

**WYCKOFF PLANNING BOARD
JULY 8, 2015 PUBLIC BUSINESS 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 Robert Kane, Vice Chairman:

“The regular July 8, 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: Robert Kane, Vice Chairman; Kevin Rooney, Mayor; Township Committee Representative Boonstra; Glenn Sietsma; Scott Fisher; Tom Madigan.

Board Members Absent: Richard Bonsignore, Chairman; Doug Macke; Drita McNamara; John Haboob, Alternate.

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

OLD BUSINESS

Approval of the April 8, 2015 Work Session and Regular Business Minutes
Approval of the June 15, 2015 Special Meeting Minutes

The above referenced minutes were voted on at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #15-03

Resolution #15-03 was acted upon at the work session meeting.

FOR COMPLETENESS REVIEW

EASTERN CHRISTIAN CHILDREN’S RETREAT (ECCR) BLK 443 LOT 49.04 (RA-25); 700 Mountain Avenue. *(The applicant proposes a 290 square foot addition to the existing Willow Lodge group home building which provide client housing).*

Vice Chairman Kane said the ECCR application is before the Board for a completeness review.

Board Attorney Perconti advised the applicant that the Board has agreed to waive the Shade Tree and Design Review reports.

Jim Bryce, the applicant's attorney, said that Section 168-7 (B) of the Township of Wyckoff Code states that a waiver for the applicant to provide full notice for site plan approval at the Board's discretion.

Board Attorney Perconti recommended that the applicant should notice for this application since it is an expansion of a non-conforming use.

Mr. Bryce said the applicant will notice for the August 12, 2015 meeting.

Township Committee Representative Boonstra made a motion to deem this application complete and schedule for the Wednesday, August 12, 2015 public hearing meeting. Second, Board Member Sietsma. Voting in favor: Mr. Madigan, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mayor Rooney and Vice Chairman Kane.

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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 8:03 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board