

**WYCKOFF PLANNING BOARD
DECEMBER 11, 2013 PUBLIC MEETING MINUTES**

Work Session: 7:00 p.m. Court Room, Second Floor, and 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 December 11, 2013 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; Robert Kane, Vice Chairman; Rudy Boonstra, Mayor; Brian Scanlan, Township Committee Representative; Jaime McGuire; John Haboob, Alternate. Doug Macke arrived at 7:53 p.m.

Board Members Absent: Drita McNamara; Glenn Sietsma; Scott Fisher Michael Bruno, 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 November 13, 2013 Work Session and Regular Business Minutes
The minutes were approved at the work session meeting.

RESOLUTION(S)

RESOLUTION #13-10– Approve vouchers for payment

Resolution #13-10 for payment of vouchers was approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

WYCKOFF CAPITAL ADVISORS, LP (VanderPlaat Funeral Home) BLK 259 LOT 26.02 (RA-25); 257 Godwin Avenue. Amended site plan/fence permit. *The applicant proposes to install fencing in the rear yard of the existing home with a solid 6' PVC fence.*

Vice Chairman Kane made a motion to memorialize the resolution for Wyckoff Capital Advisors. Second, Township Committeeman Scanlan. Voting in favor: Mr. Haboob, Ms. McGuire, Mr. Scanlan, Mr. Kane and Chairman Bonsignore.

WYCKOFF FAMILY YMCA BLK 202 LOT 80.03 (RPP-1); 691 Wyckoff Avenue. *The applicant proposes to install a HVAC unit for the pool, install an emergency generator and co-generation unit to warm the pool water and to install a gazebo at the southwest corner of the building.*

Mr. Frank Crotty, the applicant's attorney, said that 3 of the current members have recused themselves, there are several members who are absent and therefore there is not a quorum this evening. He said that he will check with the Board Secretary previous to the next meeting as to whether there is a quorum.

The Board unanimously agreed to carry this application to the Wednesday, January 8, 2014 meeting.

FOR COMPLETENESS REVIEW

WINDHAM COURT NORTH CONDOMINIUM ASSOCIATION BLK 203 LOT 3.03 (I2); 404-457 Windham Court North. *The applicant proposes to install emergency natural gas powered generators at the rear of each individual dwelling unit.*

Chairman Bonsignore said that the Windham Court North Condominium Association has been deemed complete with a receipt of a letter to access the property; receipt of photographs of the locations of the generators and some illustration of a typical landscaping which could be combined with the photographs.

FOR PUBLIC HEARING

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 emergency generators for each individual unit and clubhouse and to install a barrier gate on Wellfleet Lane.*

Bruce Whitaker from the firm of McDonnell & Whitaker representing the Cedar Hill Condominium Association said this application is for an amended site plan and variance relief. He said the applicant would like to seek approval for the amended site plan application for 98 generators for the residential units and one generator for the club house. He said the Association would like to bifurcate this application and move forward at a later date with a request a variance for a gate at the end Wellfleet Street at Sicomac Avenue (Bergen County Route 93). He said that he has reviewed the Police and Fire reports and would like to obtain a traffic study after school is back in session and the holiday is over. He said this application has been well thought out by the applicant. The Board of Directors reviewed this generator request with the association. The concept was that if there was enough interest in getting a generator installed then let's get an approval for all 98 units and then a permit would just be required in the future. He said there is a Legislation pending with the State of New Jersey that would take the jurisdiction from the Planning Board or Board of Adjustment over the location of a generator. He added that a generator is becoming a necessity in the home. He said that it has been determined that PSE&G can provide the capacity of natural gas for all of the units. He said that the association has amended their rules and regulations with regards to the proposed generators, their locations and the landscaping aspect. The association landscapers will keep the planting maintained.

Marked as identification were the following exhibits:

- A-1 Application package
- A-2 PSE&G letter dated November 13, 2013
- A-3 Section 13 – standby emergency generators to supplement the bylaws
- B-1 Township Engineer DiGennaro report dated November 7, 2013
- B-2 Police Report dated December 3, 2013
- B-3 Fire Report dated November 21, 2013

Mr. Whitaker call his first witness, Mr. John Fox, Association President. John Fox, President of the Condominium Association Board, 234 Barnstable Drive, was sworn. Mr. Fox said that he had contacted PSE&G and they said they will service all 98 units with gas and can supply gas for the generator for the club house. He said that new bylaws were established for any resident who would like to install an emergency generator. He added that any change to the outside of the buildings within the common area will have to be approved by the Board of Directors before a building permit can be obtained. He said that the Kohler generator has the highest rating and has been chosen to be installed at this complex. He added there will be a maintenance contract on each generator and a weekly startup of the generator for 20 minutes each week at a staggered time.

- A-4 Specification sheet of the composite generator pad
- A-5 Kohler generator specs for the township generators
- A-6 Clubhouse generator will be a 20 KW

Board Member Macke was concerned that only this particular generator model will be allowed to be installed over a period of time. He said there should be a generalized description of the generator unit to be used in case this particular model is discontinued or found to be faulty.

Mr. Whitaker said the concept of each generator will be the capacity and size of each unit.

OPEN TO THE PUBLIC for any questions of Mr. Fox

No one appeared.

CLOSED TO THE PUBLIC

Mr. Bruce Rigg, 1000 Maple Avenue, Glen Rock, NJ, was sworn. He said that each generator will be 48" in length, 33" wide and 29" high. On Brewster Avenue the generator units will not be setback any further than the front of the building on a composite pad. The unit will be closer to the building with the intake on the building side and the exhaust will face the opposite site. There will be an 8' long and 3" thick gravel bed to control weed growth. He added that the proposed landscape screening will be 30" high at a minimum at the time of planting

- A-7 Detail Area Location Plan
- A-8 Generator Location Plan
- A-9 Barnstable Drive and clubhouse unit.

Mr. Rigg said the generator at the clubhouse will be located near the AC units and will be 3' off the AC units and 3' off the foundation of the clubhouse with the exhaust away from the building. A gravel bed will also exist with landscaping at a minimum of 30" in height at the time of planting.

OPEN TO THE PUBLIC for any questions of Mr. Rigg.

Jim Savage 448 D Bromley Place, questioned the exhaust of the generator and the sound level. Some of the exhaust

Mr. Rigg said the units will meet all the state regulations for the noise in this type of development

Mr. Fox said the Kohler units are at 40 decibels.

Chairman Bonsignore said that a condition of approval could include a document checklist for the Township Engineer to use.

Township Engineer DiGennaro said a master checklist would be helpful which could be attached to the condominium association archive that show this site plan with the pad locations and as they get installed the locations of the generators can be checked off.

Mr. Whitaker said the units with a certain set of numbers match one of these locations can be enlarged for each unit site with the approved location.

Township Engineer DiGennaro said the building inspector will know which unit to sign off on that it is in its proper location and then reference the planning board approval.

CLOSED TO THE PUBLIC

Mr. Whitaker requested approval for 98 units and clubhouse in which no variances for relief are required. He asked that the remainder of the application be carried until next year.

Township Engineer DiGennaro asked for a checklist to summarize the requirements of the Condominium Association as well as the recommendation of the manufacturer and the utility company. This checklist should include site location for each particular unit, confirmation of adequate gas supply at that particular time for the unit, certificates of insurance for the contractor; license requirement from the contractor and a cut sheet from the manufacturer and a checklist which the Condominium Association will maintain.

Mr. Whitaker said a checklist will be prepared and reviewed by Township Engineer DiGennaro.

Board Member Macke requested an alternate specification sheet for a similar generator.

Vice Chairman Kane made a motion to approve the application for the Cedar Hill Condo Association for site plan approval regarding the installation of 98 generator with the following conditions: the incorporated bylaws that there be a specification for A-5 and A-6 as well as the pad in A-4; the homeowners association getting approval from public service as to the continued capacity installation; there will be staggered testing times of the generators; a checklist regarding the Homeowner Association requirements prepared by Homeowners Association and subject to review by the Township Engineer regarding the site locations of the generators, confirmation of the adequate gas supply from PSE&G; certificates of insurance from the contractors as well as contractor's license; and a cut sheet of conformation and specification of the manufacturer. Second, Board Member McGuire. Voting in favor: Mr.

Haboob, Mr. Macke, Ms. McGuire, Mr. Scanlan, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

The Board unanimously agreed to carry the bifurcated gate variance to the February 12, 2014 Planning Board public hearing meeting.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

BRIAN COLE BLK 222 LOT 1.01 (L1); 500 West Main Street. Amended site plan. *The applicant proposes to install a 36 KW generator for use during power outages.*

Board Member McGuire recused herself from discussion and removed herself from the dais.

Brian Cole, 500 West Main Street, Wyckoff, NJ was sworn.
Marked into evidence at this time was the following exhibit:
A-1 application packet

Mr. Cole said he would like to install 36 KW at his place of business on West Main Street in the court yard in the front of the building where there would be no disturbance. He said the Powerhouse Church is on the southern side of the building and if located there it would interfere with the main entrance door.

Township Committeeman Scanlan asked if the orientation of the landscape plan could be modified to buffer the generator.

Mr. Cole said the generator will be fully enclosed with landscaping and there will be no visibility of the generator.

MD subject to

OPEN TO THE PUBLIC
No one appeared.
CLOSED TO THE PUBLIC

Township Committeeman Scanlan made a motion to accept this application as presented for a 36 KW generator with no fencing and the appropriated screening will be reviewed by Engineer DiGennaro. Second, Board Member Kane. Voting in favor: Mr. Haboob, Mr. Macke, Mr. Scanlan, 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 9:48 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board