

**WYCKOFF PLANNING BOARD  
JUNE 11, 2014 PUBLIC WORK SESSION 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 June 11, 2014 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 Kane, Vice Chairman; Jaime McGuire; Glenn Sietsma; John Haboob, Alternate; Mayor Christie, Scott Fisher.

**Board Members Absent:** Drita McNamara; Rudy Boonstra, Township Committee Representative; Doug Macke; Tom Madigan.

**Staff Present:** Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Berge Tombalakian, Township Consulting Engineer/Boswell Engineering; Robert J. Shannon, Jr. Township Administrator.

**Staff Absent:** Susan Schilstra, Board Secretary.

**OLD BUSINESS**

Approval of the May 14, 2014 Work Session and Regular Business Minutes  
Board Member Sietsma made a motion to approve the May 14, 2014 public work session and public business meeting minutes. Second, Board Member Fisher. Voting in favor: Mr. Sietsma, Vice Chair Kane, Mr. Fisher, and Ms. McGuire. Abstain: Mayor Christie, Chairman Bonsignore, and Mr. Haboob.

**REVIEW AND RECOMMENDATION – Zoning Ordinance #1745 – Outdoor Dining**

The Board discussed the revisions and recommendations to the Outdoor dining Ordinance to modify outdoor dining compliance requirements for businesses having on premises eating differently as compared to those which are located in the public right of way. Motion to approve Ordinance #1745 by Vice Chair Kane. Seconded by Mr. Fisher. Approved in favor 7-0.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT****RESOLUTION #14-06** Approve vouchers for payment.

Board Member Kane made a motion to approve Resolution 14-06 to pay vouchers. Second, Board Member Sietsma. Voting in favor: Mr. Sietsma, Mayor Christie, Chairman Bonsignore, Vice Chair Kane, Mr. Fisher, and Ms. McGuire. Abstain: Mr. Haboob.

**RESOLUTION(S) TO BE MEMORIALIZED**

**MICHAEL & JENNIFER MUNDY (RIC HARRISON)** BLK 421.01 LOT 28 (RA-25); 490 Chapman Place. *(The applicant is requesting site plan approval for soil movement which results in fill volumes exceeding 100 cubic yards and a variance is being requested for gross building area which is in excess of 3700 square feet according to Ordinance #1727 requiring a variance from the enhanced side yard setback of 25 feet for the principal building where 20 feet currently exists).*

Chairman Bonsignore advised that this action will be further considered at the 8 pm public business meeting.

**APPLICATION WITHDRAWN**

**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).*

Chairman Bonsignore advised that this application was withdrawn.

**PUBLIC HEARING – CONTINUED**

**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).*

Chair Bonsignore proposed that the Board modify the order of applications to consider two relatively straight forward applications, “Ameres” and “Christian Health Care Center” first and then devote the entire remainder of the evening to the Capital One Bank site plan application. A consensus appeared to exist to modify the order of the applications.

Board Member McGuire expressed a concern with the number of proposed signs which appear needlessly excessive without commensurate utility. Chair Bonsignore reported that new drawings, police report, Shade Tree Commission report and a new Consulting Engineer report have been received. Chair Bonsignore expressed a concern to inquire and understand the reasons for the quantity of signs and how their locations relate to function.

**PUBLIC HEARING – NEW**

**AMERES, JENNEEN & JOHN** BLK 430 LOT 6.01 (RA-25); 754 Birchwood Drive. Minor site plan/variance. *(The applicant is requesting site plan approval for soil movement which results in fill volumes exceeding 100 cubic yards).*

This application was deemed complete last month and the meeting ran out of time to review this application last month.

**CHRISTIAN HEALTH CARE CENTER (CHCC)** BLK 443 LOT 49.03 (RA-25); 301 Sicomac Avenue. Amended site plan. *(The applicant proposes to install a natural gas emergency generator on a concrete base in an enclosure to serve the Longview Assisted Living Residence).*

This application was deemed complete last month.

**MISCELLANEOUS**

Planning Board Attorney Perconti stated he has received a letter from the Township Administrator requesting that each application that triggers the Affordable Housing Development Fee payment, should be noted at each meeting. Mr. Perconti suggested amending the land use application for acknowledgment of this payment so it is addressed during the completion review. Mr. Shannon, Township Administrator advised that he and Ms. Denequolo modified the land use application for the side yard setback variance criteria and he will modify it as per Attorney Perconti’s suggestion. He explained, he would rather the payment of the Affordable Housing Development Fee be acknowledged at the Planning Board level and if the application is approved, continue to list it as a condition of any approval and avoid the taxpayers of Wyckoff incurring litigation expenses when an applicant decides he/she does not want to pay the fee as recently experienced with an applicant who received site plan approval.

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Motion made by Board Member McGuire, second by Vice Chair Kane to adjourn the meeting. All present voted in favor.

The meeting adjourned at 7:50 p.m.

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Robert J. Shannon, Jr.  
Township Administrator