

**WYCKOFF PLANNING BOARD  
JUNE 8, 2016 PUBLIC WORK SESSION 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 Robert Kane, Vice Chairman:

“The regular June 8, 2016 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:** Robert Kane, Vice Chairman; Kevin Rooney, Mayor; Rudy Boonstra, Township Committee Representative; Glenn Sietsma; Doug Macke; Scott Fisher; Robert Fortunato; Justin Hoogerheyde, Alt.

**Board Members Absent:** Richard Bonsignore, Chairman; Drita McNamara; Kevin Hanly, Alt.

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

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Vice Chairman Kane 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](http://www.wyckoff-nj.com)”*

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**OLD BUSINESS**

Approval of the May 11, 2016 Work Session and Regular Business Minutes

Board Member Sietsma made a motion to approve the May 11, 2016 work session minutes and regular business minutes. Second, Mayor Rooney. Voting in favor: Mr. Hoogerheyde, Mr. Fortunato, Mr. Sietsma, Mr. Boonstra and Mayor Rooney.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #16-06**

Mayor Rooney made a motion to approve Resolution #16-06 for payment. Second, Board Member Macke. Voting in favor: Mr. Hoogerheyde, Mr. Fortunato, Mr. Macke, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mayor Rooney and Vice Chair Kane.

**RESOLUTION(S) TO BE MEMORIALIZED**

**UFFERFILGE, TED & BONNIE** BLK 281 LOT 1 (RA-25); 558 Taunton Road. Minor site plan. *(The applicant proposes soil moving and grading in excess of 100 cubic yards).*

**BODART, JAIME & KRISTEN** BLK 463 LOTS 8.01, 10.01, 12.01 (R-15 CORNER); 361 Amherst Street. Minor subdivision. *(The applicant proposes to take area from vacant Lots 8.01 and 10.01 to increase the lot area of Lot 12.01 to allow for the installation of an in-ground pool without a variance on Lot 12.01).*

The above resolutions will be acted upon at the public hearing meeting at 8:00 p.m.

**FOR REVIEW AND RECOMMENDATION**

**ORDINANCE #1803 – AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF WYCKOFF CHAPTER 186 “ZONING,” SECTION 186-22 “REGULATIONS APPLYING TO ALL ZONES,” SUBSECTION 186-22 U AFFECTING HOURS OF OPERATION FOR BUSINESS ESTABLISHMENTS AND CHAPTER 82 “ALCOHOLIC BEVERAGES,” TO PROVIDE NEW SECTION 82-4 TO ESTABLISH HOURS OF OPERATION FOR RESTAURANTS WITH PLENARY RETAIL CONSUMPTION LICENSES.** For review and recommendation to the Township Committee.

Mayor Rooney said the hours of prohibition of alcohol consumption for restaurants with plenary retail consumption licenses have would be extended from 1 a.m. to 2 a.m. on New Years Eve and Friday & Saturday evenings. The Sunday through Thursday consumption will remain at 1 a.m. Board Member Fortunato made a motion to recommend Ordinance #1803 to the Township Committee. Second, Board Member Sietsma. Voting in favor: Mr. Hoogerheyde, Mr. Fortunato, Mr. Macke, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mayor Rooney and Vice Chair Kane.

**FOR PUBLIC HEARING - CARRIED**

**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, also a member of the Shade Tree Commission said that he and Board Member and Chairman of the Shade Tree Commission Borst, along with Township Engineer DiGennaro walked the property. They met with Mr. Mosera, property owner and his landscape designer and tree expert. Mr. Sietsma reported that many evergreen and small caliber trees will be removed. He felt comfortable with the removal of 43 trees. The Shade Tree Commissioners asked that 6 additional shade trees be planted and their location to be approved after construction begins. Mayor Rooney said the landscape plan does not show irrigation and the additional trees are not highlighted on the plan which he had asked for at the previous meeting. The 6 trees are just noted that they will need to be planted. Township Committeeman Boonstra

did not see the need to remove tree number R31, R32 & R33. This application will be further discussed at the public hearing meeting at 8 p.m.

**FOR COMPLETENESS REVIEW**

**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 site plan ordinance).*

Township Engineer DiGennaro said the applicant is proposing a change in tenant use or occupancy subsequently increasing the parking deficiency. More specifically, Section 186-26(c)2 requires Site Plan Approval "...for any change in use or occupancy of a building which would result in a change in the parking requirements". The property consists of a single frame/masonry building which contains a total of 8 tenant spaces, mostly on the first floor except for a small second floor office space occupied by the gymnasium as office use. The existing on-site parking availability consists of 42 spaces to serve the existing occupancy and parking requirement of 112 spaces, a deficiency of 70 spaces. The proposal includes the addition of a hair salon to occupy a tenant space requiring an additional 11.2 spaces. In addition, modifications to the parking lot are proposed to establish a more conforming and code compliant parking. He said the applicant should submit waivers for a landscaping plan, buffer strip & grading plan as well as signage, a dumpster enclosure and site lighting. He recommended that the applicant address these items in order for the application to be deemed complete and scheduled for public hearing in July 2016.

Board Member Fortunato asked if the applicant is before the Board because the salon is 1 per 50 and they need additional parking. Township Engineer DiGennaro said this use is 4 times greater use than a general retail use of 1 per 200 and this proposed hair salon would require 8 ½ more parking spaces. He said if the proposed use was less intense than the applicant would not be before the Planning Board. He added that this proposed parking plan shows a more structured parking lot than what currently exists. Board Member Fisher was concerned with this retail space using the parking spaces in the front of the building.

**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 the site plan ordinance).*

This application will be discussed at the public hearing meeting immediately following the closure of the work session meeting.

**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).*

This application will be discussed at the public hearing meeting immediately following the closure of the work session meeting.

**FOR COMPLETENESS REVIEW/PUBLIC HEARING**

**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).*

This application will be discussed at the public hearing meeting immediately following the closure of the work session 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 8:08 p.m.

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Susan McQuaid, Secretary  
Wyckoff Planning Board