

Andrew Young 59 Colgate Ave. Block 489 Lot 1.01

(The applicant proposes to install a 6' solid vinyl fence in the front yard of this corner lot)

Mr. DiGennaro provided the following technical summary of the application: I have reviewed the application prepared by the property owner which consists of property survey prepared by Leeper Land Group, LLC dated 8/2/2015, photos, sketch, and application. The property is located in the R-15 Zone and is a corner property having frontage on Colgate Avenue and Radcliffe Street. The applicant is proposing to install a 6 foot, PVC privacy fence in the front yard along Colgate Avenue and Radcliffe Street to enclose the yard requiring variance

relief and approval by the Planning Board. Privacy fences in a front yard require plantings between the property line and the fence. The applicant should provide the fence setback location from the property line and ensure that plantings are outside of the public right of way and inside the property line boundary. Prior to installation, the property line must be accurately located in the field to ensure the location of the fence is within the property boundary. The location of the fence as shown satisfies the minimum required sight distance for vehicular traffic. Applicant shall specify type of arborvitae proposed and it is recommended that deer resistant species such as Green Giant be selected.

Chairman Fortunato asked for a motion on deeming the application complete for public hearing. Mr. Homyachak made a motion to deem the application complete. Second, Mr. Sedita. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Ms. Bogdansk, Ms. Conlon, Mr. Melchionne, Mayor Boonstra, and Chairman Fortunato.

Mayor Boonstra announced that the deeds for the Maple Lake property were signed earlier in the day, and he thanked the Board for approving that subdivision last April.

Chairman Fortunato asked Mayor Boonstra to provide a brief background of the matter for the benefit of any Board Members who were not involved in the subdivision hearing and approval.

Mr. Boonstra said the Maple Lake site is just off of Cedar Hill Avenue and it is comprised of 26 acres. The 26 acre parcel was subdivided some time ago and the Township negotiated to purchase approximately 21 acres from the owner of the property for open space for the Township, leaving 5 acres for Canterbury Development LLC, to construct 61 housing units including affordable housing set aside. The purchase is good for the Township in that it protects the land from any future development, and it increases our wetlands buffer which begins right behind the car wash next to Town Hall and continues all the way down to Newtown Road.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 7:55 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board