

WYCKOFF PLANNING BOARD
MARCH 11, 2020 PUBLIC WORK SESSION 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 Chairman Fortunato.

“The regular March 11, 2020 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.

Mr. 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.”

* * * * *

Board Members in Attendance: Robert Fortunato, Chairman; Kevin Purvin, Vice Chairman; Tim Shanley, Mayor; Rudy Boonstra, Township Committee Representative; Scott Fisher, Michael Homyachak, Sarah Caprio, Anthony Riotto, and John An.

Board Members Absent: Glenn Sietsma and George Alexandrou.

Staff Present: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the February 12, 2020 Work Session minutes.

Board Member Homyachak made a motion to approve the February 12, 2020 Work Session meeting minutes. Second, Mr. Riotto. Voting in favor: Ms. Caprio, Mr. Riotto, Mr. Homyachak, Mr. An, Mr. Boonstra, Mayor Shanley and Chairman Fortunato. Abstained: Mr. Fisher and Vice Chairman Purvin.

Approval of the February 12, 2020 Public Business meeting minutes.

Board member Homyachak made a motion to approve the February 12, 2002 Public Business

meeting minutes. Second, Ms. Caprio. Voting in favor: Ms. Caprio, Mr. Riotta, Mr. Homaychak, Mr. An, Mr. Boonstra, Mayor Shanley and Chairman Fortunato. Abstained: Mr. Fisher and Vice Chairman Purvin.

FOR DISCUSSION/REQUEST FOR EXTENSION OF TIME

THE GRACE CHURCH 555 Russell Avenue BLK 411 LOT 2
(The applicant is requesting a 190-day extension of time to perfect the approved subdivision. The time to perfect the subdivision expires on April 14, 2020.)

Board Attorney Hanly stated that the Attorney for the applicant requested the extension of time because his client had to file an application with Bergen County which caused a delay in the perfecting of the subdivision. Mr. Hanly cited statute 40:55D-47 which states that a Planning Board may extend the 190-day period for filing a minor subdivision plat or deed pursuant to subsection (d) if the developer was barred or prevented, directly or indirectly, from retaining legally required approvals from other governmental entities. The Planning Board may grant additional extensions up to one year from what would otherwise be the expiration date. Mr. Hanly stated that under the circumstances it is within the purview of the Board to grant such an extension. The statute also states that the subdivision may be perfected by deed or plat.

During the original hearing, the applicant stated that a portion of the property to the center of the road would be dedicated to the Township of Wyckoff. Upon review of the original deed however, the applicant discovered that the property did not belong to The Grace Church and could therefore not dedicate it to the Township. A copy of the deed was provided to the Board Members prior to the meeting. In light of that, Board Attorney Hanly stated that he will amend the Resolution.

Board Member Boonstra made a motion to approve the 190-day extension of time to perfect the Subdivision. Second, Mr. Homaychak. Voting in favor: Ms. Caprio, Mr. Riotta, Mr. Homaychak, Mr. Fisher, Mr. Purvin, Mr. An, Mr. Boonstra, Mayor Shanley and Chairman Fortunato.

COMPLETENESS REVIEW

AZZAWI 612 Lawlins Rd BLK 230 LOT 17

(The applicant proposes to install a 6' white vinyl privacy fence in the front yard)

Township Engineer DiGennaro stated that the applicant submitted a revised plan which shows the existing plantings are accurately displayed and the proposed location of the fence inside the limits of the property line. The type of fencing is displayed on the plan as well. Mr. Boonstra stated that if the Board is going to consider a six (6) foot solid fence in this location, we may need to request a traffic study report for the corner of Franklin Avenue and Lawlins Road. Mr. DiGennaro said that the nine (9) evergreens on the corner in the right of way will create more of an impediment to drivers than the fence and they should be removed from that location. Board Member Fisher agreed that it does not appear that the fence in the proposed location will impede the line of sight however the shrubs on the corner will impede drivers line of sight.

Chairman Fortunato commented that at the previous meeting, Board Members asked Mr. Azzawi to consider fence options other than the solid vinyl fence and the plans still reflect a solid fence. The applicant and his Professional will provide testimony during the Public Business meeting.

Board Member Fisher made a motion to deem the application complete. Second, Mr. Homaychak.

Voting in favor: Mr. Riotto, Ms. Caprio, Mr. An, Mr. Homyachak, Mr. Fisher, Mr. Purvin, Mayor Shanley and Chairman Fortunato. Mr. Boonstra abstained.

VAN GROUW WELDING 430 West Main Street Blk 224 Lot 4

(The applicant proposes to construct an addition to the rear of the building which will encroach into the rear and side yard setbacks)

The applicant's Attorney sent a letter stating that his client wished to withdraw the application.

LONEGAN, STEVEN & LORRAINE 726 Wyckoff Ave. Blk 216 Lot 10.01

(The applicant proposes to construct an addition to the existing home into the rear yard setback)

Board Attorney Hanly lives within the 200' radius of the property therefore he recused himself and stepped down from the dais. Township Engineer DiGennaro provided the details of the application. I have reviewed the following documents:

Plot plan prepared by Weissman Engineering dated 12/10/19, revised thru February 27, 2020.

Landscape plan prepared by Borst Landscape dated 2/3/20.

Architectural plans prepared by William Brown Architect last revised 12/27/19.

Application and photos.

The existing single-family dwelling is situated in the RA-25 zone and is non-conforming by way of existing rear yard setback. The applicant is seeking to expand the principal structure with an addition further into the rear yard setback and construct an accessory detached two-car garage. The garage placement as proposed conforms to the minimum rear yard setback requirement. In addition, the proposed garage eliminates an existing non-conforming condition as all dwellings are required to have a garage. Mr. DiGennaro recommended deeming the application complete and scheduling for Public Hearing at the April 14, 2020 Planning Board meeting.

Board Member Homyachak made a motion to deem the application complete. Second, Mr. Riotto. Voting in favor: Ms. Caprio, Mr. Riotto, Mr. Homyachak, Mr. An, Mr. Fisher, Mr. Purvin, Mr. Boonstra, Mayor Shanley and Chairman Fortunato.

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)

Board Members Caprio and An recused themselves and stepped down from the dais.

Mr. DiGennaro provided the following details of the revised application and plans:

Under the proposal, the existing parking lot will be expanded to add an additional 32 parking spaces which include 4 ADA spaces and restriped to create an additional 13 spaces for a total of 83 on site spaces. One of the ADA spaces will be van accessible as required. The parking enhancements will bring the parking lot into compliance with applicable codes. There are no proposed changes to the principal building structure or use. The proposal includes lighting improvements, pedestrian access improvements, landscaping, drainage, a proposed freestanding directory sign and a proposed dumpster enclosure. The site changes require site plan review and approval by the Planning Board. The applicant has obtained the appropriate Wetlands Letter of Interpretation from the NJDEP and the site plan reflects the confirmed location of said environmental limitations. Soil erosion and sediment control plan must be filed with and approved by Bergen County Soil Conservation District before start of construction as the project disturbs more than 5000 SF. Retaining walls in excess of 2 feet are proposed and stability calculations are required by a licensed NJ PE and can be submitted at a later time.

With regard to Checklist Section 46-40 C, Signature blocks have been provided. Incorrectly checked as NO. ADA signs and ground directory sign are proposed on the plan. Formal waiver request for traffic study may be appropriate. Formal waiver request for EIS may be appropriate. Traffic signage and safety plan has been provided and is incorrectly checked. Applicant to provide testimony as to the proposed use and estimated number of employees.

All parking stalls shall be 9' x 18' and shall be specified on the plan. Areas of parking re-striping should be clearly identified on the plan. Proof of recording of the LOI shall be provided. Ground mounted signs should specify illumination, if desired. Sign may only be externally illuminated. LED lighting temperatures comply with the maximum allowable 3000K. Maximum illumination at property lines are represented to be 0.0 foot-candle at grade except in the area of the driveway curb cuts which is acceptable. The plan limits tree removals to 7 trees, where previously 15 trees were proposed to be removed. Also, the plan establishes evergreen screening around the dumpster enclosure and at the northwesterly corner surrounding the parking area which the lack of a buffer was a concern of the resident neighbor.

Based on the items submitted for review by the Township Engineer, Mr. DiGennaro takes no exception should the Planning Board wish to deem this application complete and schedule if for public hearing. The minor revisions can be provided prior to the scheduled hearing.

There was a discussion pertaining to the wetlands and the buffer that appeared on the original survey however no longer exists on the property. It was decided that the application could be deemed complete and, if during the course of the Public hearing, testimony is provided which raises concerns about any environmental impact, the need for an environmental impact study will be addressed at that time.

Board Member Homyachak made a motion to deem the application complete. Second, Mr. Riotto. Voting in favor: Ms. Caprio, Mr. An, Mr. Homyachak, Mr. Fisher, Mr. Riotto, Mr. Purvin, Mr. Boonstra, Mayor Shanley and Chairman Fortunato.

PUBLIC HEARING – CARRIED

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

(The applicant imported approximately 774 cubic yards of soil to level the rear yard and constructed a 3'-4' boulder retaining wall to contain the soil.)

The applicant and his Professionals will provide testimony during the Public Business meeting.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded and passed unanimously. The Work Session concluded at 8:19 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board