

**WYCKOFF PLANNING BOARD
JULY 13, 2016 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 Richard Bonsignore, Chairman:

“The regular July 13, 2016 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: Richard Bonsignore, Chairman; Kevin Rooney, Mayor; Rudy Boonstra, Township Committee Representative; Glenn Sietsma; Scott Fisher; Robert Fortunato; Kevin Hanly, Alt.; Justin Hoogerheyde, Alt.

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

Staff Present: Joseph C. 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”*

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OLD BUSINESS

Approval of the June 8, 2016 Work Session and Regular Business Minutes

Township Committee Representative Boonstra made a motion to approve the June 8, 2016 work session minutes and regular business minutes. Second, Board Member Fisher. Voting in favor: Mr. Hoogerheyde, Mr. Fortunato, Mr. Sietsma, Mr. Boonstra and Mayor Rooney.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-07

Township Committee Representative Boonstra made a motion to approve Resolution #16-07 for payment. Second, Board Member Fisher. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Fortunato, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mayor Rooney and Chairman Bonsignore.

RESOLUTION(S) TO BE MEMORIALIZED

MOSERA, ROBERT & THERESA BLK 462 LOT 8.01 (RA-25); 179 Hillcrest Avenue. Minor site plan (*The applicant proposes soil moving and grading in excess of 100 cubic yards*).

This resolution will be acted upon at the public hearing meeting at 8 p.m.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1807 – AN ORDINANCE TO AMEND THE DEFINITION OF MAXIMUM IMPERVIOUS COVERAGE. For review and recommendation to the Township Committee.

Mayor Rooney said this amendment to maximum impervious coverage has been in review over the past 2 to 3 year. He said the proposed ordinance states that impervious coverage shall not include retaining walls, the surface areas of swimming pools, and/or walkways and patios that are constructed of gravel, cinder, pavers, blue stone or other materials that allow for the free drainage of rainwater through to the ground underneath. He said that 2 years ago an ordinance for gross building area was drafted which increased the side yard setbacks. Township Engineer DiGennaro said the issue of impervious coverage came about due to swimming pools, patios and walkways however accessory structure such as sheds and/or garages will count towards impervious coverage. Mayor Rooney said a permit is not required for a paver patio so when an applicant comes in for an addition to their home it then trips the need for a variance and then impervious coverage is considered. Township Committee Representative Boonstra said he is a liaison to the Board of Adjustment and stated that the Board of Adjustment would like to review this ordinance and delay action on it. Mr. Boonstra said Zoning Board Chairman Ruebenacker was concerned with large patio's being installed and creating drainage issues for neighbors. He suggested introducing a permit process to manage the size and construction of patios. He added that Board Member Borst said that sometimes non-impervious materials are not as non-impervious as they seem to be such as blue stone. Mr. Boonstra added that the Zoning Board has no role in implementing a zoning ordinance and it is statutorily a Planning Board issue. Township Engineer DiGennaro said runoff is always addressed when a swimming pool application has applied for a building permit. Mayor Rooney said that in the future the building department experiences large patios then the building department will notify the Township Committee and the ordinance can always be amended. After further review the Board unanimously agreed to recommend Ordinance #1807 to the Township Committee as submitted.

ORDINANCE #1808 – AN ORDINANCE TO AMEND CHAPTER 186 “ZONING,” SECTION 186-23, “REGULATIONS APPLYING TO SPECIFIC ZONES.” For review and recommendation to the Township Committee.

Mayor Rooney said this amended ordinance will allow outdoor display of merchandise, up to six (6) consecutive days and no more than five (5) times per year, within the hours of 7 a.m. and 6 p.m. upon the submission and approval of a written application to the Township Committee. He said there will not be any gray area anymore. After further review the Board unanimously

agreed to recommend Ordinance #1808 to the Township Committee as submitted.

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Mayor Rooney asked that the Board address an issue that arose today. The Board received a letter from Vice Chairman Robert Kane asking for a leave of absence from his position on the Planning Board and his resignation as Vice Chairman of the Board effective immediately thus creating a vacancy as Vice Chair. He added that Board Member Macke has also resigned from the Planning Board. Chairman Bonsignore recommended that Robert Fortunato be nominated as Vice Chairman of the Wyckoff Planning Board for the remainder of the 2016 calendar year. Board Member Hanly made a motion to nominate Robert Fortunato for Vice Chairman of the Wyckoff Planning Board for the remainder of 2016. Second, Board Member Sietsma. Voting in favor: Mr. Hanly, Mr. Hoogerheyde, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mayor Rooney and Chair Bonsignore.

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Chair Bonsignore spoke of the 45 day review and deeming an application complete information in the July packet. He reviewed this information with the Board Members.

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APPLICATIONS WITHDRAWN

505 SADDLE RIVER, LP BLK 219 LOT 9 (B1/B1A); 291 Franklin Avenue. Amended site plan. *(The applicant proposes to provide a site plan for this property which is required of other properties in the downtown area having been developed before adoption of the ordinance which required site plans).*

THORWARTH, CHRISTOPHER & CAITLYN BLK 215 LOT 8 (RA-25 CORNER); 750 Wyckoff Avenue. Minor site plan. *(The applicant proposes to install a 6' solid fence in the front yard on this corner lot in a residential zone).*

The Board acknowledged the above referenced applications as being withdrawn at the request of the applicant.

FOR COMPLETENESS REVIEW

BERGEN BRICK STONE & TILE COMPANY BLK 202 LOT 78.01 (B1/L1); 685 Wyckoff Avenue. Amended site plan. *(The applicant proposes to provide a site plan to the Board showing existing conditions since this area was developed before the adoption of ordinance which required site plans).*

Township Engineer DiGennaro said that at the last meeting the application was deemed incomplete. He said that since that meeting the applicant has revised and submitted clarified drawings with more detail. He said the applicant has requested waivers from various checklist items. He said that due to the size of the building 24 parking spaces are required and 11 parking spaces are provided and a variance for 13 parking spaces is being request. He said the topography of the property is flat and there is not an issue with parking. He recommended that this application be deemed complete and scheduled for the Wednesday August 10, 2016 public hearing meeting at 8 p.m. The Board unanimously agreed to place this application on the

August agenda.

RS BUILDERS, LLC (Estate of Alfred A. Siss) BLK 436 LOT 20.01 (RA-25); 363 Smith Place. Preliminary major subdivision/variance. *(The applicant proposes a preliminary major subdivision with a new cul-de-sac street to create 4 new building lots of which 2 lots require lot frontage variances).*

Board Attorney Perconti, Board Member Hoogerheyde and Vice Chair Fortunato recused themselves from discussion and removed themselves from the dais.

In the absence of Boswell Engineer Representative Peter Ten Kate, Chair Bonsignore asked Boswell Engineering Representative Gary Ascolese to update the Board on this application. Mr. Ascolese reviewed the checklist items with the Board and recommended that the application be deemed complete. After a complete and thorough review the Planning Board recommended that this application be deemed incomplete due to items that need further clarification. A landscape plan will need to be resubmitted to the Shade Tree Commission before the next public hearing since the current shade tree report was found to be inaccurate. The Police and Planning Board recommend that the applicant provide a street light at the cul-de-sac. The Planning Board said that questions have been raised with respect to whether Ridgewood Water Company will supply water to the proposed subdivision as Ridgewood Water had issued a moratorium at one point in time. A "will serve" letter from Ridgewood water should be provided to the applicant. This application has been deemed incomplete until further submission.

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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 9:04 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board