

**WYCKOFF PLANNING BOARD
APRIL 11, 2018 PUBLIC BUSINESS 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 April 11, 2018 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.”

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Board Member Attendance: Robert Fortunato, Chairman; Kevin Hanly, Vice Chairman; Rudy Boonstra, Township Committee Representative; George Alexandrou; Michael Homaychak; Scott Fisher; Glenn Sietsma; Kevin Purvin; Drita McNamara, Alt.

Board Member(s) Absent: Brian Scanlan, Mayor

Staff Present: Joseph Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

OLD BUSINESS

Approval of the March 14, 2108 Work Session and Regular Business Minutes
The March 14, 2018 minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-04

Resolution #18-04 was approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

KUIKEN, DOUGLAS & MIRIAM BLK 354 LOTS 4.01 & 49 (RA-25); 207 Hillside Avenue & 304 Paul Court. Major Subdivision. *(The applicant is proposing a major subdivision application,*

extending the existing sewer system and the demolition of the existing house on Lot 4.01 and construct a new home on property that is non-conforming in lot area and side yard setback).

This resolution will be acted on at the May 9, 2018 work session meeting.

VANDERWIELE, LINDA BLK 214 LOT 77 (RA-25 CORNER); 304 Wiley Place. *(The applicant proposes to install a privacy fence on this corner lot which will encroach into the front yard setback).*

This resolution was memorialized at the work session meeting.

FOR COMPLETENESS REVIEW

BOTTINO, WILLIAM & ALEXANDRA BLK 423 LOT 3 (RA-25); 715 Laurel Lane. *(The applicant proposes (The applicant proposes soil moving and grading in excess of 100 cubic yards).*

This application was deemed incomplete at the work session meeting.

PUBLIC HEARING - NEW

WERNER, MATTHEW & AMY BLK 354 LOT 29.01, 30 & 1.02 (RA-25); 322, 318 & 310 Newtown Road. *(The applicant proposes to realign property lines to be more conforming).*

John Schettino, on behalf of the Werner's who have an application for a minor subdivision involving their property and the adjacent properties. He said there are existing dwellings and no construction will be involved on either side. This application is strictly to move property lines and the square footage of the existing lots will remain the same.

Robert Weissman, Weissman Engineering Co., 686 Godwin Avenue, Midland Park, NJ was sworn. The Board accepted Mr. Weissman as an expert engineer since he has been before the Board on previous occasions. Mr. Weissman said there are 3 properties involved with this minor subdivision. The subject property is Lot 29.01, Lot 30 is in the middle and Lot 1.02 is the lot to the east of the subject property.

A-1 Minor subdivision plan dated 10/19/17

Mr. Weissman said this small land swap will make the lots straighter and more conforming for each property owner. He added that this minor subdivision will be formalized by the filing of deeds. He said the Werner's will be installing a fence along their rear property line. He added that Lots 29.01 and 1.02 were involved with the Paul Court subdivision. Chairman Fortunato asked how many owners are involved in this minor subdivision. Mr. Weissman answered there are 3 separate owners. Township Committeeman Boonstra asked if Mr. Schettino is representing all 3 property owners. Mr. Schettino said they are present this evening and had signed affidavit of ownership forms authorizing Mr. Schettino to make the within application on their behalf. Township Engineer DiGennaro said the purpose and intent of the subdivision appears to transfer property in a manner which eliminates irregular lot line between the parcels. The net area of land exchange between the parcels is deminimus.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO TH PUBLIC

Board Member Homyachak made a motion to approve this application subject to the dimensional changes on the engineers report. Second, Board Member Alexandrou. Voting in favor: Ms. McNamara, Mr. Alexandrou, Mr. Purvin, Mr. Homyachak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

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 26 parking spaces are provided).*

Board Member Sietsma recused himself from discussion and left the building.

Antimo DelVecchio, from the law firm of Beattie Padavano, representing the applicant Jersey Mike's. He said the property is owned by Decca Associates and is designated as Block 219 Lot 17.02 and Lot 18 with Lot 17.20 being located in the B1 and Lot 18 in the RA-25 residential zone. The combined properties are 22,554 square feet in size or approximately 0.517 acres in size. It is the applicant's submission under 186-12A the proposed restaurant use being located solely on the property in the B1 zone is a permitted use. And under 186-26 the accessory parking being located in the B1 and RA-25 zone is also a permitted use. As indicated earlier there was a concern that the proposed location of the dumpster may be in the RA-25 zone may trigger a variance relief that this Board is not comfortable with. He said that the applicant has no problem with moving the dumpster to the B1 zone and slide the parking over towards the RA-25 zone between now and the next meeting. The dumpster is technically an accessory use and would remain with this board as a bulk variance and not a use variance if the dumpster were to remain in the RA-25 zone but it is going to be moved. Mr. DelVecchio continued that the application is before the Board for preliminary/final site plan approval for a 2000 square foot building to be occupied by Jersey Mike's. The applicant has also filed for a soil movement application under 186-22 to move approximately 667 cubic yards of soil and a variance relief for one parking space which equates to 50 square feet of building mass and a sign setback variance for the free standing sign where 20' is required and we are proposing 2'. The reason is the code allows the applicant to put a free standing pylon sign in front of the property but the applicant would like to provide a monument sign which is lower and less obtrusive in this location.

Marked as identification at this time were the following exhibits:

A-1 Affidavit of service

A-2 Site plan by Hals Engineering, 7 sheets with last revision of 3-27-18

A-3 Architectural prepared by Gregory Ralph with last revision of 3-26-18

A-4 Drainage Calculations dated 1-12-18

A-5 Traffic & Parking assessment dated 3-1-18

A-6 Colorized version of Sheet 7 of 7

A-7 Colorized version of Sheet 1 of 7

David Hals, 9 Post Road, Suite M11, Oakland, NJ, an expert witness in planning, was sworn. The Board accepted Mr. Hals' credentials since he has appeared before the Board on numerous occasions. Mr. Hals said the existing conditions on site consist of a trapezoid shaped lot with TD Bank to the right of the property and to the north are residential homes along Godwin Avenue. The proposed lot is lawn area. There are additional residential homes on Wiley Place and across the street is the driveway that leads into Wyckoff Square and further to the north is the entrance driveway to Boulder Run. The property is gently sloping from Godwin Avenue to the rear of the property. There are existing spruce trees in the right rear of the property and small maple trees

in the left rear corner with one existing tree located in the front of the property. He continued that the applicant is proposing a 2,000 square foot one story building that fronts on Godwin Avenue. The building will be 37' x 54' with an ingress driveway to the right side of the building with full circulation around the building and an egress driveway on the left of the building back to Godwin Avenue. The orientation of the driveway is designed for the turning lanes on Godwin Avenue and also for the ability to stack cars waiting for parking spaces on the property and not cause traffic backup on Godwin Avenue

Mr. DelVecchio asked if Bergen County has reviewed the site plan since this property is located on a county road. Mr. Hals said the county has reviewed the site plan and the applicant has received preliminary comments from the county. The County asked to widen or flare the mouth of driveways. He continued that the proposed parking for the building will have handicapped parking spaces near the front door, all 26 parking spaces are 9' x 18', the entrance driveway is a 15' wide single driveway with 24' in the rear where the parking spaces are 90 degree spaces and where there are angled spaces the drive aisle is 20' wide. Mr. DelVecchio asked about the location of the dumpster. Mr. Hals said the dumpster will be moved and will be enclosed with a 6' high fence with a gate. The proposed hours of operation will be 10 a.m. to 9 p.m. at night with 4 employees. The site lighting is proposed around the perimeter of the site that will be 3 pole mounted lights; 2 along the northerly parking row and 1 to the easterly parking row. The pole lights will be 13' high, 12' to the bottom of the fixture, will be angled and shielded and will meet the township lighting standards with no spillage onto the residential properties. The light will be lit from 10 a.m. to 10 p.m. There will also be building mounted lights around the perimeter of the property which will be 50% dimmed at night after closing for security around the building. The streetscape across the front of the property will consist of 2 new pole lights along Godwin Avenue with a brick paver sidewalk. Truck traffic will be able to maneuver around the site with deliveries once a week and dumpster pick up once a week. Emergency vehicle will also be able to circulate the site. The rear of the building is designed for future outdoor dining which is a permitted use and the applicant will only need to file for a yearly permit only. In terms of landscaping we have complied with the code where a 15' buffer with a triple row of staggered rows of evergreens will be provided between the commercial zone and the residential zone with a triple row of evergreens to buffer. The 6' to 7' green giant arborvitae will be planted to help block the vehicle headlights. The existing buffer on the easterly side of the building will be maintained. Supplemental trees will be planted in the existing gaps in the existing buffer along the perimeter of the site with green giant arborvitae. In the front of the site there will be a small Stormwater depression area which will also be landscaped with low shrubbery and recommended small landscape wall. He said that 2 new street trees will be installed along Godwin Avenue. He said that the Shade Tree Commission has reviewed our landscaping plans and additional landscaping to be placed along the southerly side of the building. He said the AC units on the southerly side of the building will also need to be screened and trees will be added along TD Bank. He continued that the site itself is producing 14,800 feet of impervious area and the applicant will need to meet the water quantity of run off; water quality and ground water recharge. He said the applicant will be installing porous pavement where the storm water will go into stone base and percolate into the ground which will meet the ground water recharge and the water quality standards for the site itself. The building roof run off will be piped to a seepage pit and discharged on site. With water quantity requirements all overflow water will be piped to an underground detention system to be located in the southerly driveway of the entrance driveway itself. The drive aisles overflow that are not in the porous area will be piped to the front yard depression area on Godwin Avenue. Chairman Fortunato asked what the wall is in the front yard. Mr. Hals said that is a 2' high retaining wall that provides a bio retention area that is planted with grasses and low plantings and piped to the retention system in the front yard. He said in terms of soil movement 667 cubic yards of soil will be excavated on this site for the construction of the building and the excavation and construction

of the underground detention system which equates to 40 to 50 trucks with no impact on the surrounding properties. He said the building will connect to the existing sewer line in the street and the utilities will be placed underground. He said this building and development fully complies with the terms and conditions of the zoning standards for the B1 zone with the exception of one parking space. He said that 2 signs are being proposed. One sign is an internally lit building mounted sign on the front of the building. The second sign will be a monument ground sign located 1' off the front property line north of the entrance driveway where 20' is required. The 2 faced brick conforming monument sign in size will be 7' high and 6 ½' wide with landscaping in front of it. He concluded that the Wyckoff ordinance allows for a full mounted sign on a pylon above the parking spaces in order to be visible. He said the proposed street scape brick pavers and street scape lighting will be installed between the driveways and will be extended to the property line. Board Member Alexandrou asked what material will be used for the outdoor dining area. Mr. Hals said it will be constructed of concrete. Chairman Fortunato noted that if the building was reduced by 50 square feet then they would not need a parking variance for 1 parking space. Board Member Fisher was concerned that when the dumpster is relocated additional parking spaces will be removed. Mr. Hals said he will revise the site plan to relocate the dumpster and return next month for testimony on the dumpster. Board Member Fisher also noted that a maple tree will need to be removed in order to relocate the dumpster. Mr. DelVecchio said we are in receipt of the review letters from engineer. He asked if Mr. Hals has had an opportunity to review them. Mr. Hals said the Stormwater report will need to be revised due to discussion with Boswell Engineering about the drainage design. Board Member Fisher asked if this application has been presented to the County of Bergen for the roadway access into this site. Mr. Hals said they received a letter from the county which requested the driveway entrance be flared in and the exit driveway be flared out which is shown on the revised site plan. He said there was no comment at all about the lane striping on Godwin Avenue. Board Member Fisher said Jersey Mike's will use the same queuing that is designed for the TD Bank. Mr. Hals said this is correct. Board Member Fisher also noted that the outdoor dining area will be in the rear of the building and face the residential property. Mr. Hals said the outdoor dining location is due to the interior design of the building. Mr. DelVecchio said the business closes at 9 p.m. Township Committeeman Boonstra asked if some noise absorption plantings can be placed in containers or planted outdoors. Mr. Hals said there is limited space outdoors but he will look into this request. Township Committeeman Boonstra asked what the color scheme is on the sign. Mr. DelVecchio said the channel lit letters are white, the monument sign will be red, white and blue with a brick base with a stone cap. He said this will be discussed further when the architect testifies. Township Committeeman Boonstra said there are 44 seats inside the building. Mr. DelVecchio said the seating is actually 42 seats. Board Member Fisher said the site distance in front of the building is 41'. Mr. Hals said this is a county requirement that the site distance be drawn on the site plan. He noted that the monument sign will not hinder this site triangle distance requirement by the county. Mr. Hals agreed. Township Engineer DiGennaro asked how the Jersey Mike's ground sign will be lit. Mr. DelVecchio said it will be internally lit with candle type lighting. Mr. DiGennaro said that may not satisfy the township ordinance which requires a halo lit or back lit sign. Mr. DelVecchio said the applicant will review the lighting code with regards to the proposed monument lighting. Township Committeeman Boonstra asked if the Fire Department has had a chance to review the clearance for a fire truck and the delivery trucks. Mr. Hals said a straight truck will make deliveries. Board Member Fisher would like the site plan reviewed for an interior traffic safety concern. Chairman Fortunato asked what time the garbage will be picked up and also if there will be a dumpster for recycling. Mr. Hals said there will be 2 dumpsters, one for garbage and one for recycling and it will be fenced. He said garbage will be removed in the morning. Chairman Fortunato asked about the height of the perimeter lighting fixtures along the property line. Mr. Hals said the lighting fixture will be at 12' and the peak is at 13' and they will be shielded on the back of the lighting fixture. Board Member Homaychak asked if the landscaping will be

irrigated. Mr. Hals said underground irrigation will be installed. Board Member Purvin said traffic is a concern with regards to TD Bank, CVS and Stop & Shop. Boswell Engineering Representative Ten Kate said the county makes the decision with the traffic pattern on the county road. He said he will review the letter from the County. Committeeman Boonstra asked about the fence in the rear of the property and whether it is on Jersey Mike's property or the neighbor's property on Wiley Place. Mr. Hals said there are 2 fences in the rear. One fence is on 303 Wiley Place and the other wood stockade fence is on 301 and 299 Wiley Place which is on our property. He said the applicant will extend this fence on our property and fill in the gap. He added that the fence along TD Bank property starts on their property and ends in front on our property. Committeeman Boonstra recommended that fence be removed in the front of the property so the monument sign can be setback further. Board Member Fisher asked if the county will allow the monument sign to be located in the county right of way. Mr. Hals said the county has not objected to the sign being placed in the county right of way.

OPEN TO THE PUBLIC for questions of the engineer.

Charles McKearnin, 299 Wiley Place, Wyckoff, NJ, was concerned with the fence around the dumpster and the purpose of the underground drainage system in the rear yard. Mr. Hals said the wooden fence will be secured with metals posts. He said it will help the offsite drainage coming from your property and the neighbor's property onto the applicant's property. Mr. McKearnin was also concerned with the landscaping around the perimeter of the property. Mr. Hals said that the Shade Tree Commission has reviewed the landscaping plan. Mr. McKearnin asked about the bio retention system in the front yard. Mr. Hals said the system will be 1' in depth and will be more like a glorified rain garden as recommended by the State of New Jersey.

James Welch, 305 Wiley Place, Wyckoff, NJ was concerned with the lighting shields and the spillage onto the neighboring property owners. Mr. Hals said the lighting product that was selected does have lighting back shields. He said he will provide a detailed spec sheet at the meeting next month.

CLOSED TO THE PUBLIC

A FIVE MINUTE RECESS WAS TAKEN AT THIS TIME

Gregory Ralph, 1924 Route 22 East, Bound Brook, NJ was sworn. He stated that he is a licensed architect in the State of New Jersey since 2011 and has a Bachelor of Architect degree in commercial and residential design. He has appeared before numerous Planning Board and has been before the Wyckoff Design Review Board.

Attorney DelVecchio ask Mr. Ralph to give a brief overview of the building. Mr. Ralph said the building footprint will be 36.3' x 54.9' or 1,993 square feet. The interior of the building has 4 points of ingress and egress. The main entry is through the front of the building with double doors, another set of double doors to the parking lot, a door by the seating area and a door through the kitchen to the rear of the building. The dining area will have 42 seats. The kitchen and service area will have cold storage and dry storage. A griddle area will be for heating meals and a convention bread oven in the rear. There will not be any fryers. The building will be a one story framed building with a gutter line at 12' with a ridge height at 23' and a Belvidere or cupola will be at 28'. The building will be constructed of wood studs with a wood truss system and heating and cooling equipment will be located within the truss cavity. The condenser will be located on the south side of building within a planting strip and properly screened.

A-8 Material board ST1-3 revised 1-22-18 that was provided at the Design Review Meeting

Mr. Ralph said the building will have a brick base with a brick capped stone water table transitioning to an artichoke white hardie-shake siding, standing seam metal roof in dove gray, white trim and commercial grade storefront with white brackets. He added that the building sign is designed to be a white finished face with lighting within over gray siding. He continued that Sheet 6 of 7 is the monument sign. The sign will be a white sign over a blue background with red Jersey Mike's letters. The ground sign oval will be 3.6 x 5' wide and the overall monument is 6.5' x 7' high. Boswell Engineering Representative Ten Kate said the 7' ground sign does not fit with the massing of the building along with 1' off the property line. Mr. Ralph said he will take a look at the massing and height of the ground sign. Committeeman Boonstra also asked if this sign is lit from within. Mr. Ralph said the panel will allow light to come through. Mr. Boonstra said the lighting source is the problem. Township Engineer DiGennaro said the signage must comply with the town ordinance and also go off at 10:00 p.m. Board Member Fisher asked what the depth is of the soffits and suggested that the applicant use soffit lighting instead of the box lighting. Mr. Ralph said the depth of the soffits are at 2' and soffit lighting can be installed. Mr. DeVecchio then offered to pass the building material around to the Board Members. Committeeman Boonstra asked Mr. Ralph to make a 3D computer image of what the applicant is proposing. Mr. Ralph said he will make a 3D image for the Board at the next meeting.

OPEN TO THE PUBLIC for questions of the architect

Charles McKearnin, 299 Wiley Place, Wyckoff, NJ asked if there is a vent for the griddle. Mr. Ralph said there will be a small mushroom on the roof with a containing mechanism built in for filtering. Mr. McKearnin asked if a drive through window is planned. Mr. Ralph said a drive thru is not planned. Mr. McKearnin asked where the grease pit will be located. Mr. Ralph said the grease pit will be located within the kitchen. Mr. McKearnin said the white façade will reflect more light onto the building. Mr. Ralph said the lights will be moved inside the soffit and there will not be a direct reflection on the building.

CLOSED TO THE PUBLIC

Jeffrey Olivo, said he received his Bachelor of Science degree from the University of Notre Dame and is licensed in State of New Jersey and has a traffic engineer certification and has been qualified before 120 municipalities in the State of New Jersey and has served as a consultant in the field of traffic engineering with various municipalities and to the NJ Department of Transportation. The Board accepted Mr. Olivo's credentials. Mr. DeVecchio asked if Mr. Olivo has reviewed the site and the neighborhood and analyzed the service roadways to and from this site. Mr. Olivo said his office prepared the traffic assessment under his supervision. He said he worked with Mr. Hals as to the design of the site itself and the access points to the adjacent roadway network. He said the accessibility to the site is one full movement ingress and one full movement egress. He said that Godwin Avenue is under the jurisdiction of Bergen County and they review the plan and access movements. Godwin Avenue on this stretch is a roadway with a 3 lane section. One lane is going north, one lane is going south and throughout the center of Godwin Avenue in this area has a broken up left turn bays which provide access to the west side of the roadway as well as the east side of the roadway. Jersey Mike's is located on the east side and will be sharing the left turn bay that is provided for access into TD Bank. TD Bank is a low traffic generator. The turn bay is 60' deep which will provide stacking for 3 cars. Jersey Mike's is a 2,000 square foot fast casual restaurant on this site. This type of user generally would expect the peak hour of traffic to occur during the weekday/midday peak which is not during the rush hour peaks. He said the generated traffic associated with movements in and out of the site and the highest peak hour will generate around 45 vehicle in and 45 vehicles out in 88 peak hour trips. The Department of Transportation look at 100 peak hour trips as the threshold by which to calculate the level of service of a roadway, the way the roadway affectively operates and your ability to travel through the roadway. This site is below the 100 peak hour trip threshold. We would

not expect the traffic generated through this site to significantly impact traffic's ability to move through the network in this area. He added that traffic coming in and out of the site is already traveling through this area. This land use classification in terms of the guidelines for parking puts forth a guideline of 25 parking spaces and the applicant is providing 26 parking spaces. Mr. Olivo continued that there is the ability to stack 3 vehicles in the left turn bay that provides access to the TD Bank property as well as Jersey Mike's. He said this site will operate in a safe & effective manner with good site distance. Board Member Hanly asked how the trip generation is calculated. Mr. Olivo said the trip generation is based on the square footage of the building and calculated based upon studies of actual operating sites that are then produced and vetted by the Institute of Transportation. Board Member Hanly asked if Mr. Olivo had done a study on other traffic in the area and whether he considered the traffic that is going to be generated from the new Shop Rite. Mr. Olivo said he did not count volume in and volume out of the other sites. He added that if you watch the volume that travels through this corridor during peak times you will see how the trip generation is split up due to multiple access to these various sites. Mr. Olivo said he observed the traffic on Godwin Avenue for 15 to 30 minutes. Board Member Fisher asked when and for how long was the traffic study performed. Mr. Olivo said he was at the site during the peak hour today for 45 minutes. Board Member Fisher asked what the morning peak hour times are. Mr. Olivo said the morning peak time is from 7 to 9 a.m. Board Member Fisher said this store will open at 10 and this intersection is very busy during the lunch hour time. He said his concern is with the left turn que lane for TD Bank and a double use for a secondary business is not big enough. He was also concerned with the customers generated during 11 a.m. to 2 p.m. Mr. Olivo said the center lane left turn can be accomplished safely since there is good site distance in each direction.

OPEN TO THE PUBLIC for questions of the traffic expert
 No one appeared.
 CLOSED TO THE PUBLIC

Chairman Fortunato requested that revised plans and architectural be submitted to the Board office. The Board agreed to carry this application to the next public hearing meeting which is Wednesday, May 9, 2018.

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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 10:45 p.m.

Susan McQuaid, Secretary
 Wyckoff Planning Board