

**WYCKOFF PLANNING BOARD
NOVEMBER 9, 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 November 9, 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; Drita McNamara; Kevin Hanly; Justin Hoogerheyde, Alt.; George Alexandrou, Alt.

Board Members Absent: Robert Fortunato, Vice Chairman; Scott Fisher; Glenn Sietsma

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

Chairman Bonsignore asked Boy Scout Troop #210 to lead us in the Pledge of Allegiance.

* * * * *

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”*

OLD BUSINESS

Approval of the October 5, 2016 Work Session and Regular Business Minutes
The October 5, 2016 minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-11

Resolution #16-11 was approved at the work session meeting.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1817 – AN ORDINANCE TO CREATE NEW CHAPTER 144, “PROHIBITION OF SHORT TERM RENTAL PROPERTY,” OF THE CODE OF THE TOWNSHIP OF WYCKOFF TO PROHIBIT THE SHORT TERM RENTAL OF RESIDENTIAL DWELLING UNITS WITHIN THE TOWNSHIOP OF WYCKOFF. For review and recommendation to the Township

Committee.

Ordinance #1817 was reviewed and recommended to the Township Committee at the work session meeting.

FOR COMPLETENESS REVIEW

MONDANA & SHAHRUM YAZDI BLK 225 LOT 10 (B1A); 219 Everett Avenue. *(The applicant said the existing medical office is 1,024 square feet and the applicant is proposing to add an additional 625 square feet. No variances are being requested in connection with this proposed addition).*

Bruce Whitaker, from the law firm of McDonnell Whitaker, said that the applicant will submit a revised plan to meet the requirements of the Boswell Report and a landscape architects plan is being prepared and will be delivered shortly to the Board office. Board Secretary McQuaid said the revisions will need to be delivered to the Planning Board office by Friday, December 2, 2016 at the latest for a review at the next meeting.

FOR PUBLIC HEARING - CARRIED

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 ordinance which required site plans).*

Bruce Whitaker, from the law firm of McDonnell Whitaker, representing the applicant in a continued request for approval for an amended site plan. He gave a quick overview of the Planning Board process to the Boy Scouts before he began testimony on the referenced application. He then continued that at the last meeting the Board was concerned with the parking and vehicles backing out of parking spots onto Wyckoff Avenue. He said that Mr. Latincsics, the applicant's engineer, has submitted a revised plan.

Board Attorney Perconti asked that the following exhibits be marked as identification:

A-4 Site Plan with the last revision date of 10/7/16

A-5 plant document

Mr. Latincsics was reminded by Board Attorney Perconti that he remains under oath. Mr. Latincsics said the modification that was made is that the 4 parking stalls are provided parallel to Wyckoff Avenue and accessed by a 24' traffic aisle to allow patrons to access Wyckoff Avenue. This will require the removal or relocation of some of the outdoor display items. He said that 4 parking stalls are being provided along with the 9 parking stalls (along the side of the building) for a total of 13 parking stalls which is sufficient for the current use on site. He said that 2 additional parking stalls can be added to the front yard parking along Wyckoff Avenue for a total of 6 parking stalls. He added that the 2 additional parking spaces will be moved closer to the retaining wall. The parking area will be asphalt and striped. Mr. Whitaker said the landscape on site will be sprinklered and the displays will be moved to the rear yard. Chair Bonsignore recommended that 6 parking spaces be installed in the front parking area. Mr. Whitaker said there will be a planter above the retaining wall. He said a plant list has been submitted to the Board.

Open to the public
No one appeared
Closed to the public

Township Engineer DiGennaro advised the applicant that the steps by the side door on the south side of the main building will need to be built to code.

Board Member Alexandrou made a motion to approve this application with a total of 6 parking spaces to be located in the front of the property by Wyckoff Avenue. Second, Board Member McNamara. Voting in favor: Mr. Hoogerheyde, Mr. Alexandrou, Mr. Hanly, Ms. McNamara, Mr. Boonstra and Chairman Bonsignore.

BERGEN COUNTY'S UNITED WAY/MADELINE HOUSING PARTNERS BLK 238 LOT 2 (B1A); 370 Clinton Avenue. *(The applicant, a non-profit corporation, proposes to develop this property for a multi-family community residence consisting of a four bedroom unit, 2 2-bedroom units and a studio unit for adults with developmental disabilities).*

Chairman Bonsignore said this application has been carried to the Wednesday, December 14, 2016 public hearing meeting. The applicant will not need to re-notice the public or the newspaper.

* * * * *

There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 8:18 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board