

**WYCKOFF PLANNING BOARD
DECEMBER 9, 2015 PUBLIC BUSINESS 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 December 9, 2015 Public Business 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; Kevin Rooney, Mayor; Rudy Boonstra, Township Committee Representative; Tom Madigan; Doug Macke; Drita McNamara; Scott Fisher.

Board Members Absent: Glenn Sietsma; John Haboob, Alternate.

Staff Present: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Susan McQuaid, Board Secretary.

Chairman Bonsignore led the Pledge of Allegiance.

OLD BUSINESS

Approval of the November 14, 2015 Work Session and Regular Business Minutes
The minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #15-07

This resolution for payment of vouchers was memorialized at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

UFFERFILGE, TED & BONNIE BLK 281 LOT 1 (RA-25); 558 Taunton Road. *(The applicant proposes to move soil in excess of 100 yards).*

Township Engineer DiGennaro advised the Board that he did an inspection today of the entire property and saw that the property has been sodded and the landscaping has been planted. He said he performed a thorough review of quantities and species of the plants and noted that there is additional plantings. He said that the retaining walls are mulched and the swale along the neighboring property line has been completed. During this inspection the neighbor, Mrs. Grubb, stopped her car and said she was pleased with the design of the project.

Mayor Rooney was concerned that the plantings in the drainage easement will not disturb the capacity of the easement and asked if there will be a developer's agreement to maintain the protection of the town's drainage easement.

Township Engineer DiGennaro said the developer's agreement is captured in the resolution. He said that he cannot confirm the roots won't grow in the easement because mature trees exist in this area. He added that originally maple trees were going to be planted and instead arborvitae have been substituted which have a shallower root system.

Mayor Rooney said he was also concerned with the lack of expert's testimony the night of the October meeting. Board Member Madigan remained concerned about the quality of the fill that was used in this project and whether it was certified. Both Mayor Rooney and Board Member Madigan were unable to attend the November Planning Board meeting.

Township Engineer DiGennaro said there is a list of items listed in the Resolution that need to be addressed in order to close out this job such as a final as-built, soil certification, wall certification, zero net increase in storm water runoff, a landscape maintenance agreement and a developers agreement to be recorded at the Bergen County office of deed recordings. He said the signed memorializing resolution will need to be presented to the applicant before this project can be finalized.

Chair Bonsignore said items E, F, I, J & K of the proposed resolution will need to be completed.

Board Member Madigan asked what the height of the rear yard will be in relation to the height of the neighbor's fence. Township Engineer DiGennaro said the property is approximate 6' higher than the neighbor's property but the neighbor's property slopes directly towards the existing wood fence.

Board Member Fisher asked if the swale drained into the town's drainage system or just free flowed? Township Engineer DiGennaro said the swale will free flow since the swale has always been located between the properties and has drained into the drainage system through the easement. He said there will be no net increase in storm water runoff from this project and the roof and leader water is being directed into dry wells. The water around the home was due to poor grading around the house and the settlement of the soil after the winter freeze.

Board Member Macke made a motion to memorialize this resolution. Chair Bonsignore asked for a second motion. Board Attorney Perconti said that not hearing a second motion this resolution will not memorialized at this meeting. This resolution will be carried to the January 13, 2016 public hearing meeting.

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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 9:41 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board