

**WYCKOFF PLANNING BOARD
AUGUST 10, 2016 PUBLIC WORK SESSION MEETING MINUTES**

Public Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall
Public Business Meeting: 8:00 p.m. Second Floor Court Room, Memorial Town Hall

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

“The regular August 10, 2016 Public Work Session 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.

Members of the public are welcome to be present at this meeting. However, in accordance with Section 7(A) of the Open Public Meetings Act, participation on the part of the public at this meeting will not be entertained.

Board Member Attendance: Richard Bonsignore, Chairman; Robert Fortunato, Vice Chairman; Kevin Rooney, Mayor; Rudy Boonstra, Township Committee Representative; Glenn Sietsma; Kevin Hanly, Alt..

Board Members Absent: Drita McNamara; Scott Fisher; Justin Hoogerheyde, Alt.

Staff Present: Daniel Gronda, Acting Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

Staff Absent: Joseph C. Perconti, Board Attorney.

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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”*

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Mayor Rooney administered the Oath of Office to newly appointed Planning Board Member George Alexandrou as Alternate #1. The Board welcomed Mr. Alexandrou to the Wyckoff Planning Board. Chairman Bonsignore then asked for a roll call of the Board Members.

OLD BUSINESS

Approval of the July 13, 2016 Work Session and Regular Business Minutes
Mayor Rooney made a motion to approve the July 13, 2016 work session minutes and regular business minutes. Second, Board Member Sietsma. Voting in favor: Mr. Hanly, Mr. Sietsma,

Mr. Boonstra, Mr. Fortunato, Mayor Rooney and Chair Bonsignore.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-08

Township Committee Representative Boonstra made a motion to approve Resolution #16-08 for payment. Second, Vice Chair Fortunato. Voting in favor: Mr. Hanly, Mr. Fortunato, Mr. Sietsma, Mr. Boonstra, Mr. Fortunato, Mayor Rooney and Chairman Bonsignore.

FOR COMPLETENESS REVIEW

RS BUILDERS, LLC (Estate of Alfred A. Siss) BLK 436 LOT 20.01 (RA-25); 363 Smith Place. Preliminary major subdivision/variance. *(The applicant proposes a preliminary major subdivision with a new cul-de-sac street to create 4 new building lots of which 2 lots require lot frontage variances).*

Vice Chair Fortunato recused himself from discussion and removed himself from the dais.

Boswell Engineering Representative TenKate said he reviewed revised plans that addressed items that were requested at the last meeting. He said a revised landscape plan has been submitted but did not provide the listing of the species of trees to be removed. He added that submission waivers have been submitted which are located on pages 3 & 4. He said the board is requesting a report from the Shade Tree Commission which has not been provided. With regards to the preliminary plots the applicant is requesting a submission waiver for the location of the septic system and wells located within 200' of the properties and a metes & bounds description of the lot which is typically provided once the application is approved. On Checklist E the variance application with regards to the actual buildings will be provided as an exhibit with photographs during the public hearing. He said he has received reports from Police, Fire and initially the Shade Tree. Board Member Hanly said a Stormwater management plan had been received. Mr. Ten Kate said comments from Boswell Engineering have been submitted back to the applicant and the applicant has almost addressed the RSIS and DEP standards. Board Member Hanly asked if the applicant had received a letter from Ridgewood Water stating that it would provide water to the site. Mr. Ten Kate said he has not seen a report from Ridgewood Water. Chair Bonsignore asked if the roadway width has been addressed. Mr. TenKate said a 5' easement around the right of way (ROW) to create a 50' ROW however the cart path is compliant with the RSIS but it is shown as an additional ROW to be dedicated to the township. Township Committee Representative Boonstra asked if Mr. Ten Kate agreed with the rationale that they presented with regards to the cart way? Mr. Ten Kate said they are compliant with RSIS. He said the Board may request a wider cart way which can be discussed during the public hearing. Mayor Rooney said he is not looking to waive the cart way width requirement. Mayor Rooney asked if the underground oil tank was noted. Mr. Ten Kate said it was shown on the site plan and will be removed according to DEP and Board of Health standards. He added that the existing well will also be closed up. He said there will be a street light and fire hydrant at the end of the cul-de-sac. Township Committee Representative Boonstra asked that the landscape plan be reviewed by the Shade Tree Commission before the next meeting. Board Member and Shade Tree Member Sietsma said the next Shade Tree meeting is the first Tuesday in September which is September 6, 2016. Township Engineer DiGennaro said the landscape plan and based on the fact that the application proposes four (4) lots and to narrow down a landscape plan for each individual lot it would make more sense to describe what trees

and landscaping are existing on the site to be removed and then submit to Shade Tree Commission for review of each individual plot plan prior to obtaining a building permit. Mayor Rooney said that once a decision is rendered by the Planning Board then the applicant will be requested to submit a landscape plan for each house with irrigation before building permits can be issued. Mayor Rooney asked if a "will serve" letter was received from Ridgewood Water. Township Engineer DiGennaro said that a moratorium had been lifted on Ridgewood Water providing service however when asked for a "will serve" letter Ridgewood Water denied this request since this application is in a booster zone that lacks storage of water for fire supply. Township Engineer Ten Kate said this site will need wells drilled for water. Mayor Rooney said this will change how the fire department will look at this application. Mr. DiGennaro said a fire hydrant will need to be located at the cul-de-sac.

The Board further reviewed the waiver requests. Mayor Rooney said the "no serve" issue with Ridgewood Water has now become an issue with this subdivision along with the concern of the width of the roadway with regards to a turning radius. He said with the addition of wells will change the site plan. Chair Bonsignore said the shade tree may be bifurcated since it will change due to the cul-de-sac and the addition of wells on each lot. A new fire report will need to be requested due to the "no serve" water issue.

PUBLIC HEARING

BERGEN BRICK STONE & TILE COMPANY BLK 202 LOT 78.01 (B1/L1); 685 Wyckoff Avenue. Amended site plan. *(The applicant proposes to provide a site plan to the Board showing existing conditions since this area was developed before the adoption of ordinance which required site plans).*

Chair Bonsignore said this application will be heard at the public hearing meeting at 8 p.m.

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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 7:54 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board