

**WYCKOFF PLANNING BOARD
MARCH 12, 2014 WORK SESSION MINUTES**

Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall
Public 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 Joseph C. Perconti, Esq.:

“The regular March 12, 2014 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; Doug Christie, Mayor; Jaime McGuire; Glenn Sietsma; John Haboob, Alternate; Tom Madigan, Alternate. Rudy Boonstra, Township Committee Representative arrived at 7:50 p.m.

Board Members Absent: Scott Fisher; Drita McNamara; Doug Macke.

Staff Present: John A. Spizziri, Acting Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Township Consulting Engineer/Boswell Engineering; Susan Schilstra, Board Secretary. Absent: Joseph C. Perconti, Planning Board Attorney.

OLD BUSINESS

Approval of the February 12, 2014 Work Session and Regular Business Minutes
Board Member Haboob made a motion to approve the February 12, 2014 work session and regular business meeting minutes. Second, Board Member McGuire. Voting in favor: Mr. Haboob, Mr. Madigan, Ms. McGuire, Mayor Christie and Chairman Bonsignore.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-03– Approve vouchers for payment

Vice Chairman Kane made a motion to approve Resolution 14-03 to pay vouchers. Second, Board Member Haboob. Voting in favor: Mr. Haboob, Mr. Madigan, Ms. McGuire, Mr. Sietsma, Mr. Kane, Mayor Christie and Chairman Bonsignore.

RESOLUTION(S) TO BE MEMORIALIZED

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.*

This resolution will be memorialized at the public hearing.

PUBLIC HEARING

Chairman Bonsignore said the following applications will be carried until the Wednesday, April 9, 2014 public hearing meeting of the Wyckoff Planning Board.

THE FOLLOWING APPLICATIONS WILL BE CARRIED WITHOUT FURTHER NOTICE TO THE APRIL 9, 2014 PUBLIC HEARING MEETING AT THE REQUEST OF THE APPLICANTS

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).*

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).*

The meeting adjourned at 7:40 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board