

**WYCKOFF PLANNING BOARD**  
**JULY 10, 2019 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 July 10, 2019 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](http://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 Members in Attendance:** Robert Fortunato, Chairman; Kevin Hanly, Vice Chairman; Tom Madigan, Mayor; Rudy Boonstra, Township Committee Representative; Michael Homaychak, Glenn Sietsma, Sarah Caprio and John An.

**Board Members Absent:** Scott Fisher, Kevin Purvin and George Alexandrou.

**Staff Present:** Joseph Perconti, Planning Board Attorney; Mark DiGennaro, Township Engineer and Maureen Mitchell, Board Secretary.

**OLD BUSINESS**

Approval of the June 12, 2019 Work Session and Regular Business Minutes

Board Member Homaychak made a motion to approve the June 12, 2019 Work Session and Regular Business Meeting minutes. Second, Mr. Sietsma. Voting in favor: Mr. Homaychak, Mr. Sietsma, Mr. Boonstra, Mayor Madigan, Vice Chairman Hanly and Chairman Fortunato.

**RESOLUTIONS TO APPROVE VOUCHERS FOR PAYMENT**

Resolution #19-07

A motion was made by Mr. Homyachak to approve payment Resolution #19-07. Second, Mr. Hanly. Voting in favor: Ms. Caprio, Mr. An, Mr. Sietsma, Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

**RESOLUTIONS TO BE MEMORIALIZED**

**726 WYCKOFF NORTH, LLC** BLK 216 LOT 10.01 (RA-25) 726 Wyckoff Avenue.  
Minor Subdivision. Approved.

Board Member Sietsma made a motion to approve the Resolution. Second, Mr. Homyachak. Voting in favor: Mr. Homyachak, Mr. Sietsma, Mr. Boonstra, Mayor Madigan and Chairman Fortunato.

**PIANELLI, MARCO** BLK 201 LOT 2 (RA-25) 447 Lake Road  
The applicant proposes to bring in 565 cubic yards of soil. Approved.

Board Member Homyachak made a motion to approve the Resolution. Second, Mr. Hanly. Voting in favor: Mr. Homyachak, Mr. Sietsma, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

**APPLICATION CARRIED**

**GALASSO ENTERPRISES, LLC** BLK 203 LOT 3.04 (L-2) 825 Windham Court North.  
Amendment to Existing Site Plan. Applicant proposes to add 56 additional parking spaces to the site which currently has 50 parking spaces. The applicant requested an adjournment of the Public Hearing until the August 14, 2019 Planning Board meeting.

Board Member Boonstra made a motion to approve the adjournment of the Public hearing until the August 14, 2019 Planning Board meeting. Second, Mr. Homyachak. Voting in favor: Mr. Sietsma, Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.  
Board Members Caprio and An abstained.

**FOR COMPLETENESS REVIEW**

**TEVLIN,** BLK 269 LOT 4 (B-1) 314 Franklin Avenue.  
The applicant proposes to install a parking lot ingress/egress apron and seepage tank to capture storm water from the parking lot.

Township Engineer DiGennaro gave a detailed summary of the application:  
The subject property is located in the B-1 Business zone and contains 6611 SF of land area. The parcel is non-conforming due to lot width, front yard setbacks, parking lot access and configuration. The approved Site Plan of record dated 6/5/2001, identifies the parking lot to provide a total of 10 parking spaces which includes one ADA non- van accessible space. There is no change of use being proposed. The applicant is proposing to improve the non-compliant parking lot and associated drainage by creating a defined ingress/egress with curbing and

apron, installing compliant parking stalls and an onsite drywell, regrading and resurfacing the parking lot and additional concrete curb work. In accordance with 168-5(E) the improvements require an amended site plan review and approval by the Planning Board. Upon Engineer review there were deficiencies with the amended site plan dated May 2, 2019. A revised plan dated July 8, 2019 was submitted which addressed all of the deficiencies as follows:

1. Based on a recent site inspection, it has been determined that the parking lot has a total of 9 effective parking spaces which includes one non-compliant ADA space, rather than the approved requirement of 10 spaces. One parking space is being utilized for the placement of the dumpster and waste oil and grease containers. **The plan now proposes a total of 9 compliant parking spaces which includes a compliant van accessible ADA parking space.**
2. There is a failing rudimentary retaining wall on the property line made of broken concrete slab material supporting the parking lot and split rail fence. There is clear evidence of failure due to the overturning of the fence posts and "wall" itself. As this wall is supporting the subject parking lot, a proper wall design should be prepared by a NJPE and installed as part of this improvement together with replacement fencing. **The plan proposes to replace the retaining wall and fence.**
3. Actual restaurant seating provided by the occupant is 36 seats which translates to a parking requirement of 12 spaces under ordinance. The maximum number of seating permissible for 10 spaces is 30 seats. **With 9 parking spaces, the maximum permissible seating is 27.**
4. Concrete apron detail to be provided on the plan, minimum 6 inch thick with reinforcing. **Provided.**
5. Concrete apron width appears excessive at 43 feet and can be reduced to a minimum of 25 feet. Note the narrower apron width will further aid in preventing runoff from entering the parking lot from the roadway. **Apron width revised to 25 feet with a 30 foot overall flair.**
6. The plan shows limited concrete sidewalk replacement and the existing sidewalk surrounding the property is in poor condition as there are obvious trip hazards due to uneven joints. The sidewalk must be corrected. **Proposed sidewalk repairs as needed.**
7. Parking stalls to be numbered and clearly dimensioned. **Provided.**
8. One van accessible parking space is required per the ADA code. **Provided.**
9. Note to be added to plan which states a road opening permit must be obtained by the Township of Wyckoff prior to construction. Any work within the County right of way may require a permit from Bergen County. **Provided.**
10. ADA signage detail to be provided on the plan with installation detail. **Provided.**
11. 168-20(D) – Dumpster enclosure. The plan fails to show the existing non-compliant dumpster location which currently occupies a required parking stall. A proper dumpster location must be identified on the property and must be enclosed. **Provided.**
12. The waste oil and grease containers must be relocated away from the residential property line and must be maintained with sealed covers. The existing 3 drums are unsealed allowing water entry, odors and possible spillage. **Relocated to dumpster enclosure area.**
13. Wheel stops should be located at all parking stalls. **Provided.**
14. The parking aisle width to be clearly dimensioned on the plan and shall be not less than 24 feet. **26 feet provided.**
15. Due to the lower elevation of the property along the northeast side which gives rise to the flooding concerns, it is advised that the remaining length of curbing (approx. 45 feet) be replaced with concrete curb to contain roadway runoff

permanently. Asphalt curbing cannot be considered reliable or permanent.

**Total of 90 feet of full face curb is provided.**

16. 168-20(F) – Where non-residential uses abut a residential area, a planting strip not less than six feet wide, consisting of suitable shrubbery or hedges maintained at a height of 10 feet and a density to shield effectively the year-round undesirable visual exposure so as to provide a natural protective screen from incompatible uses and surroundings. The plan does not propose a buffer and the site currently has no landscape buffer to abut the residential zone. It appears the applicant received a variance from this requirement by the Planning Board on 8/8/2001.
17. The wood privacy fence along the rear property is damaged as evidenced by it leaning into the adjacent property. **Proposed to be repaired.**
18. The plan indicates that all existing parking lot lighting to remain. The applicant must identify the location, type and wattage of the existing fixtures on the plan. **Testimony on lighting to be provided.**
19. The ADA detectable warning surface at the intersection appears to be in disrepair causing a potential trip hazard. This must be addressed and noted on the plan. **Satisfied.**
20. Parking calculations provided on the plan table are incorrect as the parking for restaurant use is based on 1 space for 3 seats, not building area. **Satisfied.**
21. Stormwater management design should consider the collection of any roof leaders which discharge onto the rear parking lot. **Testimony to be provided.**
22. The portion of the building labeled enclosed shed should be shown as part of the principal building as it appears to be attached. As a result the principal building footprint increases to approximately 1147 SF with no accessory structure. **Principal building listed as 1273 SF.**

Mr. DiGennaro stated that based on the items required to be reviewed by the Township Engineer, the application has addressed all deficiencies in the initial review letter and the Board may wish to deem this application complete and schedule for public hearing.

Board Member Sietsma made a motion to deem the application complete. Second, Mr. Homaychak. Voting in favor: Mr. An, Ms. Caprio, Mr. Homaychak, Mr. Sietsma, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato. The application will be placed on the August 14, 2019 Planning Board meeting agenda for Public hearing.

#### **FOR COMPLETENESS REVIEW & PUBLIC HEARING**

**VALENTA, MICHAEL** BLK 308 LOT 7.01 (RA-25) 15 Lyons Street.

The applicant proposes to re-locate the existing side yard fence past the plane of the house. He is also proposing to extend the existing boulder wall along the side yard fence and fill in with 80 – 100 cubic yards of soil to level the side yard.

Township Engineer DiGennaro provided the following summary of the application:

The property is located in the RA-25 Zone and is a corner property having frontage on Lyons Street and Park Avenue. The applicant is proposing to install a 54" decorative aluminum pool code fence in the front yard along Lyons Street to enclose the yard requiring variance relief. In

addition, the applicant seeks approval for a soil moving permit to allow for the re-grading of the yard which may result in an excess of 100CY of soil. The applicant is also proposing to plant 2'-3' tall arborvitaes, 3' apart, along the front of the fence. The fence will be installed 10' off of the property line.

Ms. Caprio mentioned that there is a utility pole on the corner of the applicant's property and asked if the placement of the fence in the front yard would be impeded by this. Mr. DiGennaro said that the fence will be 10' off the property line and the utility pole is out in the Public right of way therefore it will not be an issue.

Board Member Caprio made a motion to deem the application complete. Second, Mr. Sietsma. Voting in favor: Mr. Homyachak, Mr. An, Ms. Caprio, Mr. Sietsma, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato. The applicant will provide testimony during the Public Session.

### **FOR PUBLIC HEARING**

**GRACE METHODIST CHURCH** BLK 411 LOT 2 (RA-25) 555 Russell Avenue  
Minor Subdivision

The application was deemed complete at the June 12, 2019 Planning Board meeting. The applicant will provide testimony during the Public Session.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded and passed unanimously. The meeting concluded at 8:15 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary  
Wyckoff Planning Board