

**WYCKOFF PLANNING BOARD
JULY 8, 2020 PUBLIC BUSINESS MEETING MINUTES**

Public Work Session: 7:30 p.m. via ZOOM video conferencing and YouTube live stream
Public Business Meeting: 8:00 p.m. via ZOOM video conferencing and YouTube live team

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

“The regular July 8, 2020 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.

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.”

Pledge of Allegiance.

OLD BUSINESS

Approval of the June 10, 2020 Work Session and Public Business meeting minutes.

The June 10, 2020 Work Session and Public Business meeting minutes were approved during the Work Session.

RESOLUTIONS TO BE MEMORIALIZED

KAYAL, GARY 225 Van Houten Avenue BLK 258 LOT 13 (RA-25).

At Planning Board request, of the Building Department of the Township of Wyckoff, a stay of enforcement of the resolution denying the soil movement application for sixty (60) days to allow the applicant to submit a new application for the construction of a swimming pool (which will require a new hearing before the Board).

The Resolution was approved during the Work Session.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1917

AN ORDINANCE TO AMEND CHAPTER 186 “ZONING” OF THE CODE OF THE TOWNSHIP OF WYCKOFF TO AMEND SECTION 186-26, “OFF STREET PARKING”, TO AMEND THE PARKING REQUIREMENTS FOR PERSONAL CARE USES

The ordinance was reviewed during the Work Session and was recommended for approval by the Township Committee.

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)

It was announced during the Work Session that the application will be carried to the August 12, 2020 meeting or until an in-person public hearing can be held.

FOR PUBLIC HEARING AND FURTHER CONSIDERATION OF THE RE-EXAMINATION REPORT

Chairman Fortunato stated that in accordance with Municipal Land Use Law, every ten years the Master Plan of the Municipality must be re-examined and any recommendations or changes must be voted on by the Planning Board. If the Master Plan is not re-examined within the ten (10) year period then the Master Plan is essentially no longer in place.

Mr. Boonstra explained that the Re-examination of the Master Plan every ten (10) years is a guideline as to what the Township's governing body would like to accomplish in the coming decade.

Bridgette Bogart, the Professional Planner for the Township of Wyckoff, presented the re-examination report which she drafted. Ms. Bogart stated that State law requires that we re-examine the problems that existed in 2010, re-evaluate them, and provide updates on how those problems were reduced or increased and any changes to the policies that have been introduced.

Ms. Bogart stated that she reviewed the 2004 and the 2010 documents and would touch on a few of the larger issues that could be addressed in the future. In re-examining the permitted uses and parking requirements of the Township, Ms. Bogart said she found that the permitted uses are very detail specific and therefore possibly limiting for business owners and potential business owners. The existing parking requirements which have been in place are also very limiting making it difficult for potential new business owners to operate in the Township. She added that the Township is addressing the parking requirement restrictions with the adoption of Ordinance #1917 which was reviewed and recommended by the Planning Board earlier this evening.

Ms. Bogart recommended that the cell tower ordinance of the Township should be updated. The 2004 and 2010 re-examination reports stated that it is the policy of the Township of Wyckoff that cell towers would be placed on municipally owned or leased properties only and this policy continues today. The need for another tower has been discussed and prospective preferred sites need to be identified. Ms. Bogart stated that the current technology has made the cellular components much smaller and therefore easier to install in many different locations. A distributed antennae systems (DAS) can be installed on existing buildings or utility equipment and have less of a visual impact than a typical cell tower.

Board Member Homyachak referred to the section of the re-examination report that addresses linking the different areas of Central Business District. He stated that he would recommend a pedestrian walkway with signage from Main street, across the railroad tracks to the Shop Rite as

well as a connection from the Shop Rite property to the Boulder Run shopping center. Mr. Homaychak also suggested creating a walking and biking path along the railroad tracks from Lawlins Road to Demarest Avenue which is approximately one mile. Finally, he said that he would like to recommend that the Township consider amending the soil movement ordinance to include a requirement to have imported soil tested, instead of the board having to request that an applicant have soil tested.

Regarding the path along the railroad tracks, Ms. Bogart said that she has worked with NJ Transit in the past and is aware that the pathway must be fifteen (15) feet from the rail and a fence would need to be installed.

Mr. Boonstra stated that the Township currently has a project underway by the DPW to create a Pedestrian walkway from the Franklin Avenue railroad crossing, diagonally around Town Hall, and down to the sports fields so that pedestrians do not have to walk through the parking lots to reach the fields. Mayor Shanley said the path will essentially connect the Knolls to Franklin Avenue without having to walk through the parking lots.

Ms. Bogart said that she was not aware of the project and that it should be added to the re-examination report. Mr. Fisher said he will provide Ms. Bogart with a copy the project plans so she can incorporate it into the report.

Mr. An said that he is in favor of connecting the different areas of the Central Business district which would be great for businesses and residents. He added that he would also like to see the Township work towards having a municipal pool someday down the road.

Mr. Alexandrou asked for clarity on exactly what the expectations of the Board members are this evening regarding the re-examination report. He stated that the extensive report addresses many issues and it would be impossible for the Board members to make recommendations on each item in the report during one meeting adding that time needs to be spent on such an important document. He expressed concerns that the Board was being asked to approve the re-examination report of the Master Plan without solidifying the recommendations and changes.

Mr. Riotto concurred stating the Master Plan is probably the most important document the Planning Board will have to recommend for approval.

Chairman Fortunato stated that the re-examination report must be approved at this time. Once it is approved, recommendations can be made, and amendments can be added. Mr. Fortunato added that it is within the power of the Township Committee to form an ad-hoc committee, if they so choose, to address each item in the report and make recommendations for the Master Plan.

Board Attorney Hanly stated that the re-examination report is required under statute 40:55D-89 which sets forth what is required to be included in the report. Mr. Hanly stated that the index in the report prepared by Ms. Bogart follows the statute and assures that the Township is complying with the statute. If we do not comply with this statute, then statute 40:55D-89.1 provides that the absence of the adoption by the Planning Board of a re-examination report pursuant to 40:55D-89, shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable. Mr. Hanly stated that this is not a situation we wish to find ourselves in.

OPEN TO THE PUBLIC
NO ONE FROM THE PUBLIC COMMENTED
CLOSED TO THE PUBLIC

Ms. Bogart was sworn and certified that everything she presented this evening was true and accurate to the best of her knowledge.

Chairman Fortunato asked for a motion to approve the 2020 Re-examination Report of the Master Plan with the recommendation contained therein subject to the amendment pertaining to the at grade walking path from the railroad crossing at Franklin Avenue, around Town Hall and down to the sports fields. In addition, the Township Committee can address the remaining issues and recommendations from individual Planning Board members. If the Township Committee finds that it is necessary to form an ad-hoc committee to address or amend any other issues in the re-examination report, the Board Members will make themselves available to assist in the formation of that committee.

Mr. Homyachak made a motion to approve the report as stated by the Chairman. Second, Mr. Sietsma. Voting in favor: Mr. Riotto, Mr. Homyachak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Purvin, Mr. An, Mr. Alexandrou, Mayor Shanley and Chairman Fortunato.

**RESOLUTION TO ADOPT THE RE-EXAMINATION REPORT OF THE TOWNSHIP OF
WYCKOFF MASTER PLAN**

Chairman Fortunato cited some corrections that had to be made to the Resolution.

Mr. Riotto made a motion to approve the Resolution with corrections. Second, Mr. Homyachak. Voting in favor: Mr. Riotto, Mr. Homyachak, Mr. Sietsma, Mr. Fisher, Mr. Purvin, Mr. An, Mr. Alexandrou, Mr. Boonstra, Mayor Shanley and Chairman Fortunato.

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There being no further business, a motion to adjourn the Public Business Meeting was made, seconded, and passed unanimously. The meeting concluded at 9:10 p.m.

Respectfully submitted,
Maureen Mitchell, Secretary
Wyckoff Planning Board