

**WYCKOFF PLANNING BOARD
FEBRUARY 8, 2017 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 February 8, 2017 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; Robert Fortunato, Vice Chairman; Rudy Boonstra, Mayor; Scott Fisher; Kevin Hanly; George Alexandrou; (Tom Madigan, Township Committee Representative arrived at 8:30 p.m.)

Board Member(s) Absent: Drita McNamara; Glenn Sietsma; Justin Hoogerheyde, Alt., Kevin Purvin, Alt.

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”*

OLD BUSINESS

Approval of the January 11, 2017 Work Session and Regular Business Minutes
Approval of the January 31, 2017 Special Meeting Minutes

The January 11, 2017 work session and regular business meeting minutes and January 31, 2017 special meeting minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-02

This resolution for payment was memorialized at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

JMM RESOURCE GROUP, LLC D/B/A BETTER HOME & GARDENS RAND REALTY BLK 236 LOT 8 (B1); 646 Wyckoff Avenue. Sign permit. *(The applicant proposes to install a ground sign in the front yard of 7 square feet where 2 square feet is required).*

This resolution was memorialized at the work session meeting.

APPLICATION WITHDRAWN/DEFERRED

HAJINLIAN, NOREEN BLK 201 LOT 18 (RA-25 CORNER); 327 Brookside Avenue. Minor subdivision/variance. *(The applicant proposes to subdivide the existing 45,747 square foot lot into two lots. The new lot will be conforming and the existing lot will be deficient in lot area).*

The Board accepted the withdrawal of the Hajinlian application. The applicant will need to reapply and re-notice the neighbors and the newspaper.

FOR COMPLETENESS REVIEW

GEERING, EMIL BLK 201 LOT 2 & 20 (Wyckoff)/BLK 2707 LOTS 3 & 4 (Franklin Lakes) (RA-25); 2 Nydam Lane. Minor subdivision. *(The applicant proposes to create a lot line along the municipal boundary in order to precisely separate Lot 2 from Lot 3).*

The Board deemed this application complete at the work session meeting and has scheduled it for the Wednesday, March 8, 2017 public hearing meeting.

WYCKOFF PROPERTIES, LLC (The Brick House) BLK 293 LOT 6.01 (B1); 179 Godwin Avenue. Amended site plan. *(The applicant is seeking approval for the construction of an 867 square foot patio in front of the existing restaurant building with access to the patio from the restaurant itself on Godwin Avenue).*

The Board deemed this application complete at the work session meeting and has scheduled it for the Wednesday, March 8, 2017 public hearing meeting.

FOR PUBLIC HEARING – NEW

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).*

Joe Battaglia, 60 Ravine Avenue, Wyckoff, NJ was sworn. He said he purchased the house with an in ground pool and existing 3 car garage and old barn 3 years ago. He said he had a historic preservation representative, Mr. Tom Adriance, look at the garage/barn and it was determined that it is a strong structure. He said he would like to improve the second floor heat and air conditioning and a full bathroom in order to make it usable space. Mayor Boonstra asked if there is a water line to this building. Mr. Battaglia said the previous owner had installed plumbing to the building. Board Member Hanly said that the prior owners who also wanted to improve the second floor of the barn presented a similar application to the Planning Board in 2013. The Boards concern was a full bath on the second floor. The application was then withdrawn. He asked what has changed since 2013. Mr. Battaglia said the closest bathroom from the pool area is at the farthest area in the house. He said it would be nice to have a bathroom in the barn. Board Member Alexandrou asked what you can have in an accessory structure. Township Engineer DiGennaro said the original bathroom in the barn was installed

illegally without permits and could easily have become a second housekeeping unit which is not permitted in this residential single family zone. He added that when this property was subdivided in 2004 there was a concern about the barn. A deed restriction was put into place during the subdivision approval, which stated that the plumbing be removed and the second floor of the barn be used for storage only. Board Attorney Perconti said this provision was placed in a developer's agreement that was recorded with the county. Mr. DiGennaro said the plumbing was removed from the barn along with the bathroom fixtures. He said the second floor is a large area that can be made into living quarters. Chairman Bonsignore said the application indicates that the existing kitchen sink will be replaced which was not legally installed. Mr. Battaglia said he would like to put his treadmill, step master and pool table on the second floor with a bathroom. He said he could install a half bathroom instead of a full bathroom. He said he has no intentions of making this barn into a carriage house (a real estate term for a second housekeeping unit). Mayor Boonstra said this area could easily be dwarfed into a different use. He suggested putting a bathroom on the first floor for use by the occupants using the pool. Board Attorney Perconti said the burden of the applicant is to overthrow a prior resolution and developer's agreement, which states the second floor, is to be used as storage only.

Chair Bonsignore recommended that the applicant postpone the application for this evening and reconsider this application. He suggested that Mr. Klenk read the developers agreement where the concern is the use of the second floor. He added that the barn structure is an accessory structure and would start to look like a principle structure when heat and air conditioning along with a bathroom is added to the second floor.

Brenda Battaglia, 60 Ravine Avenue, Wyckoff, NJ was sworn. She said she is going to speak with counsel since this deed restriction was not disclosed at the time of closing when they purchased the house.

OPEN TO THE PUBLIC
CLOSED TO THE PUBLOIC

The Board unanimously agreed to carry this application to the March 8, 2017 regularly scheduled meeting. The applicant will not need to re-notice the neighbors or the newspaper.

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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 8:46 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board