

**WYCKOFF PLANNING BOARD
JANUARY 9, 2013 PUBLIC MEETING MINUTES**

Work Session: 7:00 p.m. Court Room, Second Floor, Memorial Town Hall
Public Meeting: 7:30 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 January 9, 2013 Public Hearing Meeting of the Wyckoff Planning Board is now in session. In accordance with the Open Public Meetings 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."

Board Member Attendance: Richard Bonsignore, Chairman; Robert Kane, Vice Chairman; Rudy Boonstra, Mayor; Scott Fisher, Jaime McGuire, Michael Palumbo; Drita McNamara; Doug Macke; Glenn Sietsma, Alt. #1.

Absent: Brian Scanlan, Township Committee Representative; Michael Bruno, Alt. #2.

Staff Attendance: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan Schilstra, Administrative Officer/Secretary.

Roll call was taken.

The Planning Board meeting began with the Pledge of Allegiance.

OLD BUSINESS

Approval of the December 12, 2012 Work Session and Regular Business Minutes

The minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #13-01

The resolutions to approve vouchers for payment were approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

INSERRA SUPERMARKETS, INC. BLK 216.01 LOT 21.02; Greenwood Avenue & Wyckoff Avenue (with a portion of Block 216.01, Lot 20 used for access); Preliminary and Final Major Site Plan/Variations/Waivers and any other relief. *(The applicant proposes to demolish the existing grocery store-supermarket structure and other commercial structures (both structures totaling 69,260 square feet) and replace them with a grocery store-supermarket totaling 62,042*

square feet (with an additional 2,086 square feet of mezzanine and 374 square feet of uninhabitable architectural enclosures for a total of 64,502 square feet. Both existing structures total 69,260 square feet).

Chairman Bonsignore reiterated that the Inserra Supermarket resolution will be circulated by this Friday to all Board Members, professionals and counsel who have appeared during the meetings. He asked that all comments be directed to the Board Secretary by February 3, 2013. He added that this resolution will be memorialized at the February 13, 2013 work session meeting.

765 WYCKOFF AVENUE, LLC. BLK 204 LOT 11; 765 Wyckoff Avenue. Conceptual plan to continue the use of the property as a nursery operation, operated by Fieldstone Nursery of Wyckoff.

This resolution will be memorialized at the February 13, 2013 work session meeting.

KALOR CONSTRUCTION, INC BLK 345 LOT 46.02 (RA-25); 474 Ackerson Avenue. Amended site plan. *(The applicant proposes to amend the site plan and the previous resolution by allowing the existing structure to remain).*

This resolution was acted on at the work session meeting.

FOR CONSIDERATION

ORDINANCE #1705 – AN ORDINANCE TO AMEND CHAPTER 186 OF THE CODE OF THE TOWNSHIP OF WYCKOFF “ZONING” TO AMEND SECTION 186-6, “DEFINITION OF TERMS” TO ADD THE DEFINITION OF ADMINISTRATIVE OFFICER. For review and recommendation.

This Ordinance was reviewed and recommended to the Township Committee at the work session meeting.

ORDINANCE #1706 – AN ORDINANCE TO AMEND CHAPTER 168 OF THE CODE OF THE TOWNSHIP OF WYCKOFF “SUBDIVISION AND SITE PLAN REVIEW” TO AMEND SECTION 168-3 “DEFINITION OF TERMS” TO STATE TITLES OF MUNICIPAL EMPLOYEES WHO WILL SERVE AS ADMINISTRATIVE OFFICER FOR APPLICATIONS TO THE TOWNSHIP’S UNIFORM CONSTRUCTION CODE DEPARTMENT OF THE TOWNSHIP OF WYCKOFF. For review and recommendation.

This Ordinance was reviewed and recommended to the Township Committee at the work session meeting.

PUBLIC HEARING - New

MILLERS PHARMACY BLK 225 LOT 1.01 (B1A); 678 Wyckoff Avenue. Amended site plan. *(The applicant proposes to install a back up generator, replace of an exterior basement stair and relocate the dumpster with a solid fence enclosure).*

Mr. Noel Holland, from the firm of Andersen & Holland, the attorney representing Miller’s

Pharmacy, Mr. David Miller, the applicant and Mr. Wayne Johnson the applicant's architect, were present. Mr. Holland said this application is for an amended site plan to permit the installation of a natural gas generator and the replacement of basement stairs which necessitate due to the result of the installation of the generator. This building is one of the oldest retail buildings in town so there are several existing front and side yard and well as impervious coverage exceptions.

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

A-1 Application package

B-1 Township Engineer DiGennaro's 12/11/2012 memorandum

David Miller, owner of Miller's Pharmacy, 512 Old Woods Road, Wyckoff, NJ was sworn by Board Attorney Perconti. He stated that he is President & Secretary of Miller's Pharmacy and would like to install a generator having just survived 7 days of Hurricane Sandy filling prescriptions by flash light. I would like to be able to provide a critical need to the town by being able to have power and communications with my customers. Also there is medication that requires refrigeration and special handling and I would like to be able to safely guard those medications as well.

Chairman Bonsignore opened the meeting to the public for any questions of Mr. Miller.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Wayne Johnson, 397 Franklin Avenue, Wyckoff, NJ was sworn by Board Attorney Perconti. He stated that he is a registered architect in the State of New Jersey. He explained the application as the need for a generator. Another improvement to the site will be a fire stair where the existing utility stairs will be widened by 1 foot and updated to code for deliveries of product to the storage area in the basement. He said by updating the basement stairs they will encroach 5 ½ ' into the parking lot. He added that at the same time a roof or platform has been created over the basement stairs where the generator will be placed. He said the dumpster location will be screened with a 6' high fence with a double gate.

Mr. Holland asked if there will be any changes with the number of parking stalls since the basement stairs will encroach 5 ½ ' into the parking lot.

Mr. Johnson said the applicant will not lose any parking stalls since the parking aisle width presently exceeds 24'. He said the proposed basement stairs will extend to the edge of the existing dumpster area.

Board Member McGuire reiterated that the basement stairs will be pulled out from the building by 5' and widened and the generator will be placed on the roof platform that will be over the basement stairs. She added that a 5' gate will be placed in front of the basement stairs along with a double gate in front of the dumpster.

Board Member Fisher asked if the generator will be natural gas and if it will be run on a cycle test time once a week.

Mr. Johnson said the generator will be natural gas and will be tested once a month.

Board Member Fisher also asked if the bilco door lock will have a key in the Knox box for the Fire Department.

Mr. Johnson said the applicant will master key the bilco door to match the key in the Knox box.

Mayor Boonstra Rudy asked how high above the grade is the generator.

Mr. Johnson said it is about 2' above the grade.

Board Member Palumbo asked what the head room height will be from entering the basement staircase

Mr. Johnson said this stairway is code compliant and meets the egress but it does not have appropriate head room for the stair since its present height is 4'11" and the new stair height will be 7'.

Township Engineer DiGennaro asked if the generator platform will be concrete.

Mr. Johnson said the platform will be reinforced concrete.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Board Member McGuire made a motion to approve this application as presented. Second Board Member McNamara. Voting in favor: Mr. Sietsma, Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. Fisher, Mr. Palumbo, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

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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 8:18 p.m.

Respectfully Submitted,

Susan Schilstra, Planning Board
Administrative Officer/Secretary