

**WYCKOFF PLANNING BOARD
MAY 14, 2014 PUBLIC BUSINESS 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 Robert Kane, Vice Chairman:

“The regular May 14, 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: 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
The minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-05– Approve vouchers for payment
This resolution was approved at the work session meeting.

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).*

Township Committee Representative Boonstra made a motion to memorialize this resolution of approval. Second, Board Member Sietsma. Voting in favor: Mr. Sietsma and Township Committee Representative Boonstra.

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).*

Board Member Sietsma made a motion to memorialize this resolution of approval. Second, Township Committee Representative Boonstra. Voting in favor: Mr. Sietsma and Township Committee Representative Boonstra.

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).*

Bob Traitz, 331 Blue Hill Terrace, Wyckoff, NJ stated that he is president of Wyckoff Historical Society. He said the Wyckoff Historical Society is proposing a more formal landmark to the Union Cemetery which is located on Franklin Avenue. He said the cemetery, which was established in 1709 by the Van Blarcom family, contains the remains of revolutionary war and civil war soldiers. He said in 1959 a group of citizens cleared the brush, trimmed the trees, tried to restore many of the fallen monuments and erected a wooden sign post that replaces the old Iron Gate that fell in disrepair in the 1930's. He said the Historical Society would like to install a permanent wrought iron arched gate to read UNION CEMETERY which will stand 9' tall and have 2 masonry pillars on either side of it. The gate itself will be hinged in the center and will be able to be opened to let large trucks through to remove any of the fallen branches and trees. This archway/gate will be erected with donated funds. He said this property has no known owner and the Wyckoff Historic Society has taken over the custodianship of the cemetery since the 1970's. He said it is maintained by volunteers of the Daughters of the American Revolution, Boy Scout Troops, and the Wyckoff Historical Society who coordinate the volunteers.

Board Member Fisher was concerned with this structure being located well within the county right of way.

Township Committeeman Boonstra said that a structure cannot be placed within the county right of way.

Mr. Traitz said that he relies on the architect to place the structure outside the right of way. He said that funds are limited for a property survey and title search and donations were used to pay for this informal meeting.

Board Attorney Perconti said that a site plan will need to be drafted.

Township Engineer DiGennaro said this is an entrance way to a driveway and the issue is the height of the sign/archway/gate and the location and stability of the structure. This application would go before the Planning Board. He added that footings will need to be installed in accordance with the UCC Code for the posts and the structure will need inspections.

Township Engineer DiGennaro said that since there is no known owner to the property a sign variance application should be submitted to the Planning Board for replacement of the existing sign. He said it must be constructed outside the county right of way for the Township to avoid liability from this project. The neighboring property owners within 200' will need to be noticed and the applicant should request waivers from the site plan checklist.

Vice Chairman Kane said a formal application will need to be presented to the Board.

Township Engineer DiGennaro said that the Wyckoff Historical Society can make an application to the Planning Board as volunteer non-profit organization that is formally adopting the site for maintenance. He added that Boy Scout troops obtain a building permit when building a structure as a project. He said the property lines need to be defined so the structure can be placed accurately on the walkway entrance out of the county right of way.

The Board concurred that the Wyckoff Historical Society will need to file a sign variance application to the Planning Board.

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).*

Vice Chairman Kane said this application was deemed complete at the work session meeting and will be placed on the June 11, 2014 agenda for public hearing.

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).*

Vice Chairman Kane said the Ameres application was deemed complete at work session meeting and will be heard last at the meeting tonight. This application may be carried to the June 11, 2014 meeting due to lack of time since 2 applications are ahead of this one.

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).*

James L. Lott, Jr. with the law firm of Riker, Danzig, Scherer, Hyland, Perretti, LLP, One Speedwell Avenue, Morristown, NJ on behalf of Capital One Bank. He said the applicant would like to construct a new bank at 690 Wyckoff Avenue. He said that he has 3 witnesses this evening.

Board Attorney Perconti asked the following exhibits be marked for identification:

A1 Application package

B1 Wyckoff Fire Report dated February 6, 2014

B2 Wyckoff Police Department Report dated February 10, 2014

B3 Boswell Report dated January 22, 2014

B4 Boswell Report dated April 7, 2014

B5 Shade Tree Report dated May 7, 2014

Jeffrey Martell, Stonefield Engineering & Design, 75 Orient Way, Rutherford, NJ, was sworn.

Mr. Lott asked that the following exhibits be marked for identification:

A-2 Aerial exhibit prepared by Stonefield Engineering Sheet #D prepared May 14, 2014

A-3 Colored rendering of site plan exhibit prepared by Stonefield Engineering dated 4/9/2014

Mr. Martell said that he is a licensed professional engineer and planner in the State of New Jersey, Bachelor of Science degree from the University of Delaware, Masters in engineering management from NJIT and I have been practicing engineering for the past 10 years.

The Board accepted Mr. Martell's credentials as an engineer and a planner.

Mr. Martell said the applicant would like to construct a new retail branch of Capital One Bank where the building footprint will be 3,488 square feet. There will be 3 drive through lanes with 2 lanes having teller service and one lane will be for the exterior ATM machine and one internal vestibule ATM. The hours of operation will be Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 a.m. to 1:00 p.m. There will be no Sunday hours of operation. There will be 8 employees during the weekdays and 4 employees on weekend. He said that all bank documents are shredded and regular garbage will be placed in a dumpster in an exterior 6' high masonry enclosed area. He continued that the existing building footprint is 4,675 square feet, 43 parking spaces, there is an ingress driveway on the south end of the property along Wyckoff Avenue and an egress driveway on the north end of the property along Wyckoff Avenue and then a full movement driveway along Greenwood Avenue. The topography of the site has a brick retaining wall in the rear of the property, the total impervious coverage is 82% and there are a number of mature deciduous trees and a cluster of mature pine trees on the site. The proposed site plan will have a building footprint of 3,488 square feet, a drive through teller service, drive through ATM and a vestibule ATM. There are 22 parking spaces proposed where 17 parking spaces are required and the parking space size will be 9' x 18'. There will be new sidewalk construction along both street frontages with streetscape lighting and ADA compliance. In terms of access to the property we are maintaining full movement access on Wyckoff Avenue with no left turn, a full movement access on Greenwood Avenue and one right turn only entrance onto the site from Wyckoff Avenue. There will be a reduction in impervious coverage by 18% due to the reduction in building area and total reduction in the number of parking spaces. More landscape plantings will be added to the site along with a 25' landscape buffer on Wyckoff Avenue. The reduction in impervious coverage will reduce the amount of run off from the site. There will be an on-site drainage collection that will discharge in the county drainage system and we will comply with all township, county and state storm water management regulations. The existing grading and topography on the site will remain with a 5' retaining wall along the rear property line and the structure is in good condition and will not need to be refaced. The exit slope off the site will be softened. There are 13 deciduous trees and 9 of them will remain and the site will be supplemented with a robust landscape plan. The lighting will be according to the state ATM lighting regulations on the interior and exterior ATM's. The drive through to the rear of the building will have a light level within 5' of providing 10' candles and parking areas will provide 2' candles. Decorative lighting fixtures will be used on site and will be in compliance with state regulations. The onsite light heights will be 20' and the light heights along the perimeter of the property will be at a height of 16'. The signage package is proposed of a 25 square foot free standing monument ground sign, 3 wall signs where one will face Greenwood Avenue, one will be on the entrance tower facing Wyckoff Avenue and a third sign along Wyckoff Avenue. He continued that he had met with the Bergen County Officials and

the county prohibits a left turn from the site at the ingress/egress on Wyckoff Avenue. He said the Wyckoff Police Chief also has restricted a left turn out of the site with the driveway opposition the Wyckoff YMCA entrance and suggested eliminating this entrance. The Police Chief recommended that the entrance only near to the railroad tracks should be considered as an ingress/egress and limited to a right turn exit only which would require that 3 parking stalls be eliminated and having a 2 way travel pattern in the front of the building on Wyckoff Avenue. The following variances that are being requested are for: accessory structure setback where 11.6' is proposed and 20' is required for the trash enclosure; number of wall mounted signs where 3 building mounted signs are proposed and 1 is required; maximum façade sign area where 105.1 square feet is proposed and 40 square feet is required; number of ground signs where 10 ground signs are proposed and 1 ground sign is required; the directional signs will have the Capital One logo on them; maximum area of ground signs where 52 square feet are proposed and 25 square feet are required and minimum setback from property line where 5 feet is proposed and 20 feet is required.

Mr. Lott said the parking stall sizes are 9' x 18' where 10' x 20' are required.

Board Attorney Perconti said the parking stall size will be noted as a variance.

Boswell Engineering Representative Ten Kate said all utilities will need to be placed underground, decorative lighting for streetscape plan will be installed around the perimeter of the property and brick pavers will be used as a sidewalk around the perimeter of the property.

Mr. Martel said the utilities will be placed underground and decorative lighting and brick pavers will be installed around the perimeter of the property.

Boswell Engineering Representative Ten Kate asked Mr. Martel about the soil movement on the site.

Mr. Martel said a soil movement plan has been presented and 711.5 cubic yards of total material will be exported from the site.

Boswell Engineering Representative Ten Kate asked if there was knowledge regarding the environmental impact from the site next door.

Mr. Martell said that Capital One Bank did an environmental site inspection and located an oil tank, identified the testing on the adjacent property and asbestos has been identified in the building.

Boswell Engineering Representative Ten Kate said a right of way dedication will need to be given to the county with regards to the corner of the property at Greenwood Avenue and Wyckoff Avenue should that intersection be signalized.

Mr. Martel said an easement will be dedicated for future widening of this intersection.

Township Engineer DiGennaro said the septic system will be abandoned and the sanitary sewer will be connected to the public sanitary sewer line on Wyckoff Avenue. He added that a volume calculation will need to be submitted for the purposes of North West Bergen sewer connection charges as well as Wyckoff's sewer connection charge to determine what the fees will be.

Board Member Fisher asked where the catch basins will be located.

Mr. Martel said a new drainage system will tie into the Wyckoff Avenue catch basins.

Board Member Fisher asked if the curbing will be replaced.

Mr. Martel said the applicant will be reconstructing the curb around the ADA curbing at Greenwood and Wyckoff Avenue.

Board Member Fisher asked for confirmation that the sidewalk will be removed and replaced with a brick paver sidewalk.

Mr. Martel agreed that the concrete sidewalk will be replaced with brick pavers.

Vice Chairman Kane opened the meeting to the public for any questions of Mr. Martel.

OPEN TO THE PUBLIC

No one appeared

CLOSED TO THE PUBLIC

Matthew Seckler, Senior Project Manager at Stonefield Engineering, 75 Orient Way, Rutherford, NJ. He received a Bachelor of Science degree in civil engineering from Union College and a Master degree in regional planning from Rutgers University and is licensed as a professional engineer and a profession planner in the State of New Jersey.

The board accepted Mr. Seckler's credentials as an expert in transportation engineering.

Mr. Seckler said a traffic impact study was supplied to the Board dated December 23, 2013. He said this site is located in the southeast corner of Wyckoff Avenue and Greenwood Avenue. Wyckoff Avenue is a minor arterial roadway with a general north-south orientation and is under Bergen County jurisdiction. The speed limit is 30 miles per hour and carries 14,000 vehicles per day. Greenwood Avenue is classifies as a local roadway with a general east-west orientation and is under the Township of Wyckoff jurisdiction. The speed limit is 25 miles per hour. Wyckoff Avenue intersects Greenwood Avenue to form an un-signalized T-intersection, with Greenwood Avenue operating under stop control. There is one lane on Greenwood Avenue where you have the option to make a right turn or a left turn. Across from the site is the YMCA driveway. The existing northern most driveway on the bank site is an exit only driveway located 18' from Greenwood Avenue which is in violation from county standard where 20' is required. The traffic volume data was collected, balanced and analyzed to identify the design peak hour in accordance with the Highway Capacity Manual (HCM) and Institute of Transportation Engineers (ITE) guidelines. The study time periods have been closed as they are representative of the peak periods of both the adjacent roadway network and the proposed development. The number of trips this site would generate would increase the traffic volume on Wyckoff Avenue by less than 2% or one new car every 3 minutes on a roadway that has about 1,200 cars per hour. The roadway network was evaluated based on the Higher Capacity Software (HCS) and determined that the levels of service (LOS) at the intersection have no significant increase in delay. The driveway locations have also been evaluated and will operate D or better at peak hours. As depicted on the site plan the existing driveway to the north on Wyckoff Avenue was originally 18' from the intersection and it has now been moved 33' away from the intersection

and is now compliant with the town standards. In doing so the driveway has been aligned with the YMCA driveway to have a 4 way intersection. It also allows us to provide a small left turn lane onto the site. The entrance driveway near the railroad tracks will be modified to be a right turn onto the site only. He added that the parking on site is in compliance with the town's ordinance as well as the parking generation projections for a building such as this. The drive through lanes have been designed accordingly to provide sufficient queue lanes. Based on all these findings we believe that this site will not have a significant impact on the roadway. He said that the applicant had met with the Police Chief Fox and discussed the entrance near Greenwood Avenue which is proposed as an entrance/exit.

Township Engineer DiGennaro said that he was also present at the meeting with Police Chief Fox. He said that the left lane crossing through queued lanes is not acceptable and the county has also expressed this safety concern. He said Police Chief Fox is also concerned about the entrance driveway off of Wyckoff Avenue that is an entrance/exit where currently it was an exit only. Mr. DiGennaro added that this access point to the site be closed which would eliminate the parallel parking and the pedestrian cross walk between the parking stalls.

Mr. Seckler said the applicant would be willing to restrict this movement at the Board's request.

Township Engineer DiGennaro said that with consideration of the Police Chief's report and following discussion we have had at that meeting we reached a conclusion that the safest movement into the bank would be from the southerly entrance off of Wyckoff Avenue and eliminate the northerly entrance and keeping the Greenwood Avenue entrance/exit which would eliminate congestion on Wyckoff Avenue.

Mr. Lott said that what is proposed provides safe, efficient and convenient access to the site. He said that the applicant recognizes the Board's concerns and we do have an alternative drawing that addresses all of the Township's concerns.

Marked as identification was the following exhibit:
A4 Site Plan prepared May 14, 2014

Mr. Seckler said this Exhibit E shows the elimination of the northerly driveway along Wyckoff Avenue and makes the southerly driveway on Wyckoff Avenue an entrance/exit with a restriction on right turn only and also there will be a full movement access on Greenwood Avenue. This Exhibit E also depicts an easement dedicated to the County along Greenwood Avenue.

Township Engineer DiGennaro suggested to the Board that the purpose of the easement on Greenwood Avenue is for future widening to the intersection.

Boswell Engineering Representative Ten Kate said this is the first time that the Board is seeing this exhibit.

Board Member Fisher said the crest of the hill on Greenwood Avenue impairs the sight distances of that full safe movement access on Greenwood Avenue.

Vice Chairman Kane opened the meeting to the public for any questions of Mr. Seckler.

OPEN TO THE PUBLIC
No one appeared
CLOSED TO THE PUBLIC

A FIVE MINUTE RECESS WAS TAKEN AT THIS TIME

Vice Chairman Kane said that the Board is seeing this new drawing for the first time this evening. Boswell Engineering Representative Ten Kate would like to review the new plan, verify the easement and offer a new report. He said it would be prudent if the Board received a copy of the new plan. He added that before the applicant moves on to the next witness, which is the architect, the Board would like to review the engineering report from Mr. Ten Kate, Wyckoff Police Chief and Wyckoff Fire Department regarding the revisions. The Board recommended that this application be carried without further notice to the June 11, 2014 meeting. Mr. Lott agreed to adjourn this application until the Wednesday, June 11, 2014 public business meeting and will provide the board with copies of the site plan.

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 that this application has been carried to June 11, 2014 public hearing meeting.

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Vice Chairman Kane said there are 2 applications left on the agenda for this evening. He said the Mundy application will continue this evening and the last application on the agenda which is the Ameres application will not be heard this evening and will be carried without further public notice to the Wednesday, June 11, 2014 public business meeting.

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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).*

Richard J. Brady, on behalf of Michael & Jennifer Mundy, said this is the first application with regards to Ordinance #1727 which was presented in February of 2014 which requires enhanced side yard setbacks in the RA-25 zone which were modified from 20' to 25'. Currently the existing structure is 20.1' and 20.2' from the side yard setbacks.

Mr. Frank Aiello, the applicant's architect, was sworn. He said he has a bachelor of science in Architecture and is a graduate from Drew University.

The board accepted Mr. Aiello's credentials.

Mr. Aiello said the existing structure is approximately 2,400 square feet and the house will be modified by adding a second level, adding a small addition to the rear of the house to enlarge the kitchen and increasing the garage by adding a side loading garage to the front of the house. He said that on the left side of the house the second level has been setback by 8 feet and the right side of the house the hip roof is away from the side yard setback. He said sheet A-5 is the front elevation of the proposed house dated May 12, 2014 and there are 11 sheets to the entire set of drawings. He said construction documents have been added to the March 10, 2014 plans that the Board had received and are reviewing this evening.

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

- A-1 Application package
- A-2 Sheet A-5 of 11 sheets
- B-1 Township Engineer DiGennaro dated April 2, 2014

Mr. Aiello said the side loading garage addition in the front of the house is 33' off the side yard setback where the new ordinance requires 27'. He said that 3 vehicles will now be able to use the garages. He said the applicant would have been able to construct this house without a variance but due to the new ordinance being introduced in February of this year the applicant is now requesting a variance since the house is over 3,700 square feet.

Board Member Fisher asked what the height is of the roof line.

Mr. Aiello said the roof height to the main ridge is 33'.

Township Committeeman Boonstra asked if the applicant would consider stepping in the second floor by 5' so the second floor side yard setback would be in conformance with the new ordinance.

Mr. Brady said there would still be an existing non-conformity.

Vice Chairman Kane opened the meeting to the public for any questions of Mr. Aiello.

OPEN TO THE PUBLIC

No one appeared

CLOSED TO THE PUBLIC

Mr. Brady introduced his next witness.

Tibor Latincics, Conklin Associates, 29 Church Street, Ramsey, NJ was sworn. The Board said that Mr. Latincics has testified before the Board in the past and the Board accepts his credentials as a professional engineer and professional planner in the State of New Jersey.

Mr. Latincics said Conklin Associates prepared the plot plan and soil erosion control plan with

the original plan date of February 11, 2014 with a revision date of March 23, 2014. He said according to Ordinance #1727 the applicant is requesting a variance as well as a soil movement application for the movement of 627 cubic yards.

Marked as identification was the following exhibits:

A-3 Plot plan dated March 23, 2014

A-4 Photograph of the existing home

Mr. Latincics said this is an oversized lot in the RA-25 zone. He said this house is a 1970's brick faced ranch style home. He said the applicant is not intending to demolish the house but would just like to modify the existing home. The topography of the property drops to the rear of the property and the property is trapezoid in shape. He said the gross building area after the modification would be a total of 6,715 square feet which includes the 2 car garage. He said the application complies with all bulk requirements. He said there will be storm water management improvements along with 2 seepage pits with catch basin proposed at the end of the driveway. He said buffer landscaping will be planted around the perimeter of the property and shrubbery and landscape areas along the foundation of the home. He said that the gross soil movement will be 627 cubic yards which is associated with the foundation excavation as well as the import of 348 cubic yards or 23 truckloads of soil to the site. The soil will be used to grade the rear yard maintaining the existing front to rear slope of the property but creating a plateau to the immediate rear of the patio for recreation purposes.

Township Engineer DiGennaro asked how many trees will be removed.

Mr. Latincics said 3 small caliber trees will be removed.

Township Engineer DiGennaro asked where the current roof leaders drain.

Mr. Latincics said they currently spill out onto the ground and this situation will be improved by direct connection to a front yard and rear yard seepage pit.

Marked as identification was the following exhibits:

A-5 Photo of the roof

A-6 Photo of the house

Township Engineer DiGennaro said the finished height of the house is measured from the highest peak to the lowest finished grade adjacent to the property. He asked what if the lowest grade.

Mr. Latincics said the building height is at 34.6' from the first floor to the highest ridge.

Board Member Fisher asked what the total square footage of new house will be.

Mr. Latincics said the proposed house will be 6,715 square feet which includes the garages.

Township Committee Representative Boonstra was concerned with the blank wall of the garage. He asked if foundation landscaping could be planted on the right side elevation as an architectural detail.

Mr. Aiello said an architectural element such as a window could be placed on the garage.

Township Committeeman Boonstra again asked if the applicant would consider stepping in the second floor by 5' so the second floor side yard setback would be in conformance with the new ordinance where 25' setback is required and 20' is proposed.

Township Engineer DiGennaro recommended that the utilities be placed underground. He added that the property is serviced by sanitary sewer.

Vice Chairman Kane opened the meeting to the public for any questions of Mr. Latincsics.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Mr. Richard Harrison, a private developer in this area for 40 years, was sworn. He said the existing condition creating this variance are both side yard setbacks which currently exists at 20' where 25' is required due to Ordinance #1727 which was adopted in February of 2014.

Township Engineer DiGennaro asked if the original house will be taken down to the first floor deck. He asked what the first floor ceiling heights will be.

Mr. Harrison said a few exterior foundation walls will remain and the first floor ceilings will be raised to 9.4". He said the livable square footage of the house will be 5,400 square feet not including the garages. He added that 2 seepage pits will be installed in accordance with the storm water management plan.

Board Attorney Perconti said this is the first application before the Board and there is going to be some need of consistency moving forward. He said there are only 5 board member present this evening and recommended that the applicant research the idea of setting the second floor back by 5' and then return next month for a full board vote.

Township Committee Boonstra said the new construction on the second floor can meet the 25' setback requirement as per Ordinance #1727.

Board Member Fisher said the only way the applicant can comply with the ordinance is to demolish the house because the proposed addition exceeds 3,700 square feet and the side yard setback does not conform to the 25' side yard setback. He said new construction meeting the 25' could be a compromise.

Vice Chairman Kane opened the meeting to the public for any questions of Mr. Harrison.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Attorney Perconti again asked the applicant to explore the proposal of setting the second floor of the house back by 5' or the Board can take a vote tonight on what is being presented.

Mr. Brady said that the applicant has requested that the Board consider and determine the application this evening.

Ms. Jennifer Mundy, property owner of 490 Chapman Place, Wyckoff, NJ was sworn. She said she and her husband have owned this house since September 2013 and would like to make it into their dream house. She said they had considered knocking the house down but by adding on to the existing home it lessened her budget.

Vice Chairman Kane opened the meeting to the public for any questions of Ms. Mundy.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Attorney Perconti said if this application is acted upon and voted negatively then the project is finished and there will be no dream house. He said the applicant can wait for 30 days to explore other options and the application as modified would be on the agenda for consideration next month.

Township Committee Representative Boonstra said the Board still needs to see revised drawings that show the architectural detail on the garage so the applicant would need to return to the Board next month anyway.

After further deliberation with Mr. Brady, her attorney, Ms. Mundy requested a vote this evening.

Board Member Fisher made a motion to deny this application as presented. Second, Board Member McNamara. Voting in favor of denial: Ms. McNamara, Mr. Fisher, Mr. Sietsma, Mr. Boonstra and Vice Chairman Kane.

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Vice Chairman Kane said the Ameres application is carried until the June 11, 2014 meeting.

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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 11:16 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board