

WYCKOFF PLANNING BOARD
JANUARY 11, 2017 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 Richard Bonsignore, Chairman:

“The regular December 14, 2016 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.

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

Board Member(s) Absent: Justin Hoogerheyde, Alt.

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

Staff Absent: Mark DiGennaro, Township Engineer

* * * * *

Chairman Bonsignore 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”*

ORGANIZATIONAL BUSINESS/MOTIONS

1. Oaths of Office to be administered to the new and continuing members, where applicable.
2. Roll call of Planning Board Members
3. Election of Officers: Chairman and Vice Chairman
4. Resolution #17-001 for: Appointment of Planning Board Attorney
5. Appointment of Board Secretary
6. Compliance with Open Public Meetings Act:
 - Annual Notice of Meetings
 - Continuation of Current Rules and Regulations
 - Official Newspapers – The Record, The Ridgewood News and The North Jersey Herald and News
 - Acceptance of Annual Report

Organization business took place at the work session meeting.

OLD BUSINESS

Approval of the December 14, 2016 Work Session and Regular Business Minutes

Approval of the December 13, 2016 Special Meeting Minutes

The December 14, 2016 minutes and December 13, 2017 special meeting minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**RESOLUTION #17-01**

Resolution #17-01 was approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED**BERGEN COUNTY'S UNITED WAY/MADELINE HOUSING PARTNERS BLK 238 LOT 2 (B1A);**

370 Clinton Avenue. *(The applicant, a non-profit corporation, proposes to develop this property for a multi-family community residence consisting of a four bedroom unit and two 1-bedroom units for adults with developmental disabilities).*

Mayor Boonstra made a motion to memorialize this resolution. Second, Board Member Hanly. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Vice Chairman Fortunato, Mayor Boonstra and Chairman Bonsignore.

MONDANA & SHAHRUM YAZDI BLK 225 LOT 10 (B1A); 219 Everett Avenue. *(The applicant said the existing medical office is 1,024 square feet and the applicant is proposing to add an additional 625 square feet. No variances are being requested in connection with this proposed addition).*

Board Member Sietsma made a motion to memorialize this resolution. Second, Vice Chairman Fortunato. Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

FOR COMPLETENESS REVIEW

BATTAGLIA, JOSEPH & BRENDA BLK 498 LOT 47.02 (R-15); 60 Ravine Avenue. Amendment

& modification to a previous subdivision approval and related terms and conditions. *(The applicant proposed to perform interior alterations and improvements to the accessory structure).*

This application was deemed complete at the work session meeting and is scheduled for a public hearing meeting on Wednesday, February 8, 2017 at 8 p.m.

* * * * *

Board Attorney Perconti and Vice Chairman Fortunato recused themselves from discussion and removed themselves from the dais. Chairman Bonsignore noted that at the work session meeting the Board unanimously agreed to hire Francis Reiner as their Professional Planner to represent them for the RS Builder, LLC application.

FOR PUBLIC HEARING – CARRIED

JMM RESOURCE GROUP, LLC D/B/A BETTER HOME & GARDENS RAND REALTY BLK 236

LOT 8 (B1); 646 Wyckoff Avenue. Sign permit. *(The applicant proposes to install a ground sign in the front yard of 7 square feet where 2 square feet is required).*

Justin Wrobel, Vice President, Better Home & Gardens Rand Realty, was sworn. He said at the previous meeting the applicant was not prepared. He said the sign is now perpendicular to the road and setback 8.8', is 5' in height with seasonal flowers around the base of the sign and will have low voltage landscape lighting with up lighting and will follow the township's lighting ordinance. He added that the sign will blend in with the appearance of the downtown business district.

Chairman Bonsignore asked why the applicant would like the sign 5' in height. Mr. Wrobel said that the height of the sign can be reduced. Board Member Fisher asked if 5' is to grade. Mr. Wrobel said the posts can be lowered into the ground thus reducing the height of the sign. Township Committeeman Madigan noted that the neighbor's sign is at 3' in height and asked that this sign be equal in height. Mayor Boonstra asked that the applicant follow the town lighting ordinance with regards to timing of the light on the sign. He also agreed that the top of the sign not be higher than 3' from grade. Chairman Bonsignore said that is to give the applicant 12" below the sign to the ground, the height of the sign should be at 44".

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Attorney Perconti asked that the following exhibit be marked as identification:

A-1 Sign application package

Board Member Alexandrou made a motion to approve this application subject to the following conditions: the height of the sign will be 44" from grade (12" to bottom of sign and 32" of sign) in height and setback 8.8' from the front yard setback, the existing sign will be removed and the timing of the light will meet township ordinance for lighting. Second, Board Member Purvin. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

FOR PUBLIC HEARING – NEW

HAJINLIAN, NOREEN BLK 201 LOT 18 (RA-25 CORNER); 327 Brookside Avenue. Minor subdivision/variance. *(The applicant proposes to subdivide the existing 45,747 square foot lot into*

two lots. The new lot will be conforming and the existing lot will be deficient in lot area).

Clifford Rotolo, the applicant's attorney, said that he had filed the affidavit of publication and proof of service. He said this is an application for a subdivision for Block 201 Lot 18 into 2 lots. The new lot will be conforming and the lot where Mrs. Hajinlian lives will become non-conforming in lot area and side and rear yard setbacks.

Tibor Latincics, a professional engineer and planner with Conklin Associates, 29 Church Street, Ramsey, NJ was sworn. The Board accepted Mr. Latincics as an expert since he has appeared before the Board on numerous occasions.

Marked as identification at this time were the following exhibits:

A-1 Application package and site plan 11/29/16 revision

- A-2 Enlarged site plan of proposed subdivision
- A-3 Photograph of roadway
- A-4 Picture of blue spruce trees on the corner of proposed Lot 18.01
- A-5 Sight distance on corner of Brookside Avenue and Windham Court North

Mr. Latincsics said the that Lot 18 currently is 45,747 square feet and the applicant proposes to subdivide this lot into a new 25,000 square foot lot(proposed Lot 18.02) with frontage on Windham Court North. The existing lot (proposed Lot 18.01) will remain as a corner lot with a new front yard on Windham Court North which will change the setback requirements on this existing lot. Upon subdivision, the front yard of Lot 18.01 shall be on Windham Court North and the lot width and frontage is 124.93' where 125' is required. The width and frontage on Brookside Avenue is 137.94'. The current side yard of 34.3 on the house will become the designated rear yard where 40' is required. On the new lot there will be adequate light and air with open space and the variance on the existing lot can be granted without detriment. Three (3) seepage pits will be provided for the new home with a sewer connection to the manhole located in front of the home. The applicant is requesting a waiver for a landscaping plan on proposed Lot 18.02. He said an applicant is currently pending before the Bergen County Planning Board. Vice Chairman Fortunato said the applicant is before the Board this evening for a subdivision request. He said the applicant is proposing to create a lot that is 20% under the size of the lot requirements. Mayor Boonstra said this subdivision will create new variances on the existing lot. Board Member Sietsma asked if the lot line was changed would that alleviate the variances. Mr. Latincsics said the lot lines were need to be shifted 27' which would create a variance on the new vacant lot. Mayor Boonstra asked if there was any attempt to purchase property from any adjacent property owner. He said if square footage was added to this proposal 2 conforming lots could be made.

Noreen Hajinlian, 327 Brookside Avenue, Wyckoff, NJ was sworn. She said that a builder had approached her and said he was interested in purchasing the new lot for a family member. She said this is why the application is before the Board and why it is subdivided in this way. She said she did inquire about purchasing property from the rear property owner but they did not respond.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Mayor Boonstra said the Board is not here to create substandard lots. Board Member Fisher said he is not comfortable creating a non-conforming lot. Board Member Alexandrou said he is not prepared to set a precedent and grant a non-conforming subdivision. Vice Chairman Fortunato said when subdivided this existing lot will be 20% under the required size. Board Member Hanly said his concerns are that the applicant has not met the burden of proof in granting this subdivision.

After a brief discussion with his client, Mr. Rotolo stated that the applicant will be withdrawing the application this evening. He said the applicant will look into purchasing additional property. Board Attorney Perconti asked that Mr. Rotolo confirm this action with a letter to the Planning Board.

* * * * *

There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 10:16 p.m.



Susan McQuaid, Secretary
Wyckoff Planning Board