

**WYCKOFF PLANNING BOARD  
FEBRUARY 12, 2014 PUBLIC MEETING MINUTES**

Work Session: 7:30 p.m. Court Room, Second Floor, and Memorial Town Hall  
Public Meeting: 8:00 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 February 12, 2014 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; Doug Christie, Mayor; Rudy Boonstra, Township Committee Rep.; Jaime McGuire; John Haboob, Alternate; Tom Madigan, Alternate.

**Board Members Absent:** Robert Kane, Vice Chairman; Scott Fisher; Drita McNamara; Glenn Sietsma; Doug Macke.

**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 January 8, 2014 Work Session and Regular Business Minutes  
The minutes were approved at the work session meeting.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #14-02**– Approve vouchers for payment  
This resolution was approved at the work session meeting.

**RESOLUTION(S) TO BE MEMORIALIZED**

**WINDHAM COURT NORTH CONDOMINIUM ASSOCIATION** BLK 203 LOT 3.03 (L2); 404-457 Windham Court North. *The applicant proposes to install emergency natural gas powered generators at the rear of each individual dwelling unit.*

Board Member McGuire made a motion to memorialize this resolution. Second, Township Committee Representative Boonstra. Voting in favor: Mr. Haboob, Mr. Madigan, Ms. McGuire Mr. Boonstra, Mayor Christie 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 to install a gazebo at the southwest corner of the building.*

Board Attorney Perconti said that while there were 7 parking spaces being relocated the total parking spaces will remain at 408 and a variance will not be required for parking.

Mayor Christie made a motion to memorialize this resolution. Second, Board Member Madigan. Voting in favor: Mr. Haboob, Mr. Madigan, Mayor Christie and Chairman Bonsignore.

### **FOR REVIEW AND RECOMMENDATION**

**ORDINANCE #1727 – AN ORDINANCE TO CREATE NEW SECTION 186-65 “ENHANCED SIDE YARD SETBACKS” TO THE CODE OF THE TOWNSHIP OF WYCKOFF, TO PROVIDE FOR AN ENHANCED SIDE YARD SETBACK ORDINANCE IN THE RA-25 AND RA-15 RESIDENTIAL ZONE DISTRICT WITHIN THE TOWNSHIP OF WYCKOFF.** For review and recommendation to the Township Committee.

This Ordinance was recommended to the Township Committee at the work session meeting.

### **FOR COMPLETENESS REVIEW**

Board Member Madigan abstained from discussion and removed himself from the dais.

**CAPITAL ONE BANK** BLK 216.01 LOT 20 (B1); 690 Wyckoff Avenue. Preliminary/final major site plan/variance. *(The applicant proposes to demolish the existing 4,675 square foot building and construct a new conforming 4,370 square foot Capital One bank building with one pre-existing non-conforming rear yard setback variance).*

Chairman Bonsignore opened the meeting for any comments on the Capital One Bank application.

Mr. Jeffrey Martel, the applicant’s engineer from Stonefield Engineering, said the applicant will do a comprehensive resubmission to address the Boswell Engineering Report comments. He asked that this application be deemed complete so this application can move forward.

Township Engineer DiGennaro noted that the septic tank will need to be identified on the plan and abandoned properly in accordance to UCC Code. He said the applicant proposes to connect to the existing sanitary sewer line on Wyckoff Avenue.

Township Committee Representative Boonstra made a motion to deem this application complete subject to the receipt of items discussed at the work session meeting and regarding the items identified in the Boswell Report. Second, Board Member Haboob. Voting in favor: Mr. Haboob, Ms. McGuire, Mr. Boonstra, Mayor Christie and Chairman Bonsignore.

### **FOR COMPLETENESS REVIEW/PUBLIC HEARING**

Board Member Madigan abstained from discussion and removed himself from the dais.

**253 MADISON AVENUE, LLC (TNT MAX)** BLK 241 LOT 3 (B1A); 253 Madison Avenue.

Amended site plan/variance. *The applicant proposes to install a 35 KW emergency generator.*

David Becker, the attorney representing 253 Madison Avenue, LLC, stated there is no change in use in the business triangle and the applicant is requesting an amended site plan to install a 35 KW generator. He said the applicant is here this evening because of the size of the generator and the need for a side yard setback variance. The generator will be installed within the fenced in area where there is already screening and vegetation.

Gordon Stanley, Managing Member of 253 Madison and CEO of TNTMAX, LLC, was sworn. He stated that he is in the IT business and require a backup system at all times to serve our client base. He said the size of the generator and capacity is due to the amount of servers in the building and the servers require a lot of power. He said this 35 KW generator is a water cooled system run on natural gas and runs at 1800 RPM which will reduce the sound. He said the generator will be located in the existing enclosure with a board on board fence with a gate.

Board Attorney Perconti asked that the following item be marked as identification:  
A-1 Application packet and site plan and 6 photos

Township Committee Representative Boonstra asked when the testing will be done.

Mr. Stanley said the unit will be tested once a week for 20 minutes during regular business hours.

Board Member McGuire asked what the noise level will be.

Mr. Stanley said the noise level will be at 65 decibels and will be located within the existing enclosure which will lower the noise level.

Chairman Bonsignore asked if the garbage refuse containers will remain in the existing enclosure.

Mr. Stanley said the paper is shredded on site and the garage is collected at the curb once a week. The garbage cans will continue to be located within the enclosure.

Board Attorney Perconti said the generator will be tested between the hours of 9 to 4 on a week day and the decibel level will comply with the state regulations. The applicant is requesting a variance for a side yard setback and will not impair the Wyckoff Master Plan.

Mr. Becker stated that the applicant will not lose any parking spaces by placing the generator in the existing enclosure.

OPEN TO THE PUBLIC

No one appeared

CLOSED TO THE PUBLIC

Board Member McGuire made a motion to approve the proposed 35 KW emergency generator on the existing pad and to approve the side yard setback variance. Second, Mayor Christie. Voting in favor: Mr. Haboob, Ms. McGuire, Mr. Boonstra, Mayor Christie and Chairman Bonsignore.

**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 a barrier gate on Wellfleet Lane (a private Condominium Association Road) at the intersection of Wellfleet Lane and Sicomac Avenue due to motorists speeding through the Condominium Association private roads to avoid the intersection at Cedar Hill Avenue and Sicomac Avenue).*

This application has been carried until the March 12, 2014 Planning Board meeting at the request of the applicant.

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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 8:25 p.m.

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Susan Schilstra, Secretary  
Wyckoff Planning Board