

**WYCKOFF PLANNING BOARD
JULY 9, 2014 PUBLIC BUSINESS 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 July 9, 2014 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 Kane, Vice Chairman; Doug Christie, Mayor; Township Committee Representative Boonstra; Glenn Sietsma; Tom Madigan, Alternate; John Haboob, Alternate.

Board Members Absent: Drita McNamara; Doug Macke; Scott Fisher; Jaime McGuire.

Staff Present: John A. Spizziri, Acting Board Attorney; Mark DiGennaro, Township Engineer; Susan Schilstra, Board Secretary.

Staff Absent: Joseph C. Perconti, Board Attorney.

The meeting began with the Pledge of Allegiance led by Chairman Bonsignore.

OLD BUSINESS

Approval of the June 11, 2014 Work Session and Regular Business Minutes

The minutes were approved at the public work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-07

Resolution #14-07 was approved at the public work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

AMERES, JENNEEN & JOHN BLK 430 LOT 6.01 (RA-25); 754 Birchwood Drive. Minor site plan/variance. *(The applicant is requesting site plan approval for soil movement which results in fill volumes exceeding 100 cubic yards).*

Vice Chairman Kane made a motion to memorialize this resolution. Second, Board Member Sietsma. Voting in favor: Mr. Haboob, Mr. Sietsma, Mr. Kane, Mayor Christie and Chairman Bonsignore.

CHRISTIAN HEALTH CARE CENTER (CHCC) BLK 443 LOT 49.03 (RA-25); 301 Sicomac Avenue. Amended site plan. *(The applicant proposes to install a natural gas emergency generator on a concrete base in an enclosure to serve the Longview Assisted Living Residence).*

Vice Chairman Kane made a motion to memorialize this resolution. Second, Board Member Sietsma. Voting in favor: Mr. Haboob, Mr. Sietsma, Mr. Kane, Mayor Christie and Chairman Bonsignore.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1746 – AN ORDINANCE TO AMEND CHAPTER 186 “ZONING,” SECTION 186-22. “REGULATION APPLYING TO ALL ZONES.” For review and recommendation to the Township Committee.

Ordinance #1746 was review and recommended to the Township Committee at the public work session meeting.

PUBLIC HEARING – CONTINUED

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).*

This application has been postponed at the request of the applicant and will be carried to the August 13, 2014 public hearing 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 8:06 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board