

**WYCKOFF PLANNING BOARD
APRIL 19, 2017 SPECIAL MEETING MINUTES**

Public Meeting: 7:00 p.m. – Henry J. Shotmeyer Jr. Meeting Room; lower level of the Wyckoff Public Library, 200 Woodland Avenue, Wyckoff, NJ

The meeting commenced with the reading of the Open Public Meeting Statement by Robert Fortunato, Vice Chairman:

This special meeting of the Wyckoff Planning Board dated Wednesday, April 19, 2017 is now in session. In accordance with Section 8 of the Open Public Meeting Act, I wish to advise that notice of this meeting has been posted on 2 bulletin boards in the main level of Memorial Town Hall and posted on the Wyckoff Township website since Tuesday, April 11, 2017. This notice establishes a special meeting for the review of the following matters. A copy of the notice has been filed with the Township Clerk and copies were mailed to the Ridgewood News, Bergen Record and the North Jersey Herald and News on Tuesday, April 11, 2017, all papers with general circulation throughout the Township of Wyckoff.

Board Member Attendance: Robert Fortunato, Vice Chairman; Rudy Boonstra, Mayor; Scott Fisher; Glenn Sietsma; Kevin Hanly; George Alexandrou; Kevin Purvin, Alt. Richard Bonsignore, Chairman arrived at 7:15 p.m.

Board Member Absent: Tom Madigan, Township Committee Representative; Drita McNamara; Justin Hoogerheyde, Alt.

Staff Attendance: Joseph Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Gary Ascolese, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

Vice Chairman Fortunato 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”*

Roll call was taken.

The Planning Board meeting began with the Pledge of Allegiance.

RESOLUTION TO BE MEMORIALIZED

RS BUILDERS, LLC (Estate of Alfred A. Siss) BLK 436 LOT 20.01, 19.01 & 19.02 (RA-25); 363 Smith Place, 685 Mountain Avenue & 689 Mountain Avenue. Preliminary major subdivision/variance. *(The applicant proposes a preliminary major subdivision with a new cul-de-sac street to create 4 new building lots of which 2 lots require lot frontage variances).*

Mayor Boonstra asked that the resolution be amended to include any deeded restrictions be included on each of the four individual deeds when the deeds are transferred to the new homeowners. He also proposed a requirement that Mr. Palus, the applicant’s engineer, should provide a signed and sealed certification as Engineer of Record that the drainage was built to his design and he inspected the work to ensure the drainage functions. Mayor Boonstra then made a motion to memorialize this resolution as amended. Second, Board Member Sietsma. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Sietsma, Mayor Boonstra and Chairman Bonsignore.

ROBERT A. MILANESE BLK 235 LOT 18.02 (B1); 406 Highland Avenue. Site plan. *(The applicant seeks to obtain approval to document existing conditions on site. No changes are planned).*

Robert Milanese, owner of 406 Highland Avenue, Wyckoff, NJ said he purchased this property in August of 2012 and acquired a permit to renovate the interior of the residential house in the B1 zone. He said the impervious coverage on the property remained the same except that an 80 sf patio was removed. He said when he purchased the house it was being used as a residential home in the B1 zone. He discovered that he had a cesspool system in the right of way on Highland Avenue and connected the house to the existing sanitary sewer system. He said he would like to legally document the existing conditions on the site of the existing single family so he can occupy it as an office for Barrister Home Construction, Inc. to an office which is a permitted use in the B1 zone.

The Board suggested that the applicant file a site plan application showing parking in order to convert the single family home to a business use.

FOR COMPLETENESS REVIEW

BANK OF AMERICA BLK 239 LOT 1 (B1A); 339 Franklin Avenue. *(The applicant proposes to replace an existing drive-through teller lane with a drive-through ATM along with related site improvements).*

Boswell Engineering Representative Gary Ascolese said the application is incomplete with regard to the submission status statement indicating there are no protective covenants and deed restrictions in an affidavit certified by the owner of the property, the complete exterior building and elevation drawing of the proposed structure and showing the south elevation of the proposed ATM with the removal of the teller window. He said there are 2 additional comments regarding the intensity of the lighting. Mayor Boonstra said there is a pre-existing non-conformity of the existing lighting over the front door of the building that does not abide with the township's lighting ordinance. He added that he would like to see the removal of the 2 red lane lights on the canopy over the drive thru. Chairman Bonsignore said there are few points with regard to the elevations not being included along with the signage. Board Member Alexandrou recommended that these items be required due to the location of the bank in the center of town. Board Member Fisher said the fence along the property line is proposed at 6' high chain link fence and extends approximately 21' towards the front yard of the building which is not permitted.

Township Engineer DiGennaro said the Board would like the applicant to show the building elevations, lighting, signage, dimensions in the plan, dimension in the elevation, dimension of the canopy off the property line, lighting at the front door, ATM lighting by the drive thru area and the fence along the property line.

Board Member Alexandrou made a motion to deem this application incomplete. Second, Vice Chairman Fortunato. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

BATTAGLIA, JOSEPH & BRENDA BLK 498 LOT 47.02 (R-15); 60 Ravine Avenue. Amendment & modification to a previous subdivision approval and related terms and conditions. *(The applicant proposed to perform interior alterations and improvements to the accessory structure).*

Brenda Battaglia, 60 Ravine Avenue, was reminded by Board Attorney Perconti that she was previously sworn and remains under oath. Chairman Bonsignore said the applicant has submitted a revised drawing of Sheet 1 of 3. Township Engineer DiGennaro said the issue was that the applicant was to change the notations of what the second floor was going to be used for which is storage only which is consistent with the previous subdivision approval, resolution deed restriction.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Mayor Boonstra made a motion to approve this application as revised with the second floor being used for storage only as stated in the previous resolution for subdivision approval. Second, Board Member Hanly. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore. Mayor Boonstra made a motion to memorialize the resolution of approval. Second, Board Member Fisher. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

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There being no other business permitted to be considered, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 8:03 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Planning Board