

**WYCKOFF PLANNING BOARD  
NOVEMBER 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 November 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; Tom Madigan, Township Committee Representative; Kevin Hanly; Glenn Sietsma; George Alexandrou

**Board Member(s) Absent:** Scott Fisher; Drita McNamara; Kevin Purvin, Alt; Justin Hoogerheyde, Alt.

**Staff Present:** Joseph Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Gary Ascolese, 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)”*

**OLD BUSINESS**

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

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #17-11**

Mayor Boonstra made a motion to approve Resolution #17-11 for payment of vouchers. Second, Vice Chair Fortunato. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Sietsma, Mr. Madigan, Mr.

Fortunato, Mayor Boonstra and Chair Bonsignore.

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

**IULIANO, FABIO & VERONICA** BLK 352 LOT 11 (RA-25); 317 Newtown Road. Soil movement. *(The applicant proposes to realign the existing driveway and construct retaining rock walls).*

**DiSENSO, WILLIAM** BLK 498 LOT 48.01 (R-15); 50 Ravine Avenue. *(The applicant proposes to subdivide an existing conforming lot into 2 non-conforming lots with deficiencies in lot frontage).*

Vice Chair Fortunato made a motion to memorialize the above referenced resolution. Second, Mayor Boonstra. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chair Bonsignore.

### **INFORMAL**

**KUIKEN, DOUGLAS & MIRIAM** BLK 354 LOTS 4.01 & 49 (RA-25); 207 Hillside Avenue & 304 Paul Court. Subdivision. *(The applicant is proposing a conceptual plan for a subdivision application and extension of the existing sewer system).*

Bruce Whitaker, from the law firm of McDonnell & Whitaker, representing the applicant Douglas & Miriam Kuiken said the applicant is seeking guidance from the Planning Board for an extension of the existing sewer system. He said the applicant would like to realign the lot lines on 2 lots that he owns in order to accommodate the neighbors in hooking up to the proposed extension of a sanitary sewer line. He said that no new lots will be created. Tibor Latincics, the applicant's engineer, said the 2 existing lots are conforming in lot area of 25,000 square feet. They will be subdivided making one of the lots substandard in lot area in order to accommodate the installation of a sanitary sewer line. This proposed line will service approximately 10 to 12 homes and up to 24 homes along Hillside Avenue and Paul Court. Mr. Whitaker said he would like to hear feedback from the Board with regards to this minor subdivision and sewer line extension. Township Committeeman Madigan said a sewer line is beneficial to homeowners but he would like to see additional property be added to the proposed deficient lot. Mayor Boonstra added that there are dry sewers in Paul Court and these homeowners would then have access to this sewer line service in the future.

### **FOR COMPLETENESS REVIEW**

**TD BANK, NA** BLK 482 LOT 9 (B2); 8 Wyckoff Avenue. *(The applicant proposes to install sixteen (16) exterior protective bollards along the perimeter of the existing TD Bank).*

Board Member Hanly said that with regards to the engineering report it appears that the applicant has dealt with the deficiencies. Chairman Bonsignore said in terms of completeness there remains a need for a landscaping plan. He said that he will address this issue at the public hearing in December. Board Member Alexandrou said the bollard issue has been addressed.

Vice Chair Fortunato made a motion to deem this application complete. Second, Board Member Alexandrou. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chair Bonsignore. This application has been scheduled for a December 11, 2017 public hearing meeting.

**FOR COMPLETENESS REVIEW/PUBLIC HEARING**

**EHRlich, JOSEPH & ALLISON** BLK 320 LOT 62 (RA-25 CORNER); 390 West Shore Drive. 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 at the intersection of West Shore Drive and Wyckoff Avenue. The applicant is proposing to install a 6 foot high privacy fence to enclose the yard located to the rear of the dwelling. As the property has frontage on two sides the fence is considered to be within the front yard requiring relief from the Code. The proposed privacy fence appears to be located 11.6 feet from the property line abutting Wyckoff Avenue. The following conditions of the Township Code apply to this application: The height of fences located in rear or side yards shall not exceed 6 feet above the normal grade; In residential zones, fences installed in the front yard shall be landscaped along that portion facing a street with hedge or shrubs of a height equal to at least 1/2 the height of the fence and set on three-foot centers or closer; On a corner lot, no fence or wall may be erected within 25 feet of the point of intersection of the front and corner side lot lines in order to maintain clear visibility for traffic at the corner. In addition, no fence or wall shall be located on any property in any way which interferes with necessary sight distance for either operators of vehicles or pedestrians; and Fences located within the front yard shall not be more than 50% solid and shall not be more than six inches thick. The measurement of solidity shall be made perpendicular to the side of the fence. Split rail fences which include chicken wire and/or mesh-type wire and chain link and/or similar style fences shall not be permitted in the front yard.

Chair Bonsignore said testimony will begin at the work session meeting. Vice Chairman Fortunato made a motion to deem this application complete. Second, Board Member Alexandrou. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chair Bonsignore. This application will proceed for a public hearing at 8:00 p.m.

**339 WEST SHORE, LLC.** BLK 320 LOT 78 (RA-25); 339 West Shore Drive. Soil Movement. *(The applicant proposes to demolish the existing home, cabana & pool in order to construct a new single family dwelling).*

Township Engineer DiGennaro said the applicant is seeking to demolish the existing residential structure and accessory structures on the property to construct a new dwelling. The plan proposes to fill in the removed pool and uniformly regrade the site in excess of 100 CY requiring Planning Board approval under 186-22H. Based on my review, I offer the following comments: the plan proposes to remove 3 trees from the property.; the property will be served by a new 5 bedroom septic which must be approved prior to release of any building permits; Underground electric is required to serve the new dwelling; the proposed site includes a storm water management plan which will result in a zero net increase in runoff from the developed property; a post construction certification of zero net increase in runoff by the design engineer of record must be provided together with a final as-built site plan including topography is required to obtain a certificate of occupancy; the architectural plans shall specify building height and siding materials; Bergen County Soil Conservation approvals are required.

Board Member Sietsma said the landscaping plan looks weak. Board Member Hanly was pleased to see architect drawings of the proposed house. Township Engineer DiGennaro noted that 3 trees will be removed due to the soil movement on this property and the installation of a new

septic system. Township Committeeman Madigan was concerned with the lack of landscaping.

Board Member Sietsma made a motion to deem this application complete. Second, Board Member Alexandrou. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Sietsma, Mr. Fortunato, Mayor Boonstra and Chair Bonsignore. Voting in denial: Mr. Madigan. This application will proceed for a public hearing at 8:00 p.m.

### **PUBLIC HEARING**

**MEER ESTATES, LLC** BLK 346 LOT 8 & 9 (RA-25); 455 & 443 Wyckoff Avenue. Preliminary major subdivision/variance. *(The applicant proposes to subdivide 2 lots into 5 conforming lots).*

This application will begin public testimony at the public hearing meeting at 8:00 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 Monday, December 11, 2017 Planning Board meeting at the request of the applicant.

**BANK OF AMERICA** BLK 239 LOT 1 (B1); 339 Franklin Avenue. Amended site plan. *(The applicant proposes to replace an existing drive-through teller lane with a drive-through ATM along with related site improvements).*

This application has been carried to the Monday, December 11, 2017 Planning Board 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 7:55 p.m.

Respectfully submitted,

Susan McQuaid, Secretary  
Wyckoff Planning Board