

**WYCKOFF PLANNING BOARD
APRIL 9, 2014 PUBLIC MEETING MINUTES**

Work Session: 7:30 p.m. Court Room, Second Floor, and Memorial Town Hall
Public Meeting: 8:00 p.m. Court Room, Second Floor, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meeting Statement by Richard Bonsignore, Chairman:

“The regular April 9, 2014 Public Hearing 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; Doug Christie, Mayor; Rudy Boonstra, Township Committee Representative Jaime McGuire; Glenn Sietsma; John Haboob, Alternate; Tom Madigan, Alternate.

Board Members Absent: Robert Kane, Vice Chairman; Scott Fisher; Drita McNamara.

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 March 12, 2014 Work Session and Regular Business Minutes
The minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-04– Approve vouchers for payment
This resolution was approved at the work session meeting.

MINOR SITE PLAN APPLICATION

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).*

Board Member Haboob recused himself from discussion and removed himself from the dais and the Court room.

Art Messineo, contract purchaser of 470 Ackerson Avenue, Wyckoff, NJ was sworn.

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

A-1 Application package
B-1 Boswell Report dated April 1, 2014 letter

Board Attorney Perconti said that in the previous resolution of approval in 2007 the Planning Board required the applicant to return to the Planning Board for site plan review when construction was to begin on this vacant lot.

Chairman Bonsignore said he would like to hear testimony regarding the 9 trees.

Boswell Engineering Representative Ten Kate said that the applicant is to plant 1 additional tree where the other 9 trees will be planted on the existing lot. He added that the drainage calculations have been reviewed and are in order.

Mr. Messineo said he will plant one tree on his property.

Board Member McGuire said on the April 1, 2014 Boswell Report page 3 typos should be corrected.

Board Member Sietsma made a motion to approve this application as presented. Second, Board Member Madigan. Board Attorney Perconti said that this application is subject to the Development Fee Ordinance which require Affordable Housing Development Fees to be paid by the applicant/owner to the Township of Wyckoff as well as condition contained in the original memorializing resolution to what affects that particular parcel of land. Voting in favor: Mr. Madigan, Mr. Macke, Ms. McGuire, Mr. Sietsma, Mr. Boonstra, Mayor Christie and Chairman Bonsignore.

FOR COMPLETENESS REVIEW

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).*

Chairman Bonsignore said this application has been deemed complete at the work session meeting and will be heard at the May 14, 2014 public hearing meeting at 7:30 p.m.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

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).*

Robert Abbott, owner of Abbott & Caserta Realtors and Abbcas Associates, LLC since 1991 at this location, was sworn. He said he is looking for more signage so our business will have more exposure. The existing façade sign on the front and rear of the building are approximately 3 ½' x 7'. He said he would like to install a ground sign similar to the Lakeland Bank sign, the dentist sign and Aldo's restaurant sign which are all adjacent to this property.

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

A-1 Application package

B-1 Township Engineer DiGennaro technical memorandum

Board Member McGuire was opposed to the proposed ground sign being 7' wide and 7' in height. She said the sign is too big for the area.

Mr. Caserta said the location of the sign is important and said the sign can be reduced. He said that he is willing to remove both façade signs in the front and rear of the building. Mr. Abbott asked if the Board was acceptable with the square footage of the sign.

Township Committee Representative Boonstra asked where the sign will be placed on the front lawn.

Mr. Abbott said it will be located on the right side of the front lawn.

Board Member Madigan said that currently there is a sign in the front and rear of the building which are approximately 24 square feet. The proposed signage excluding the post is proposed at 84" x 41" which is 24 square feet. He also was concerned with the height of the sign.

Mr. Abbott agreed that the proposed sign needs to be lowered and reduced in size.

Chairman Bonsignore asked for clarification with regards to the square footage allowed for this proposed ground sign.

Board Attorney Perconti said according to 186-28F(5), office uses shall be permitted one façade sign for each office use in the building with no more than 6 square feet per use and a total sign are of no more than 24 square feet. Professional offices shall be permitted one ground sign no more than 2 square feet in area and no more than 4 feet high. Office uses in the B1A zone shall be permitted an additional façade sign for each office use in the building located on a lot which is currently part of an interior block parking plan. The additional sign shall only be located on the façade of the building which faces the interior block parking lot. He added that since there will be one use then one 24 square foot sign is allowed.

Boswell Engineering Representative Ten Kate reiterated that in the B1A zone, office uses shall be permitted one façade sign.

Chairman Bonsignore agreed that the height of the ground sign should be reduced. The Board agreed to ask the applicant to reduce the width of the sign to 6' including the posts, the sign will be a 2 sided sign and the applicant will be able to keep the rear facade sign.

Mayor Christie asked if there is a planting bed under the sign and spot lights on either side of the sign.

Mr. Abbot said that annuals will be planted and the sign will be illuminate with low voltage spot lights on a timer which will shut off at 10 p.m. He added that the sign will not be back lit.

Boswell Engineering Representative Ten Kate said that 186-28C (10) states that all sign illumination shall be extinguished by 11 p.m. or close of business.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Member Madigan made a motion to approve the proposed ground sign with the following conditions: the sign and the 2 posts will not exceed 6' in width; the height of the sign from the ground to the top of the sign will not exceed 4 1/2' (54"); the height of the sign itself will not exceed 38" to the top of the crest; the front portion of the sign will be setback a minimum of 5' from the sidewalk; the exterior lighting will be turned off by 10 p.m.; the front façade sign will be removed and seasonal plantings will be planted under the ground sign. The applicant will also be required to participate in the interior block parking if he has not already done so. Second, Board Member Sietsma. Voting in favor: Mr. Haboob, Mr. Madigan, Mr. Macke, Mr. McGuire, Mr. Sietsma, Mr. Boonstra, Mayor Christie and Chairman Bonsignore.

PUBLIC HEARING – POSTPONED AT THE REQUEST OF THE APPLICANT

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).*

Chairman Bonsignore said this application has been carried until the May 14, 2014 public hearing meeting at 7:30 p.m. at the request of the applicant.

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).*

Chairman Bonsignore said this application has been carried until the May 14, 2014 public hearing meeting contingent upon completeness.

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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 8:58 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board