

**WYCKOFF PLANNING BOARD
DECEMBER 10, 2014 PUBLIC WORK SESSION 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 Robert Kane, Vice Chairman:

“The regular December 10, 2014 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 Kane, Vice Chairman; Doug Christie, Mayor; Township Committee Representative Boonstra; Jaime McGuire, Scott Fisher; Glenn Sietsma; Doug Macke; Tom Madigan, Alternate; John Haboob, Alternate.

Board Members Absent: Drita McNamara

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

OLD BUSINESS

Approval of the November 12, 2014 Work Session and Regular Business Minutes

Vice Chairman Kane made a motion to approve the November 12, 2014 public work session and public business meeting minutes. Second, Board Member Haboob. Voting in favor: Mr. Haboob, Mr. Madigan, Mr. Macke, Ms. McGuire, Mr. Boonstra, Mayor Christie and Mr. Kane.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-12

Township Committeeman Boonstra made a motion to approve Resolution 14-12 to pay vouchers. Second, Vice Chairman Kane. Voting in favor: Mr. Haboob, Mr. Macke, Ms. McGuire, Mr. Boonstra, Mayor Christie and Vice Chairman Kane.

MINOR SUBDIVISION/PUBLIC HEARING

TOWNSHIP OF WYCKOFF BLOCK 377 LOT 1 (RA-25); 592 Russell Avenue. Minor subdivision. *(The Township proposes to subdivide property from a portion of Lot 1 from Mark & Denise Cole as a donation).*

Township Engineer DiGennaro said this property is located in the RA-25 zone and is conforming. The purpose and intent of the subdivision is to transfer the newly created parcel consisting of 3,447 square feet in area to the Township of Wyckoff to be utilized as open space adjacent to the existing Russell Farms Community Park property as well as transfer the existing storm water infrastructure located within the parcel to the Township. In addition, the subdivision completes the dedication of the remaining segment of property to be utilized for future road widening purposes. The resultant residential property remains conforming in lot size despite the subdivision and the newly created lot dimensions are not applicable as the parcel will be used by the township for open space.

Vice Chairman Kane made a motion to deem this application complete. Second, Board Member Sietsma. Voting in favor: Mr. Madigan, Mr. Macke, Ms. McGuire, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Kane, Mayor Christie and Chairman Bonsignore.

APPLICANT'S MOTION FOR RECONSIDERATION OF PREVIOUS DECISION

CAPITAL ONE BANK BLK 216.01 LOT 20 (B1); 690 Wyckoff Avenue. Preliminary/final major site plan/variance. *(The applicant proposes to demolish the existing 4,675 square foot building and construct a new conforming 4,370 square foot Capital One bank building with one pre-existing non-conforming rear yard setback variance).*

Board Member Madigan recused himself from discussion and removed himself from the dais.

Board Attorney Perconti said this application is before the Board for reconsideration of its previous denial of the site plan application. The Board will hear testimony at the public hearing meeting.

FOR CONSIDERATION/PUBLIC HEARING

ALDO'S ITALIAN RESTAURANT, INC./ALDO & LEO, LLC BLK 236 LOTS 5 & 6 (B1 & B1A); 640 Wyckoff Avenue & 241 Everett Avenue. Amended site plan. *(The applicant is before the Board for a remand hearing pertaining to this applicant to be made in accordance with the opinion rendered on July 14, 2014 by the Appellate Division of the Superior Court of New Jersey as it pertains to a jurisdictional issue. The applicant is also seeking amended site plan approval to allow for a modification to the prior approval of the Board dated May 9, 2012 to permit a section of the fence to be removed between Lots 5 & 6 and to allow additional parking for Aldo's Restaurant to be located on Lot 5).*

Mayor Christie, Township Representative Boonstra and Vice Chairman Kane recused themselves from discussion and removed themselves from the dais.

Chairman Bonsignore said the applicant is before the Board for a remand hearing pertaining to this applicant to be made in accordance with the opinion rendered on July 14, 2014 by the Appellate Division of the Superior Court of New Jersey as it pertains to a jurisdictional issue.

The applicant is also seeking amended site plan approval to allow for a modification to the prior approval of the Board dated May 9, 2012 to permit a section of the fence to be removed between Lots 5 & 6 and to allow additional parking for Aldo’s Restaurant to be located on Lot 5. He said the last item is what the Board will discuss and deem complete during the work session meeting.

Boswell Engineering Representative Ten Kate summarized and said the first part of the application is the remand discussion on original hearing for the use and the second part is the applicant purchased the adjacent residential lot and propose to open up part of the fence and use it for additional parking. He added that cross access easements will need to be obtained.

Board Member Sietsma said by removing the wood fence the applicant will lose 6 parking spaces, 3 on each side of the fence.

Boswell Engineering Representative Ten Kate said a man opening gate can be provided for access to the adjoining lot.

Board Member Fisher made a motion to deem this site plan application complete. Second, Board Member Sietsma. Voting in favor: Mr. Haboob, Mr. Madigan, Mr. Macke, Ms. McGuire, Mr. Fisher, Mr. Sietsma and Chairman Bonsignore.

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Chairman Bonsignore said that as part of the Planning Board packet there was a letter dated November 21, 2014 from the Spring Meadow Condominium Association addressed to Township Engineer DiGennaro and copied to the Planning Board. He said that the letter was received, reviewed and the Township has responded to it.

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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 7:53 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board