

**WYCKOFF PLANNING BOARD
OCTOBER 5, 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 Richard Bonsignore, Chairman:

“The regular October 5, 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: Richard Bonsignore, Chairman; Robert Fortunato, Vice Chairman; Rudy Boonstra, Township Committee Representative; Drita McNamara; Scott Fisher; Glenn Sietsma; Justin Hoogerheyde, Alt.; George Alexandrou, Alt.

Board Members Absent: Kevin Rooney, Mayor; Kevin Hanly.

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

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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”*

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OLD BUSINESS

Approval of the September 14, 2016 Work Session and Regular Business Minutes
Vice Chairman Fortunato made a motion to approve the September 14, 2016 work session minutes and regular business minutes. Second, Board Member McNamara. Voting in favor: Mr. Alexandrou, Ms. McNamara, Mr. Fisher, Mr. Boonstra, Mr. Fortunato and Chair Bonsignore.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-10

Township Committeeman Boonstra made a motion to approve Resolution #16-10 for payment. Second, board Member Fisher. Voting in favor: Mr. Hoogerheyde, Mr. Alexandrou, Ms. McNamara, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Fortunato and Chairman Bonsignore.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1815 – AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF WYCKOFF, “SIGNS”, TO REPLACE SUBSECTION 186-28D(5) REGARDING POLITICAL SIGNS. For review and recommendation to the Township Committee.

Township Committeeman Boonstra said this amended ordinance will regulate the amount of time a sign can be placed outside, the distance from the street and the size of the sign. He added that signs will not be permitted on public property, on any improved public roadway, public access easement, county roadway and/or state roadway. Board Member Fortunato made a motion to recommend Ordinance #1815 to the Township Committee. Second, Board Member Sietsma. Voting in favor: Mr. Hoogerheyde, Mr. Alexandrou, Ms. McNamara, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Fortunato and Chair Bonsignore.

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).*

The Board will hear continued testimony for this application at the public hearing meeting at 8 p.m.

FOR PUBLIC HEARING – NEW

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).*

Township Engineer DiGennaro said he had issued a revised report on items from the preliminary review. Chair Bonsignore asked what the parking requirement would be since this is a residential use and not a commercial use. Township Committeeman Boonstra said this type of facility for adults with developmental disabilities is desirable for the town. Board Member Fisher said a brick paver sidewalk, decorative street lights and interior block parking is required since this project is located in the B1A business district triangle zone. Vice Chairman Fortunato questioned the angled parking on Clinton Avenue.

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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 7:59 p.m.

Susan McQuaid, Secretary

Wyckoff Planning Board