

**WYCKOFF PLANNING BOARD
DECEMBER 13, 2016 SPECIAL MEETING MINUTES**

Public Meeting: 7:30 p.m. Second Floor, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meeting Statement by Richard Bonsignore, Chairman:

This special meeting of the Wyckoff Planning Board dated Tuesday, December 13, 2016 is now in session. In accordance with Section 8 of the Open Public Meeting Act, I wish to advise that notice of this meeting has been posted on 2 bulletin boards in the main level of Memorial Town Hall and posted on the Wyckoff Township website since Friday, September 23, 2016. This notice establishes a special meeting for the review of the RS Builder, LLC application. A copy of the notice has been filed with the Township Clerk and copies were mailed to the Ridgewood News, Bergen Record and the North Jersey Herald and News all papers with general circulation throughout the Township of Wyckoff.

Board Member Attendance: Richard Bonsignore, Chairman; Rudy Boonstra, Township Committee Representative; Scott Fisher; Drita McNamara; Glenn Sietsma; Kevin Hanly; George Alexandrou.

Board Member(s) Abstain: Robert Fortunato, Vice Chairman; Justin Hoogerheyde

Staff Attendance: David Becker, Acting Board Attorney; Mark DiGennaro, Township Engineer; Mike Kelly, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

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"*

Roll call was taken.

The Planning Board meeting began with the Pledge of Allegiance.

PUBLIC HEARING

Harold P. Cook, III, 886 Belmont Avenue, North Haledon, NJ on behalf of R.S. Builder for this 4 lot subdivision. He said there will be 5 witnesses this evening who will testify as to why this subdivision should be a 4 lot subdivision. He added that 2 variances are being requested for lot frontage on proposed Lot 2 and Lot 3. He said that no variances are being requested for lot area where each lot will be over the required 25,000 square feet and the square footage of each newly constructed dwelling will be approximately 6,500 square feet and in consistent with the size of existing houses in the neighborhood. The exterior of the homes would consist of hardiplank and a stone veneer. He added that no variances will be required for dimensional requirements. He added if 3 lots were to be subdivided than the lot area would be 32,673 sf; 36,436 sf and 31,295 sf where 25,000 is required. The gross building area of the proposed homes would be over 9,000 sf. He then called his first witness.

Mark Palus, 170 Kinnelon Road, Kinnelon, NJ was sworn. He said that he reviewed his Bachelor of Science degree and master degree in civil engineering from Rutgers University. He

said he has been an engineer for the past 19 years and for the last 16 years principle of MAP engineering. The Board accepted Mr. Palus' credentials. He described the 4 lot subdivision plan as being located at the intersection of Smith Place and Frederick Court. He said the proposed right of way is an extension of Frederick Court. He continued that proposed Lot 1 will be 25,010 sf; Lot 2 will be 25,056 sf; Lot 3 will be 25,154 sf and Lot 4 will be 25,183 sf. He said a public street will be installed with the public right of way being dedicated to the township. He said that Lot 19.01 and 19.02 on Mountain Avenue will be annexed to this subdivision with a 15' strip of buffered area. He added that this 15' area will be deeded as a no disturbance zone with supplemental planted material creating a buff. He added that the subject property is gentle in slopes and the proposed seepage pits will capture water from the roof which will not increase any excess in water from leaving the property. The RSIS standards will have an underground detention system within the municipal ROW such as oversized pipes and control outlet structures. He said that each of the 4 homes being built will be equipped with seepage pits which would handle a full volume 100 year storm. He said there are existing inlets on proposed Siss Court and along the existing edge of pavement on Smith Place which will collect the run off from these roads and pipe it down to a 3 existing inlet towards the next intersection of Frederick Court and Smith Place. The maintenance of these inlets would be the responsibility of the Township. Boswell Engineering Representative Kelly wanted the Board to be aware of the drainage issue and how it will be the responsibility of the township.

A-1 Application package with plans dated 4/4/16 and last revised through 8/23/16

A-2 Three (3) lot concepts plan dated 10/25/16

Mr. Cook asked Mr. Palus to show the Board the concept rendering of a three (3) lot subdivision. Mr. Palus explained the 3 lot concept plan to the Board which is fully conforming to all dimensional requirements. He stated that 10 properties in the vicinity of this proposed subdivision have a lot area of 25,000 sf or less. Mr. Cook asked Mr. Palus to explain the tree removal and preliminary landscape plan. Mr. Palus explained that additional tree removal would be required when larger homes are constructed. He said that the Wyckoff Shade Tree along with the applicant's tree expert walked the site and determined which trees will stay and which ones will be removed. He said on Sheet 6 nine (9) trees will need to be removed in order to construct the road and eleven (11) 3" caliber shade trees will be planted around the perimeter of the new road. He said 85 trees will be removed to construct the new homes of which some are of poor quality and 28 are supplemental trees recommended by the Shade Tree Commission. He said that 73 native trees will remain. Township Committee Representative Boonstra suggested that perimeter planted screening be placed around the entire property.

Boswell Engineering Kelly was concerned with the size of the proposed cartway width and that a 50' stem length and right of way is required. Mr. Cook said the cul-de-sac stem accommodates 2 houses. Mr. Palus said the RSIS ordinance supersedes Wyckoff's municipal road standards. Mr. Kelly agrees with this however it says that the right of way for the cul-de-sac stem shall be in accordance with the street type which would require a 50' right of way and it must be a minimum of 8' beyond the right of way. He said this is the town's position and the applicant would need to require a waiver. Mr. Palus said a cul-de-sac is a lesser intense use of a street. Mr. Kelly asked that the utilities be placed underground. Mr. Palus said there will be underground wells on site to each home along with a gas line within the right of way and a sanitary sewer main which will run the length of the cul-de-sac will be installed. He said this main will extend to Smith Place and tie into the existing water system. He said the intent is to supply municipal water to the site. He added that the current property is serviced by well water.

He said there is an underground aquifer which will supply water to the homes. He said municipal water cannot be piped to this subdivision since Ridgewood Water is located in a booster zone. Ridgewood Water has denied a water main and any future connection. Township Engineer DiGennaro asked if Ridgewood Water is aware of your intentions to do a water test. He added that the proposed cul-de-sac will require Belgium block curbing installed. Mr. Palus said Ridgewood Water is aware of the water testing that will be performed. He added that Belgium block curbing will be installed. Township Engineer DiGennaro asked if the net storm water runoff from this site will be decreased. Mr. Palus said there will be a decrease in rate and bulk of run off from the property.

OPEN TO THE PUBLIC for questions of Mr. Palus.

Stanley Goodman, 691 Birchwood Drive, Wyckoff, NJ was sworn. He said he is concerned that the aquifers may be depleted when filling the pools for the new homes. He said he had no problem with the subdivision. Mr. Palus said a typical pool will be filled with a water truck and not an offsite well.

Gary Schaub, 364 Smith Place, Wyckoff, NJ was sworn. He was concerned with the water and a fire hydrant not being within the cul-de-sac. Mr. Palus said an existing fire hydrant exists on Mr. Schaub's property which is tied into a 12" main. The RSIS dictates that a right of way cannot be more than 400' away from the nearest fire hydrant and this hydrant is 263' and well within this requirement. Mr. Schaub said the aquifer is taxed out. His concern is adding more wells to the aquifer. Mr. Palus said any new wells will be subject to the regulations of the NJDEP. Mr. Schaub was also concerned with the drainage and the water traveling from Birchwood Place down Thomas Place to Smith Place. Mr. Palus said the applicant is going to widen Smith Place on the subdivision side of the street and install a curb line to direct the water to an inlet and into a storm manhole into an existing seepage system. He added that this new development will show a reduction in water coming off of this site. Mr. Schaub also requested a buffer around the perimeter of the subdivision.

Norman Forsyth, 367 Mulberry Court, Wyckoff, NJ was sworn. He was concerned with the water that already collects on his property. Mr. Palus said Mr. Forsyth's home is 139' from the proposed home on proposed Lot 2 and all the new homes will have seepage pits so there will be no increase in water runoff from the property.

Randy Hoogerheyde, 359 Mulberry Court, Wyckoff, NJ was sworn. He said he would like 15' of the buffer area along his rear property line deed restricted as a no disturbance zone with supplemental planted buffering like the homeowners on Mountain Avenue have. Mr. Palus said this 15' area can be deeded as a no disturbance area.

Carol Versen, 694 Birchwood Drive, Wyckoff, NJ was sworn. She said her property abuts this proposed subdivision. She said that when there is a heavy rain storm the water goes down Birchwood. Mr. Palus said that any water that flows down Birchwood Drive will continue to do so. The applicant is going to install a curb with an inlet to catch and reduce water flowing from this site. She added that she would the opportunity to connect to the sanitary sewer if it is extended toward Birchwood Drive.

Terry Walker, 363 Mulberry Court, Wyckoff, NJ was sworn. She said her concern is privacy and the trees that are going to be removed. She would like a 15' planted buffer along the perimeter of the subdivision. She also is concerned with the lot sizes and would like less construction but

does not want to see larger houses being constructed. Chair Bonsignore said there could be 4 houses at 5,500 square feet or 3 house at 7,500 square feet. Ms. Walker said she would like to see 3 - 5,500 square foot houses built on larger lots.

Gary Schaub said he would also like to see the houses conforming to the character of the area.
CLOSED TO THE PUBLIC

Board Member Fisher asked why there is not a manhole cover at the end of this proposed intersection. Mr. Palus said standard designs requires a manhole cover every 400' and this cul-de-sac is less than 400'. Mr. Fisher said the road will be opened anyway so why not have a manhole cover and a stub installed in this area at Smith Place and Frederick Court. Mr. Palus said the applicant will look into his suggestion. Mr. Fisher asked what size pipe will be used for the storm water. Mr. Palus said the pipe is 15" and will not exceed the current rate of runoff as a result of this project. He said the existing system will not be overtaxed. Mr. Fisher also suggested connecting the Belgium block curb along Smith Place with the side yard property of 694 Birchwood Drive, which currently has asphalt curbing, in order to contain the water and straighten Smith Place. Mr. Palus said this would be an offsite condition. Township Committee Representative Boonstra noted that proposed Lot 1 is on Smith Place due to the width and length of this proposed corner lot. He said a dry sewer may need to be placed in front of this proposed house.

William Brown, 241 Madison Avenue, Wyckoff, NJ was sworn. He said he received a bachelor of architect and an MBA in Finance. He has been practicing architecture in Wyckoff for 32 years and is licensed in NY, NJ, CT and PA. The Board accepted Mr. Brown's credentials. Mr. Cook said Mr. Brown has been retained as an architect for this project. Mr. Brown said he reviewed this project and opined that 5,000 to 5,500 square foot houses are located within this neighborhood and the 4 lot subdivision with these size house would be complimentary and aesthetically pleasing in this new proposed subdivision. He added that when the lot sizes get bigger the houses get bigger.

Acting Board Attorney Becker asked that the following exhibit be marked as identification:
A-3 Rendering of 80' long house correct scale for this subdivision

Mr. Cook asked Mr. Brown what materials will be used on the exterior of the house. Mr. Brown said the proposed homes will be 2 story colonial in style with hardiplank as exterior material along with clap board and cedar shakes natural stone veneer, double hung windows and an asphalt roof. Board Member Fisher asked if this size house would look small on a 3 lot subdivision. Mr. Brown said yes it would not be in character with the neighborhood. Board Member Alexandrou said how many 9,000 sf homes have you seen built in Wyckoff. Mr. Brown said he has seen about 20 large homes built and that the square footage of the lot drives the square footage of the house in Bergen County which raises the price of the house.

OPEN TO THE PUBLIC for questions of Mr. Brown

Norman Forsyth, 367 Mulberry Court, Wyckoff, NJ was previously sworn. He said he understood the style and materials to be used on the proposed homes as stated tonight. Mr. Brown confirmed the homes will be custom built for individual client's specifications.

CLOSED TO THE PUBLIC

Mr. Cook suggested that the site plans will be revised to include perimeter screening around the subdivision. The Board agreed to carry this application to the Tuesday, December 13, 2016

special meeting at 7:30 p.m. The applicant will not need to renote the public.

* * * * *

There being no other business permitted to be considered, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 9:28 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Planning Board