

**WYCKOFF PLANNING BOARD  
JULY 12, 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 Robert Fortunato, Vice Chairman:

“The regular July 12, 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:** Robert Fortunato, Vice Chairman; Rudy Boonstra, Mayor; Tom Madigan, Township Committee Representative; Glenn Sietsma; Kevin Hanly; Justin Hoogerheyde, Alt.; Kevin Purvin, Alt.

**Board Member(s) Absent:** Richard Bonsignore, Chairman; Scott Fisher; Drita McNamara; George Alexandrou

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

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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](http://www.wyckoff-nj.com)”*

**OLD BUSINESS**

Approval of the June 14, 2017 Work Session and Regular Business Minutes

Mayor Boonstra made a motion to approve the June 14, 2017 work session and regular business minutes. Second, Board Member Hoogerheyde. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Madigan, Mayor Boonstra and Vice Chair Fortunato.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #17-07**

Board Member Hanly made a motion to approve the vouchers for payment. Second, Mayor Boonstra. Voting in favor: Mr. Purvin, Mr. Hoogerheyde, Mr. Hanly, Mr. Sietsma, Mr. Madigan, Mayor Boonstra and Vice Chair Fortunato.

### **RESOLUTION(S) TO BE MEMORIALIZED**

**RIDGEWOOD WATER - AMES WELL FIELD** BLK 282 LOT 3.01 (RA-25); 482 Hartung Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

**RIDGEWOOD WATER – LAFAYETTE TRANSFER STATION** BLK 483 LOT 33 (RA-25); 451 Lafayette Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

**RIDGEWOOD WATER – LAKEVIEW TRANSFER STATION & WELL** BLK 320 LOT 61.01 (RA-25); 394 Wyckoff Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

**RIDGEWOOD WATER – SICOMAC TRANSFER STATION/MOUNTAIN WELL** BLK 443 LOT 33 (RA-25); 342 Holly Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

**RIDGEWOOD WATER – VANCE TRANSFER STATION** BLK 337 LOT 9 (RA-25); 488 Vance Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

**RIDGEWOOD WATER – VAN HOUTEN TREATMENT FACILITY** BLK 292 LOT 3 (RA-25); 2 Neelen Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

**RIDGEWOOD WATER - WEISCH WELL** BLK 455 LOT 36 (RA-25); 457 Weisch Lane. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

The Board reviewed some corrections/addition to the Resolution with Board Attorney Perconti. This resolution will be memorialized at the public hearing meeting.

### **FOR COMPLETENESS REVIEW/PUBLIC HEARING**

**BARKER, EVAN & PATRICIA** BLK 348 LOT 12 (RA-25 CORNER); 480 Victor Way. Minor site plan for a fence permit in a residential zone. *(The applicant proposes to install a 6' privacy fence on this corner lot).*

Township Engineer DiGennaro said the property is located in the RA-25 zone and is a corner property having frontage on two sides. The applicant is proposing to erect a 6 foot privacy fence in the front yard along James Way requiring a minor site plan and variance approval from the Planning Board. The applicant requires a variance to permit a 6 foot high privacy fence in the front yard. The landscaping to be planted in front of the fence shall not be in the public Right-of-

Way.

**PUBLIC HEARING**

**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).*

Vice Chair Fortunato said this application was deemed complete at the June 14, 2107 meeting. Boswell Engineering Representative Gary Ascolese said all items from the June meeting have been addresses and the only issue is the lighting where there may be concerns over certain wattage not exceeding 300 kilowatts with regards to the American Medical Association. This issue will be further discussed at the public hearing meeting at 8 p.m.,

**ROBERT A. MILANESE** BLK 235 LOT 18.02 (B1); 406 Highland Avenue. Site plan. *(The applicant proposes to remove the existing garage, construct an addition at the rear of the building and construct four (4) parking spaces).*

This application has been carried to the August 9, 2017 public hearing meeting at the request of the applicant.

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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 7:50 p.m.

Respectfully submitted,

Susan McQuaid, Secretary  
Wyckoff Planning Board