

**WYCKOFF PLANNING BOARD
NOVEMBER 8, 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 November 8, 2017 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; Kevin Hanly; Glenn Sietsma; George Alexandrou

Board Member(s) Absent: Scott Fisher; Drita McNamara; Kevin Purvin, Alt; Justin Hoogerheyde, Alt.

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

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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”*

OLD BUSINESS

Approval of the October 11, 2017 Work Session and Regular Business Minutes
The minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-11

The Resolution for Payment #17-11 was approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

IULIANO, FABIO & VERONICA BLK 352 LOT 11 (RA-25); 317 Newtown Road. Soil movement. *(The applicant proposes to realign the existing driveway and construct retaining rock walls).*

DiSENSO, WILLIAM BLK 498 LOT 48.01 (R-15); 50 Ravine Avenue. *(The applicant proposes to subdivide an existing conforming lot into 2 non-conforming lots with deficiencies in lot frontage).*

The above referenced resolutions were memorialized at the work session meeting.

INFORMAL

KUIKEN, DOUGLAS & MIRIAM BLK 354 LOTS 4.01 & 49 (RA-25); 207 Hillside Avenue & 304 Paul Court. Subdivision. *(The applicant is proposing a conceptual plan for a subdivision application and extension of the existing sewer system).*

This informal/conceptual plan was discussed at the work session meeting.

FOR COMPLETENESS REVIEW

TD BANK, NA BLK 482 LOT 9 (B2); 8 Wyckoff Avenue. *(The applicant proposes to install sixteen (16) exterior protective bollards along the perimeter of the existing TD Bank).*

FOR COMPLETENESS REVIEW/PUBLIC HEARING

EHRlich, JOSEPH & ALLISON BLK 320 LOT 62 (RA-25 CORNER); 390 West Shore Drive. Minor site plan for a fence permit in a residential zone. *(The applicant proposes to install a 6' privacy fence on this corner lot).*

Joe and Allison Erhlich, 390 West Shore Drive, Wyckoff, NJ were sworn. Mr. Erhlich said they would like to install a 6' solid white PVC privacy fence along the Wyckoff Avenue side of their property for the safety of their children, for privacy from Wyckoff Avenue on this corner lot and also to minimize trespassing onto the dock on their property on Rambalt Lake. He said he would like to install a 5' black vinyl coated chain link fence starting by the driveway with 2 - 5' gates for access to the rear yard and the other for lake front access. The fence will continue along the lake and then connect to a 6' solid white PVC privacy fence which will run 102' along Wyckoff Avenue. The solid fence will be lower than the street. He said that he intends to plant emerald green arborvitae on the outside of the fence.

Mayor Boonstra asked what the setback of the fence from Wyckoff Avenue is. Township Engineer DiGennaro said the fence would be 21' from the concrete curb 15' from the edge of the sidewalk to the fence. Mrs. Erhlich said that one tree has been removed from the property. Chair Bonsignore said the screening on the outside of the fence will need to be 3' on center of the fence and half the height of the fence. Board Member Sietsma suggested that the fence gate be made 10' in width in order to access the rear yard with a truck. He also suggested that deer resistant green giant arborvitae be installed instead of emerald green arborvitae. Mayor Boonstra was concerned with how this fence would protect the use of your dock. He asked if the fence will extend to the water line of the lake. Mr. Ehrlich said the fence will be located back from the water.

OPEN TO THE PUBLIC

Ron Liedel, 401 Wyckoff Avenue, Wyckoff, NJ was sworn. He said he is the neighbor who lives across the street on Wyckoff Avenue from the Erhlich's. He said he is opposed to a 6' solid white fence that will run 102' along Wyckoff Avenue. He would like to see a black chain link or black decorative fence. He said he is not against a fence being installed but it should not be a 6' solid white plastic fence. He added that road trash and leaves will collect in front of the fence on Wyckoff Avenue.

Anthony Romandetta, 407 Wyckoff Avenue, was sworn. He agreed with his neighbor Mr. Liedel. He said the fence should not be a 6' solid white PVC fence but a more decorative open fence.

CLOSED TO THE PUBLIC

Chair Bonsignore said he was not in favor of a shear wall of white fence. He said that an open fence with shrubbery would screen the noise from the street. Township Engineer DiGennaro said his concern is also with a solid white privacy fence. He asked the applicant to research other types of fencing and return for a carried public hearing at the December meeting. Mr. Erlich said he would do this. The Board unanimously agreed to carry this application to the Monday, December 11, 2017 public hearing meeting. The applicant will not need to renote the neighbors or the newspaper.

339 WEST SHORE, LLC. BLK 320 LOT 78 (RA-25); 339 West Shore Drive. Soil Movement. *(The applicant proposes to demolish the existing home, cabana & pool in order to construct a new single family dwelling).*

Bruce Whitaker, from the law firm of McDonnell & Whitaker, representing the applicant 339 West Shore LLC said the applicant is seeking approval for a soil movement application in accordance with the town ordinances. He said that no variances are being requested in connection with the construction of the new dwelling that will fit into the character of the neighborhood.

Tibor Latincsis, from Conklin Associates, 29 Church Street, Ramsey, NJ was sworn and qualified as an expert engineer. He said the home at 339 West Shore Drive is in disrepair and in the rear yard there is a concrete pool with a concrete block cabana. He said the home, pool and cabana will be demolished. A new shingle style single family colonial home will be constructed which will have at the water table stone veneer, hardie plank siding and architectural elements that will fit the character of the neighborhood. He said the lot is oversized and the septic field will be located in the front of the new proposed home. He added that no pool is proposed and the impervious coverage will be reduced. He said the extensive concrete in the rear yard triggers a soil movement permit with a soil movement gross of 1,233 cubic yard and export of 153 cubic yards. The rear yard will then be restored and boulders will be placed in the rear yard to stabilize the natural slope of the property. Also 7' to 8' tall Norway spruce trees will be installed along the property line along with foundation plantings.

Marked as identification at this time were the following exhibits:

- A-1 Application package
- A-2 Photo of a rockery

Mr. Whitaker said this application meets all the requirements of a soil movement and erosion ordinance. Board Member Sietsma said he has no problem with the property line screening or the plant material for the foundation plantings. Township Committeeman Madigan asked if variances are required and the landscape details are not required. Township Engineer DiGennaro said a landscape plan is not required in order for the application to be deemed complete but the applicant has provided one. Board Member Hanly asked if the architectural plans are the plans that the applicant will use. Mr. Latincsis said the architectural plans are preliminary and will be greater detailed when they are submitted with the building permits. Mr. Whitaker said the soil movement ordinance does not require an architectural plan but the applicant has submitted them to give the Board a feel of what is going to be constructed on the property. Board Member Hanly asked what the material will be used in front of the house. Mr. Whitaker said hardie plank will be used as an exterior product.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Mayor Boonstra made a motion to approve this application for soil movement as submitted subject to the conditions that the applicant satisfying all conditions in the Township Engineer technical memorandum of October 27, 2107 as well as an email communication of October 20, 2017 with regard to the septic with the site plan needing to be revised. Second, Board Member Sietsma. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Sietsma, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore. Abstain: Mr. Madigan.

A 5 MINUTE RECESS WAS TAKEN AT THIS TIME

PUBLIC HEARING

MEER ESTATES, LLC BLK 346 LOT 8 & 9 (RA-25); 455 & 443 Wyckoff Avenue. Preliminary major subdivision/variance. *(The applicant proposes to subdivide 2 lots into 5 conforming lots).*

Francis Ciambone, Esq., 242 Oradell Avenue, Paramus, NJ, on behalf of the applicant Meer Estates. He said the applicant Mr. Bruce Bohuny and the engineer, Mark Palus will testify. He said this application consists of the merging of 443 and 445 Wyckoff Avenue into 5 conforming lots where 25,000 square feet is required. Every lot will be conforming to the bulk requirements of the township code. He added that one variance is being requested for an existing 8" front yard setback on the existing Manor house which will remain on the property.

Marked as identification were the following exhibits:

A-1 Application package dated 8/15/17

A-2 October 2, 2017 Boswell McClave report

Bruce Bohuny, the principle of Meer Estates, LLC said he has been a builder for 25 years and has completed numerous projects in the Franklin Lakes and Ridgewood area. He said the existing house will remain with its 10' ceilings on the first floor and will restore and keep the architectural details of the exterior of the house and expand the first floor footprint of the house in order to accommodate an updated kitchen. He said that Mark Braithwaite will be the architect and the 4 new houses will be close to 5,000 square feet in size. He continued that the 5 homes will be serviced by septic systems since the sewer line in Wyckoff Avenue by Russell Avenue is 21' deep in a county road which would require 1300 linear feet of sewer line to service the property. He said the second potentially assessable line is at the rear of the property and 500' from the rear of our property line. He said the ball field and parking lot to the Community Park would need to be excavated and the sewer line is located in the wetlands and flood plain buffer area behind the fields. He said he did review the sewer lines before he designed this project. He said his goal is to keep as many trees as possible and has identified which trees will remain. He said the historic front stone piers will access the existing manor home and one of the new homes. He concluded that curbing and sidewalks are not required for this project and the proposed new homes will be fully conforming to township code.

Board Member Alexandrou asked if there are guidelines to the renovations of historic houses. Township Engineer DiGennaro said there are guidelines only if the house is on the historic register which this house is not on the register. Mayor Boonstra asked about the septic system for the manor house and its location. Mr. Bohuny said the existing septic will be replaced. Boswell Engineering Representative Mr. Ascolese said an application has been made to the Bergen County Planning Board and they are waiting for additional information.

OPEN TO THE PUBLIC for questions of Mr. Bohuny

No one appeared

CLOSED TO THE PUBLIC

Mark Palus, Map Engineering, Inc., 170 Kinnelon Road, Kinnelon, NJ was sworn. The Board accepted Mr. Palus as a qualified engineer since he has appeared before the Board on numerous occasions. Mr. Palus said the existing home is located on Wyckoff Avenue in the RA-25 zone and known as the Meer Estates. There are 2 separate lots and the Manor House will remain and the second home will be removed. The existing driveway to the Manor House will remain and the driveway network and outbuildings will be removed. The Manor House is totally conforming except for the front yard setback deficiency of 8". A detached garage will be constructed to service the Manor House. The lot areas of each proposed lot will be: Lot 1 - 35,473 square feet, Lot 2 - 38,200 square feet, Lot 3 - 32,775 square feet, Lot 4 - 31,886 square feet and Lot 5 - 31,248 square feet where the minimum requirement is 25,000 square feet. He said the proposed home will be 5,000 square feet and comparable to the Manor House which all utilities being provided underground. The existing wells will be abandoned and public water will be brought to each home. A new septic will be installed for the manor house and brought up to today's code. He said the sandy soil in this area is ideal for septic systems and each home will be serviced by septic. He said the current sites do not have seepage pits and they will be provided for each new and existing home. He said approval from Ridgewood Water will be required to service each individual home. He added that the two (2) sewer options are: 1). 700' away and 21' deep in the road which would require the closure of Wyckoff Avenue; and 2). 500' from the rear property line which fresh water wetlands exist. With regards to soil movement there will be no road construction. Each individual lot submittal to the building department for construction of the houses will provide details as to the movement of soil and landscape plans for each individual house. He concluded that this is a wonderfully compliant subdivision and there will be no impact on the neighborhood. Attorney Ciambone said the granting of a C2 variance will be keeping with the consistency of the Wyckoff Master Plan. Mr. Palus said by granting an 8" variance will outweigh any detriments of the public good and will be in compliance with the Wyckoff Master Plan. Township Engineer DiGennaro said the applicant will need to contact Ridgewood Water for a will serve letter that water and pressure is available at this location. Boswell Engineer Representative Ascolese said the 205 trees have been flagged on these lots. Mr. Bohuny said that the species of trees that are being removed have been identified by a tree expert. Mr. Palus said on page 5 the trees to be removed are as follows: Lot 1 - 25 trees will be removed; Lot 2 - 14 trees to be removed; Lot 3 - 6 trees will be removed; Lot 4 - 24 trees will be removed; Lot 5 - 21 trees to be removed for a total of 81 trees being removed. Boswell Engineer Representative Ascolese said 10 soil logs were performed. He asked what the average depth of the water table is. Mr. Palus said the conceptual water table depths range from 5 ½ feet to 8 feet. Boswell Engineer Representative Ascolese said if the county Planning Board decides that they need a future road widening easement what hardships may this create with the subdivision. Mr. Palus said the road widening easement will not affect the front yard setbacks for this subdivision. Boswell Engineer Representative Ascolese asked if the stone pillars will affect the sight distance when exiting the property. Mr. Palus said the stone piers/pillars are a nice feature of the property and will not affect the sight distance. Vice Chair Fortunato asked Mr. Bohuny is he is going to develop each lot and not sell them to another builder. Mr. Bohuny said yes he would build a custom home for an individual but he will renovate the existing historic home first and then build a spec design home. He said he would not just sell a lot to someone for them to build it.

OPEN TO THE PUBLIC for any questions of Mr. Palus

Joan Lederer, 452 Wyckoff Avenue, Wyckoff, NJ was sworn. She questioned why the sewer by Russell Avenue cannot be extended to this subdivision and constructed at a depth of 21' on Wyckoff Avenue. Mr. Palus said it is hard to work at that depth and Wyckoff Avenue would need to be shut down. He said the water table in this area is at 5' and the water and gas services are also located in the street. He said this area is very difficult to retrofit with sewers.

CLOSED TO THE PUBLIC

Mayor Boonstra said the 4 new homes are conceptual and asked if there is any way to break up the plane of the 4 homes. Mr. Bohuny said he could stagger the setbacks but the texture of each home will make them look and feel different. He added that the Meer house will be set forward of the proposed conceptual homes. Mayor Boonstra asked if there were dry sewers in Brownstone Court. Township Engineer DiGennaro said the dry sewers in Brownstone Court are 6' deep. He said there is a sewer main that runs behind the Community Park. He said Lot 1 and Lot 2 would need a 15' easement in order to connect to Brownstone Court. Mr. Bohuny said he could provide a 15' easement for future use.

OPEN TO THE PUBLIC for general comments

No one appeared.

CLOSED TO THE PUBLIC

Board Member Alexandrou made a motion to approve this application subject to the 3 lots on the easterly side of the property not be on the same plane; a 15' easement be provided between Lots 1 and 2; a will serve letter be provided from Ridgewood Water otherwise new wells will need to be dug and the tax assessor will assign new lot numbers and house numbers. Second, Board Member Sietsma. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

PUBLIC HEARING - CARRIED

ROBERT A. MILANESE BLK 235 LOT 18.02 (B1); 406 Highland Avenue. Site plan. *(The applicant proposes to remove the existing garage, construct an addition at the rear of the building and construct four (4) parking spaces).*

This application has been carried to the Monday, December 11, 2017 Planning Board meeting at the request of the applicant.

BANK OF AMERICA BLK 239 LOT 1 (B1); 339 Franklin Avenue. Amended site plan. *(The applicant proposes to replace an existing drive-through teller lane with a drive-through ATM along with related site improvements).*

This application has been carried to the Monday, December 11, 2017 Planning Board meeting at the request of the applicant.

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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 10:28 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board