

**WYCKOFF PLANNING BOARD
JULY 10, 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 July 10, 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; Brian Scanlan, Township Committee Representative; Scott Fisher; Glenn Sietsma, Alt.

Absent: Michael Palumbo; Drita McNamara; Jaime McGuire; Doug Macke; Michael Bruno, Alt.

Staff Attendance:; John A. Spizziri, Acting Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan Schilstra, Board Secretary.

Staff Absent: Joseph C. Perconti, Board Attorney

Roll call was taken.

The Planning Board meeting began with the Pledge of Allegiance.

OLD BUSINESS

Approval of the May 8, 2013 Work Session and Regular Business Minutes
The minutes were approved at the work session meeting.

RESOLUTION(S)

RESOLUTION #13-05 – Approve vouchers for payment

RESOLUTION #13-004 - Amend Professional Service Appointment for 2013 Planning Board Attorney

These resolutions were approved at the work session meeting.

PUBLIC HEARING

YEEGROUP PROPERTIES, LLC BLK 237 LOT 7 (B1A); 245 Madison Avenue. Amended site plan and revised landscape plan.

David Becker, on behalf of owners of the owner/applicant Yeegroup Properties at 245 Madison Avenue, said this application is for an amended site plan where some areas need to be adjusted due to landscape issues. He asked Mr. Boe, the applicant's engineer, to present what the applicant is proposing.

Board Attorney Spizziri said this is a new public hearing and the property owners have properly noticed for this meeting.

Mr. Becker asked that the following exhibit be marked for identification:

A-1 Site plan by Lan Associates with the last revision date of June 24, 2013

Erik Boe, licensed civil engineer with LAN Associates, was sworn by Acting Board Attorney Spizziri. He said the trunk of the existing swamp maple tree on Highland Avenue is too close to the proposed sidewalk. The Shade Tree Commission thought that the construction of the sidewalk and possibly the curb behind it could damage the tree. The applicant would like to keep the tree but the landscape architect says the tree is heavy but holds a concern that the construction could possibly damage the tree. The compromise we have come up with is that we would excavate for the curb and allow a member of the Shade Tree Commission to look at the tree to see if the tree roots were damaged during excavation where the tree may be compromised. He added that if this tree needs to be removed that the tree will be replaced with 4 additional shade trees with three (3) on Highland Avenue and one (1) on Madison Avenue. He said the next item is the line of shrubs between the adjoining properties on Highland Avenue, known as 244 Everett Avenue, where the shrubs cross the property line in several locations. The applicant is willing to install six (6) green giant arborvitae after the parking lot curb line has been installed.

Township Consulting Engineer Ten Kate asked Mr. Boe to explain what is going to happen to the sidewalk if the tree remains.

Mr. Boe said that the Shade Tree Commission indicated that the sidewalk cannot be installed if the tree is going to remain because adequate room does not exist to construct a sidewalk between the tree and the curb so the applicant will terminate the sidewalk before the tree while it is alive and then connect the sidewalk in the future should the tree die.

Board Member Fisher said the original plan showed the sidewalk went around the tree and to the end of the property.

Mr. Boe said the existing LAN plan shows that a section of the sidewalk will be installed only if the swamp maple tree is removed.

Board Member Fisher asked if the applicant is going to install underground utilities.

Mr. Boe said yes underground utilities will be installed presuming that Orange & Rockland gives its approval.

Mayor Boonstra said it would be better to save the tree but the sidewalk will end before the tree which is adjacent to the side steps to the house.

Board Member Fisher asked what specie of trees will be planted in place of the swamp maple tree?

Mr. Boe said three (3) October Glory Maple trees at 2 ½" to 3" caliber will be planted on Highland Avenue and one (1) October Glory will be planted on Madison Avenue in the front yard and not in the right of way (ROW) on Madison Avenue due to the overhead wires.

Board Member Fisher Scott said due to the specie of the swamp maple tree and its current condition adding 4 new trees would be a better compromise.

Chairman Bonsignore said that in anticipating the planting of the green giant arborvitae the neighboring property owner will need to sign a written consent form agreeing to the planting of the shrubs on their property. He added that a maintenance agreement will need to be entered into.

Township Consulting Engineer Ten Kate recommended that a 2 year landscape bond be put in place with this property and the adjoining neighbor's property.

Chairman Bonsignore opened the meeting to the public for public comment.

OPEN TO THE PUBLIC

Paul Ferraro, 247 Madison Avenue, Wyckoff, NJ was sworn. He asked the Board to please consider removing the swamp maple tree. He said the tree is unsafe and agreed with the suggestion that four (4) new trees be planted in its place.

CLOSED TO THE PUBLIC

Board Member Fisher recommended that the swamp maple tree will be removed and the utilities will be placed underground. He noted that the conduit along the curb line and the sidewalk will need to be installed for future interior block parking lighting.

Township Consulting Engineer Ten Kate said the street lighting is not needed but the conduits should be in place for future use.

Board Member Fisher made a motion to approve this application as presented subject to the following conditions: the swamp maple tree located in the public right of way on Highland Avenue will be removed; three (3) new 2 ½" to 3" caliber October Glory maple trees will be planted along Highland Avenue in the right of way and one (1) on Madison Avenue will be planted in the front yard on the applicant's property to avoid the utilities lines in the right of way; the utilities will be placed underground; six (6) green giant arborvitae will be planted on Block 237 Lot 8 also known as 244 Everett Avenue and a consent letter will be required from the neighbor allowing this planting; a 3 year maintenance replacement agreement will be set in place to replace any arborvitae that die and that underground piping for future decorative street lighting be installed from the property line at Lot 6 Block 237 and terminating at the property line at Block 237 Lot 8. Second, Mayor Boonstra. Voting in favor: Mr. Sietsma, Mr. Fisher, Mr. Scanlan, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

Township Consulting Engineer Ten Kate asked that revised LAN drawings be submitted with what was just approved with regards to the sidewalk.

FOR CONSIDERATION

VITTORIO, DIANA BLK 498 LOT 47.02 (R-15); 60 Ravine Avenue. Amendment to the existing 2004 resolution.

Diana Vittorio, 60 Ravine Avenue, Wyckoff, NJ was sworn. She said that she has made an application to amend the previous resolution with the understanding that the deed states that the existing structure which was originally a barn is now a garage with a loft above it. She proposed that a second floor bathroom be reinstated (where one does not exist) as a bathroom/cabana for the pool use only. In 2004 an illegal bathroom was constructed and the plumbing and sewer line exist even though the sewer line has been capped. She said she is proposing a bathroom with a shower for seasonal use for the pool only.

Chairman Bonsignore asked if the shower could be placed outside.

Ms. Vittorio said a shower could be placed outside.

Chairman Bonsignore was concerned that the second floor bathroom would get expanded upon and become a separate second housekeeping unit in a single family zone. He asked if there was any suggestion of constructing a powder room without a shower on the ground level.

Ms. Vittorio said she did not consider placing this bathroom on the first floor.

Mayor Boonstra said he continues to be uncomfortable with this bathroom. He said this garage structure already encroaches into the rear yard setback of the property line and the size of the building exceeds a shed. He said the township discourages accessory structures that can be potentially used as a living area which is a non-conforming use.

Chairman Bonsignore was concerned with enforcement if this second floor area is illegally converted into a second housekeeping dwelling. He discussed the option of a toilet and sink be placed on the first floor right inside the doorway with an outdoor shower head.

Board Member Fisher said he was concerned with the addition of an indoor shower.

Chairman Bonsignore said the Board could reconsider a powder room constructed on the ground floor for the pool use only. He said that a cabana could be constructed in the open shed area which is connected to the existing barn/garage. He asked Ms. Vittorio to speak with a contractor and take the board's comments of a sink and water closet only.

Mayor Boonstra said the Board wants to work with you but does not want to create a non-conforming use of a bathroom on the second floor that could be converted in the future to a separate housekeeping unit. He added that a half bathroom on the first floor of the garage/barn may separate the potential uses.

Township Engineer DiGennaro said a first floor bathroom would not include a shower just toilet and sink. He added that an outdoor shower could be considered in a future application with notice to neighbors.

The Board asked Ms. Vittorio to reconsider the placement of her bathroom and return with an alternate plan a

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Planning Board

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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 9:47 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary
Wyckoff Planning Board