

**WYCKOFF PLANNING BOARD
MAY 14, 2014 PUBLIC WORK SESSION MINUTES**

Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall
Public 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 Kane, Vice Chairman:

“The regular May 14, 2014 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.

Board Member Attendance: Robert Kane, Vice Chairman; Rudy Boonstra, Township Committee Representative; Glenn Sietsma; Scott Fisher, Drita McNamara.

Board Members Absent: Richard Bonsignore, Chairman; Mayor Christie; Jaime McGuire; Doug Macke; Tom Madigan, Alternate; John Haboob, Alternate.

Staff Present: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Township Consulting Engineer/Boswell Engineering; Susan Schilstra, Board Secretary.

OLD BUSINESS

Approval of the April 9, 2014 Work Session and Regular Business Minutes

Township Committee Representative Boonstra made a motion to approve the April 9, 2014 work session and regular business meeting minutes. Second, Board Member Sietsma. Voting in favor: Mr. Sietsma and Mr. Boonstra.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-05– Approve vouchers for payment

Township Committee Representative Boonstra made a motion to approve Resolution 14-05 to pay vouchers. Second, Board Member Sietsma. Voting in favor: Ms. McNamara, Mr. Fisher, Mr. Sietsma, Mr. Boonstra and Vice Chairman Kane.

RESOLUTION(S) TO BE MEMORIALIZED

KALOR CONSTRUCTION, INC. BLK 346 LOT 46.01 (RA-25); 470 Ackerson Avenue. Minor site plan. *(The applicant is seeking site plan approval on this vacant lot as stated in the March 14, 2007 subdivision resolution).*

This resolution will be memorialized at the public hearing business meeting.

ABBOTT & CASERTA REALTORS, INC. BLK 236 LOT 3 (B1A); 235 Everett Avenue. Amended site plan. *(The applicant proposes to install a ground sign in the front yard).*

This resolution will be memorialized at the public hearing business meeting.

* * * * *

Vice Chairman Kane announced that the Cedar Hill Condominium Association application has been carried until the June 11, 2014 Planning Board meeting at the request of the applicant so there will be no Planning Board discussion pertaining to this application this evening. The applicant will not need to re-notice.

* * * * *

INFORMAL

WYCKOFF HISTORICAL SOCIETY – UNION CEMETERY BLK 208 LOT 106; 151 Franklin Avenue. *(The applicant proposes to install a gate with a new sign at the entrance to this cemetery).* .

Vice Chairman Kane said the Wyckoff Historical Society has submitted a letter and sketch for the installation of a gate and sign to the entrance of the cemetery.

FOR COMPLETENESS REVIEW

CHRISTIAN HEALTH CARE CENTER (CHCC) BLK 443 LOT 49.03 (RA-25); 301 Sicomac Avenue. Amended site plan. *(The applicant proposes to install a natural gas emergency generator on a concrete base in an enclosure to serve the Longview Assisted Living Residence).*

Boswell Engineering Representative Ten Kate said the applicant is proposing to install an emergency generator for the Longview Assisted Living Facility. They have submitted a site plan and are requiring a submission waivers for most of the site plan issues on the township's checklist. The location of the generator and the landscaping has all been depicted on one plan. He would like to get testimony as to the size of the generator and times of testing. He recommended that this application be deemed complete and heard at the June 11, 2014 public hearing meeting.

Township Committee Representative Boonstra made a motion to deem this application complete. Second, Board Member McNamara. Voting in favor: Ms. McNamara, Mr. Fisher, Mr. Sietsma, Mr. Boonstra and Vice Chairman Kane.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

AMERES, JENNEEN & JOHN BLK 430 LOT 6.01 (RA-25); 754 Birchwood Drive. Minor site plan/variance. *(The applicant is requesting site plan approval for soil movement which results in fill volumes exceeding 100 cubic yards).*

Township Engineer DiGennaro said the applicant is seeking obtain a permit to construct an in-ground swimming pool on the site and related outdoor living features including a patio, fireplace and outdoor kitchen. The application was denied and referred for Planning Board review and consideration due to proposed soil fill in excess of 100 CY to achieve the desired plan proposal. Based on his review the plan proposes to remove 8 trees from the property, the property is served by municipal sanitary sewers, the pool equipment must be located a minimum of 20 feet from the rear property line, the proposed drywell should be relocated on the site further from the rear property line and a certification of zero net increase in runoff and a final as-built is required to obtain final approval. He continued that an adjacent neighbor, Rose Milstein, was concerned with drainage since her property is located downhill from this proposed site on Frederick Court. As a result of this conversation he spoke with the applicants design engineer who will relocate the dual chamber dry well to the northeast of the proposed pool at a minimum separation from Ms. Milstein's septic system which is located in her rear yard. He said there are a series of 2 tiered walls proposed along the westerly side and southerly corner of the property. He said they range from 3' down to 1' foot tapering to grade and they meet the distance for the property line setback. He concluded that there is only one variance being requested for soil movement permit application to be able to import 352 cubic yards of soil to the site.

Board Member Fisher made a motion to deem this application complete. Second, Township Committee Representative Boonstra. Voting in favor: Ms. McNamara, Mr. Fisher, Mr. Sietsma, Mr. Boonstra and Vice Chairman Kane.

Vice Chairman Kane said this application will be listed as the last item on the agenda for a public hearing. He added there is a chance that this application will not be heard this evening since there are 2 public hearings ahead of this application.

PUBLIC HEARING – CONTINGENT UPON COMPLETENESS

CAPITAL ONE BANK BLK 216.01 LOT 20 (B1); 690 Wyckoff Avenue. Preliminary/final major site plan/variance. *(The applicant proposes to demolish the existing 4,675 square foot building and construct a new conforming 4,370 square foot Capital One bank building with one pre-existing non-conforming rear yard setback variance).*

PUBLIC HEARING – CARRIED UNTIL JUNE 11, 2014

CEDAR HILL CONDOMINIUM ASSOCIATION BLK 449 LOT 1.02 (R-15); Cedar Hill Avenue and Sicomac Avenue. Amended site plan/variance. *(The applicant proposes to install a barrier gate on Wellfleet Lane (a private Condominium Association Road) at the intersection of Wellfleet Lane and Sicomac Avenue due to motorists speeding through the Condominium Association private roads to avoid the intersection at Cedar Hill Avenue and Sicomac Avenue).*

Vice Chairman Kane said this application has been carried to June 11, 2014 meeting at the request of the applicant.

PUBLIC HEARING

MICHAEL & JENNIFER MUNDY (RIC HARRISON) BLK 421.01 LOT 28 (RA-25); 490 Chapman Place. *(The applicant is requesting site plan approval for soil movement which results in fill volumes exceeding 100 cubic yards and a variance is being requested for gross building area which is in excess of 3700 square feet according to Ordinance #1727 requiring a variance from the enhanced side yard setback of 25 feet for the principal building where 20 feet currently exists).*

The meeting adjourned at 8:15 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board