

**WYCKOFF PLANNING BOARD
JULY 13, 2016 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 July 13, 2016 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; Kevin Rooney, Mayor; Rudy Boonstra, Township Committee Representative; Glenn Sietsma; Scott Fisher; Robert Fortunato; Kevin Hanly, Alt.; Justin Hoogerheyde, Alt.

Board Members Absent: Robert Kane, Vice Chairman; Drita McNamara

Staff Present: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Gary Ascolese, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

Chairman Bonsignore led the Pledge of Allegiance.

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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”*

OLD BUSINESS

Approval of the June 8, 2016 Work Session and Regular Business Minutes
The May 11, 2016 minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-07

Resolution #16-07 was approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

MOSERA, ROBERT & THERESA BLK 462 LOT 8.01 (RA-25); 179 Hillcrest Avenue.
Minor site plan (*The applicant proposes soil moving and grading in excess of 100 cubic yards*).

Board Member Sietsma made a motion to memorialize this resolution. Second, Vice Chairman Fortunato. Voting in favor: Mr. Hoogerheyde, Mr. Fortunato, Mr. Sietsma, and Mr. Boonstra. Voting in denial: Mayor Rooney.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1807 – AN ORDINANCE TO AMEND THE DEFINITION OF MAXIMUM IMPERVIOUS COVERAGE. For review and recommendation to the Township Committee.

ORDINANCE #1808 – AN ORDINANCE TO AMEND CHAPTER 186 “ZONING,” SECTION 186-23, “REGULATIONS APPLYING TO SPECIFIC ZONES.” For review and recommendation to the Township Committee.

The above reference Ordinances were reviewed by the Planning Board and recommended to the Township committee at the work session meeting.

APPLICATIONS WITHDRAWN

505 SADDLE RIVER, LP BLK 219 LOT 9 (B1/B1A); 291 Franklin Avenue. Amended site plan. *(The applicant proposes to provide a site plan for this property which is required of other properties in the downtown area having been developed before adoption of the ordinance which required site plans).*

THORWARTH, CHRISTOPHER & CAITLYN BLK 215 LOT 8 (RA-25 CORNER); 750 Wyckoff Avenue. Minor site plan. *(The applicant proposes to install a 6’ solid fence in the front yard on this corner lot in a residential zone).*

The Board acknowledged the above referenced applications as being withdrawn at the request of the applicant.

FOR COMPLETENESS REVIEW

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).*

This application has been scheduled for a public hearing on Wednesday, August 10, 2016 at 8 p.m.

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).*

Board Attorney Perconti, Board Member Hoogerheyde and Vice Chair Fortunato recused themselves from discussion and removed themselves from the dais. Township Committee Representative Boonstra made a motion to deem this application incomplete. Second, Board

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Member Hanly. Voting in favor: Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mayor Rooney and Chair 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 9:09 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board