

**WYCKOFF PLANNING BOARD
OCTOBER 14, 2015 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 Richard Bonsignore, Chairman:

“The regular October 14, 2015 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; Kevin Rooney, Mayor; Rudy Boonstra, Township Committee Representative; Tom Madigan; Drita McNamara; Scott Fisher; Doug Macke; John Haboob, Alternate.

Board Members Absent: Robert Kane, Vice Chairman, Glenn Sietsma.

Staff Present: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Susan McQuaid, Board Secretary.

Chairman Bonsignore said the Board would like to express their good wishes to Vice Chairman Bob Kane and wish him a speedy recovery.

OLD BUSINESS

Approval of the September 9, 2015 Work Session and Regular Business Minutes

Board Member McNamara made a motion to approve the September 9, 2015 work session and regular business minutes. Second, Board Member Haboob. Voting in favor: Mr. Haboob, Mr. Macke, Ms. McNamara, Mr. Madigan, Mayor Rooney and Chairman Bonsignore.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #15-05

Board Member Madigan made a motion to memorialize the Resolution for payment. Second, Township Committee Representative Boonstra. Voting in favor: Mr. Haboob, Mr. Macke, Ms. McNamara, Mr. Madigan, Mr. Fisher, Mr. Boonstra, Mayor Rooney and Chairman Bonsignore.

APPROVAL OF RESOLUTION

SPOELSTRA, JONATHAN & SUSAN BLK 285 LOT 1 (RA-25); 554 Wyckoff Avenue. *(The applicant requests a variance to install a privacy fence along property next to the road).*

Board Member McNamara made a motion to memorialize the Resolution for Jonathan & Susan Spoelstra. Second, Board Member Madigan. Voting in favor: Mr. Haboob, Ms. McNamara, Mr. Madigan and Mayor Rooney. Chairman Bonsignore abstained.

COMPLETENESS REVIEW/PUBLIC HEARING

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

Township Engineer DiGennaro said the applicant is seeking to obtain a permit to construct retaining walls along the perimeter of the rear and front yard in order to fill and level the yard. The work was in progress before being halted by this office and referred to the Planning Board for the appropriate review and approval as the proposed soil fill is in excess of 100 CY. As of this date 250 CY have been brought to the site. The walls located in the front yard may abut the property line but all other walls must be setback 10' from the property lines and out of the public right of way. All walls must not exceed 4 feet in total height. In the case of multiple retaining walls, the exposed face of each wall shall be set back from the exposed face of each other wall a horizontal distance not less than one foot for each foot of height of the higher retaining wall. The retaining walls must be certified by a licensed NJ Professional Engineer for structural integrity and stability before final approval will be issued. A New Jersey Professional Engineer must certify a zero net increase in storm-water runoff from the proposed site. For purposes of determining the required minimum setback, the height of any fence or other barrier located at the top of a retaining wall shall be included within the height of the retaining wall unless such fence or other barrier is set back from the face of the wall a horizontal distance not less than one foot for each foot of height of the barrier or the retaining wall, whichever is greater. Mr. DiGennaro added that the retaining wall in the front yard on Covington Place is too close to the curb and must be moved back onto the property line which will be shown on the as-built after this project has been completed.

Mayor Rooney asked if landscape can be planted on the drainage easement.

Township Engineer DiGennaro said yes, landscaping can be planted on the drainage easement but it is the responsibility of the owner to replant if the existing landscaping needs to be removed due to drainage easement issues or required access.

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There being no further business, a motion to adjourn the meeting was made by Board Member Haboob and seconded by Board Member McNamara and passed unanimously. The meeting concluded at 7:45 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board