

**WYCKOFF PLANNING BOARD
JANUARY 11, 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 Joseph C. Perconti, Attorney:

“The regular January 11, 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; Tom Madigan, Township Committee Representative; Scott Fisher; Glenn Sietsma; Kevin Hanly; George Alexandrou; Kevin Purvin, Alt.

Board Member(s) Absent: Justin Hoogerheyde, Alt.; Drita McNamara arrived at 7:53.

Staff Present: Joseph Perconti, Board Attorney; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

Staff Absent: Mark DiGennaro, Township Engineer

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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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ORGANIZATIONAL BUSINESS/MOTIONS

1. Oath of office to Board Members
Board Attorney Perconti administered oaths of office to Mayor Boonstra, Township Committee Representative Madigan, Board Member Sietsma, Board Member Hanly, Board Member Fisher and Board Member Purvin.
2. Roll call of Board Members
3. Election of Officers: Chairman, Vice Chairman

Board Member Hanly made a motion to nominate Richard Bonsignore as Chairman of the Wyckoff Planning Board for the year 2017. Second, Board Member Sietsma. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Madigan, Mr. Fortunato and Mayor Boonstra.

Mayor Boonstra made a motion to nominate Robert Fortunato as Vice Chairman of the Wyckoff Planning Board for the year 2017. Second, Board Member Fisher. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Madigan, Mayor Boonstra and Chairman Bonsignore.

4. Resolution 17-001 for: Appointment of Planning Board Attorney

Vice Chairman Fortunato made a motion to reappoint Joseph C. Perconti, Esq. as the Wyckoff Planning Board Attorney for the year 2017. Second, Board Member Hanly. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

5. Appointment of Secretary

The Board unanimously agreed to reappoint Susan McQuaid as the Board Secretary for the year 2017. All in favor.

6. Compliance with Open Public Meeting Act: Annual Notice of Meetings; Continuation of Current Rules and Regulations; Official Newspapers – The Record, the Ridgewood News and the North Jersey Herald and News Acceptance of Annual Report

Mayor Boonstra made a motion to accept compliance with the Open Public Meeting Act. Second, Board Member Fisher. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

OLD BUSINESS

Approval of the December 14, 2016 Work Session and Regular Business Minutes

Board Member Sietsma made a motion to approve the December 14, 2016 work session minutes and regular business minutes. Second, Board Member Fortunato. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

Approval of the December 13, 2016 Special Meeting Minutes

Board Member Sietsma made a motion to approve the December 13, 2016 Special Meeting Minutes. Second, Board Member Fisher. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Sietsma, Mayor Boonstra and Chairman Bonsignore.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-01

Board Member Fortunato made a motion to approve Resolution #17-01 for payment. Second, Board Member Alexandrou. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr.

Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

RESOLUTION(S) TO BE MEMORIALIZED

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 and two 1-bedroom units (6 bedroom supportive housing) for adults with developmental disabilities).*

MONDANA & SHAHRUM YAZDI BLK 225 LOT 10 (B1A); 219 Everett Avenue. *(The applicant said the existing medical office is 1,024 square feet and the applicant is proposing to add an additional 625 square feet. No variances are being requested in connection with this proposed addition).*

The above referenced resolutions will be memorialized at the public hearing meeting.

FOR COMPLETENESS REVIEW

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).*

Chair Bonsignore said this application is before the Board due to the developer's agreement and the restricted use of the second floor of this barn. Board Attorney Perconti said the applicant is before the Board due to the modification to the developer's agreement. Vice Chairman Fortunato made a motion to deem this application complete. Second, Board Member Sietsma. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

FOR PUBLIC HEARING – CARRIED

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).*

Testimony will continue at the public hearing meeting at 8:00 p.m.

FOR PUBLIC HEARING - NEW

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).*

Testimony will begin at the public hearing meeting at 8:00 p.m.

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Board Attorney Perconti and Vice Chairman Fortunato recused themselves from discussion and removed themselves from the dais. Chairman Bonsignore said the Planning Board needs to discuss the hiring of a professional planner to discuss the RS Builders, LLC application that is currently before the Board. Boswell Engineering Representative Ten Kate said he recommends

Francis Reiner, a professional planner from DMR planners in Hasbrouck Heights, to review the RS Builders, LLC plans and transcripts. Township Representative Madigan said it is important for the Planning Board to have a professional planner to guide the Board. He added that the applicant's planner, Mr. Kauker, will give his testimony at the Tuesday, January 31, 2017 special meeting. The Board unanimously agreed to hire Francis Reiner, at the expense of the applicant, as their professional planner to review the RS Builders application and render professional comments to the Planning Board. He will also attend the January 31, 2017 special meeting.

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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.

Susan McQuaid, Secretary
Wyckoff Planning Board