

**WYCKOFF PLANNING BOARD
NOVEMBER 12, 2014 PUBLIC WORK SESSION 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 Kane, Vice Chairman:

“The regular November 12, 2014 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 Kane, Vice Chairman; Doug Christie, Mayor; Township Committee Representative Boonstra; Jaime McGuire, Doug Macke; Tom Madigan, Alternate; John Haboob, Alternate.

Board Members Absent: Richard Bonsignore, Chairman; Scott Fisher; Drita McNamara; Glenn Sietsma.

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

Staff Absent: Mark DiGennaro, Township Engineer

OLD BUSINESS

Approval of the October 6, 2014 Work Session and Regular Business Minutes

Township Committeeman Boonstra made a motion to approve the October 6, 2014 public work session and public business meeting minutes. Second, Board Member Haboob. Voting in favor: Mr. Haboob, Mr. Madigan, Ms. McGuire, Mr. Boonstra, Mayor Christie and Vice Chairman Kane.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-11

Board Member McGuire made a motion to approve Resolution 14-11 to pay vouchers. Second, Township Committeeman Boonstra. Voting in favor: Mr. Haboob, Mr. Madigan, Mr. Macke, Ms. McGuire, Mr. Boonstra, Mayor Christie and Vice Chairman Kane.

RESOLUTION(S) TO BE MEMORIALIZED

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).*

Board Attorney Perconti said there is going to be an extension of time granted on the memorialization on the resolution of denial. He said he met informally with the applicant to discuss some issue which they are going to follow up on. The applicant may then file a new application with notice and the Board may consider reopening the matter before adopting the resolution.

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Board Attorney Perconti said that he has received a Notice of Appeal for Shop Rite and a Case Information Statement has been filed with the Appellate Division on behalf of the Wyckoff Planning Board. Boswell Engineering Representative Ten Kate said the applicant is moving forward with the drafting of a developer's agreement.

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Board Attorney Perconti said that the Aldo's application has been remanded back to the Planning Board for further testimony on the multiple use issue in the B1 zone.

KUMON CENTER OF WYCKOFF, LLC BLK 251 LOT 1.02 (B1); 386 Franklin Avenue. Site plan/variance. *(The applicant proposes to relocate the existing academic tutoring business to a larger space within the same building which requires an additional 8 space parking variance).*

Board Attorney Perconti said this resolution will be memorialized at the 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 7:53 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board