

**WYCKOFF PLANNING BOARD  
FEBRUARY 8, 2017 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 February 8, 2017 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, 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; Peter Ten Kate, Boswell Engineering Representative; 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](http://www.wyckoff-nj.com)”*

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**OLD BUSINESS**

Approval of the January 11, 2017 Work Session and Regular Business Minutes  
Board Member Fisher made a motion to approve the January 11, 2017 work session minutes and regular business minutes. Second, Vice Chairman Fortunato. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

Approval of the January 31, 2017 Special Meeting Minutes  
Board Member Fisher made a motion to approve the January 31, 2017 Special Meeting Minutes. Second, Board Member Hanly. Voting in favor: Mr. Hanly, Mr. Fisher, Mayor Boonstra and Chairman Bonsignore.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT****RESOLUTION #17-02**

Board Member Fortunato made a motion to approve Resolution #17-02 for payment. Second, Board Member Alexandrou. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

**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 will be memorialized at the public hearing meeting at 8 p.m.

**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).*

Board Attorney Perconti said he spoke with the applicant's attorney and they agreed that the application has been withdrawn and the applicant will need to file a new application and re-notice the public and the newspaper when a new application is submitted.

**FOR COMPLETENESS REVIEW**

**GEERING, EMIL** BLK 201 LOT 2 (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).*

Chairman Bonsignore said the applicant would like to have his Wyckoff property line moved to the boundary line along the Franklin Lakes borough municipal boundary line in order to separate Lot 2 & Lot 3 and then merge Lot 3 & Lot 4 in Franklin Lakes which he also owns. Boswell Engineering Representative Ten Kate said there are some housekeeping items that need to be identified. He said a statement from the property owner granting permission for Board and experts to enter property, an affidavit from the owner that no known protective covenants or deed restriction exist and the topographical features within 200' of the property boundaries are not provided. He added that the metes and bounds descriptions of the lots are not provided but can be performed after the subdivision approval (as long as no problems result). He said the application in Franklin Lakes has been approved and the applicant is pending Wyckoff approval. The Board has no issue in granting the waiver requests since they do not have any bearing on this subdivision application since there will be no construction.

Board Member Alexandrou made a motion to deem this application complete. Second Board Member Fisher. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore. This application will be placed on 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).*

Chairman Bonsignore said the applicant would like to install an 867 square foot patio in front of the existing restaurant building with access to the patio from the restaurant itself. Boswell Engineer Representative Ten Kate said the Board should review the landscape plan and decide whether a professional landscape plan should be submitted. Chair Bonsignore and Board Member Alexandrou said the plan is acceptable as presented and would not need to go before the Shade Tree Commission. Board Member Fisher requested that irrigation must be noted on the landscape drawings. Chair Bonsignore said he is concerned with the parking. The 2006 resolution states that there are 122 parking spaces. Boswell Engineer Representative Ten Kate said there is offsite parking with the neighboring property owner and the Board should confirm that's this parking lease is still in effect and for how many parking spaces? Board Member Fisher questioned the outdoor dining and how close this area is to the nearest neighbor. Chair Bonsignore questioned if a variance is being requested for impervious coverage for the patio. Boswell Engineer Representative Ten Kate said the impervious coverage is over by 4% and will be increased by another 1%. Chair Bonsignore said the Board will reserve the right to monitor the outdoor lighting and hours of use since it borders a residential zone. Board Member Hanly questioned that testimony should be presented on public safety of the outdoor dining in the front yard of this restaurant on a busy county road. Boswell Engineer Representative Ten Kate said there will be a retaining wall to protect this outdoor seating area along with landscaping. Board Member Fisher said it will be 30' from the road to the seating area. The Board requested a police report be provided for traffic safety in the area. Board Secretary McQuaid will contact the Wyckoff Police Department regarding a police report. It will be provided at the March 8, 2017 public hearing meeting.

The Board requested that the applicant add a condition on the landscape plan that irrigation will be installed, a police report will be requested and provided for traffic safety in this area, the applicant will provide research if there are any protective covenants or deed restriction on this property and if so provide a copy to the Board and distances from existing and proposed buildings on the property to buildings and structure on adjacent lots will be provided on the site plan.

Board Member Fisher made a motion to deem this application complete. Second Vice Chairman Fortunato. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore. This application will be placed on 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).*

This application will be heard at the public hearing meeting at 8 p.m.

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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 8:10 p.m.

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Susan McQuaid, Secretary  
Wyckoff Planning Board