

**WYCKOFF PLANNING BOARD**  
**May 11, 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 May 11, 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; Robert Fortunato; Kevin Hanly, Alt.; Justin Hoogerheyde, Alt.

**Board Members Absent:** Robert Kane, Vice Chairman; Drita McNamara; Doug Macke; Scott Fisher

**Staff Present:** Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, 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](http://www.wyckoff-nj.com)”*

**OLD BUSINESS**

Approval of the April 13, 2016 Work Session and Regular Business Minutes  
The April 13, 2016 minutes were approved at the work session meeting.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #16-04**

This resolution was memorialized at the work session meeting.

**RESOLUTION(S) TO BE MEMORIALIZED**

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

Chair Bonsignore asked for a motion to memorialize this resolution. Board Attorney Perconti said that not hearing a motion, this resolution will not be memorialized at this meeting. This resolution will be carried to the June 8, 2016 public hearing meeting for consideration.

**MESSINEO, DOUG & SARAH** BLK 208 LOT 38 (RA-25); 101 Van Blarcom Lane. *(The applicant proposes soil moving and grading in excess of 100 cubic yards).*

Board Member Hanly made a motion to memorialize this resolution of approval. Second, Township Committee Representative Boonstra. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Fortunato, Mr. Boonstra, Mayor Rooney and Chairman Bonsignore.

**EASTERN CHRISTIAN CHILDREN'S RETREAT (ECCR)** BLK 443 LOT 49.04 (RA-25); 700 Mountain Avenue. *(The applicant proposes a 364 square foot addition to the existing Holly Lodge group home building and 432 square feet to the existing Oak Lodge group home building which provide housing for developmentally disabled adults).*

Township Committee Representative Boonstra made a motion to memorialize this resolution for approval. Second, Mayor Rooney. Voting in favor: Mr. Hanly, Mr. Fortunato, Mr. Boonstra, Mayor Rooney and Chairman Bonsignore.

**PERRETTA, STEPHEN & DELIA** BLK 285 LOT 19.01 (RA-25); 385 Dorothy Lane. *(The applicant is proposing to replace the existing split rail fence with a 6-foot privacy fence located in the front yard of Wyckoff Avenue).*

Board Member Fortunato made a motion to memorialize this resolution of approval. Second, Township Committee Representative Boonstra. Voting in favor: Mr. Hanly, Mr. Fortunato, Mr. Boonstra, Mayor Rooney and Chairman Bonsignore.

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Mayor Rooney said the Township is considering adopting a tree preservation ordinance. The Board discussed possible triggers from a checklist that the Township Engineer would note regarding soil movement applications and regular applications that would need to proceed before the Shade Tree Commission due to the removal of many trees before presenting their application to the Planning Board. Mayor Rooney asked Chair Bonsignore to write the Township Committee a letter capturing what was discussed this evening regarding soil movement and Shade Tree Commission review.

#### **FOR COMPLETENESS REVIEW/PUBLIC HEARING**

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

Robert Mosera, 179 Hillcrest Avenue, Wyckoff, NJ was sworn. He said that quite a few trees will be removed due to the relocation of the driveway and the soil movement of over 100 cubic yards for the construction of his new home. He said had he not relocated the proposed driveway he would not be before the Board this evening. The tree removal on the plan submitted for demolition of the existing home on April 4, 2016 to the Building Department would have been able to be removed. He said the trees in the new footprint of the house need to be

removed. Township Engineer DiGennaro said the applicant is before the Board this evening due to the fill and regrading of the property which exceeds the threshold of the amount of soil to be moved.

Mayor Rooney said the Board is presented this evening with a plan that requires 43 trees to be removed. He recommended that the Wyckoff Shade Tree Commission prior to Planning Board review this application. Chair Bonsignore said Shade Tree review should be a part of the checklist. Mr. Mosera said that had he known that he had to go before the Shade Tree he would have done so prior to this meeting. He said that he has no issue with planting additional shade trees. He asked that this issue be resolved this evening so he can begin construction. Chair Bonsignore said he would like the benefits of the Shade Tree Commission review and for the applicant to have some dialogue with the Commission in fairness to the applicant and future applications. Mayor Rooney said when the township adopts a tree ordinance a checklist will be required to determine whether an application will need to be reviewed by the Shade Tree Commission. He added that he had spent 11 years of the Wyckoff Board of Adjustment and said a maintenance plan is also required with the planting of a landscape plan.

Mr. Mosera said there is no tree ordinance in place yet he has to comply with this request. Board Attorney Perconti said Mr. Mosera will not need to re-notice for the June 8, 2016 meeting. Board Member Sietsma said the Shade Tree Commission meets the first Tuesday of the month. He added that 6 copies of the landscape plan will need to be submitted prior to the Shade Tree meeting.

The Board decided to continue with this application after the Bodart application is discussed due to the sequence of which the applications are discussed.

#### **FOR PUBLIC HEARING - CARRIED**

**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).*

Ben Cascio, the applicant's attorney, said this is an application for a subdivision for property located at 361 Amherst Street which involves 3 lots that are all substandard in size and under separate ownership. This minor subdivision is being perfected in order to combine some lot area of the two (2) vacant Lots 8.01 & 10.01 into existing family residential Lot 12.01 to allow for the installation of an in-ground pool without a variance on Lot 12.01.

Board Attorney Perconti asked that the revised application be marked as identification:  
A-5 Revised application package

Joseph Vince, the applicant's engineer, said the lot line has remained along proposed Lot 12.02 (formerly Lot 12.01) and the lot line between newly proposed Lots 10.02 and 8.02 will remain and these lots will remain separated. Chair Bonsignore noted a discrepancy with proposed Lot 10.02 in lot area. Mr. Vince said he will correct this discrepancy and the proposed lot area of proposed Lot 10.02 will read 3,740 sf and not 3,750 sf. Township Engineer DiGennaro said a revised site plan will need to be submitted and it will need to include a signature box for the

Planning Board since this minor subdivision plan will be recorded by deed.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Township Committee Representative Boonstra made a motion to approve this application as presented subject to the following condition: 5 sets of revised plans be submitted for signature by the Wyckoff Planning Board. Second, Board Member Fortunato. Voting in favor: Mr. Hanly, Mr. Fortunato, Mr. Boonstra, Mayor Rooney and Chairman Bonsignore.

**FIVE (5) MINUTE RECESS WAS TAKEN AT THIS TIME**

**FOR COMPLETENS REVIEW/PUBLIC HEARING**

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

Mayor Rooney said that in an effort to move this process along he asked that Township Engineer DiGennaro, Planning Board Member/Shade Tree Commissioner Glenn Sietsma and Board of Adjustment Member/Shade Tree Chairman Mark Borst go to the site with Mark DiGennaro in advance to next months' meeting and prepare a report as to the tree removal and replacement. Mr. Mosera said he will be unable to attend the June 8, 2016 meeting and asked his Construction Manager, Dominick Tucci to speak on his behalf. Township Engineer DiGennaro recommended the homeowner walk the property with the Commissioners during the review of the property.

The Board unanimously agreed to carry this application to the Wednesday, June 8, 2016 Planning Board meeting at 8:00 p.m. The applicant will not need to renote the newspaper or neighboring property owners within 200 feet.

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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 9:00 p.m.

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Susan McQuaid, Secretary  
Wyckoff Planning Board