

**WYCKOFF PLANNING BOARD
SEPTEMBER 14, 2016 PUBLIC BUSINESS 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 September 14, 2016 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 Fortunato, Vice Chairman; Kevin Rooney, Mayor; Rudy Boonstra, Township Committee Representative; Drita McNamara; Scott Fisher; Kevin Hanly; George Alexandrou, Alt.

Board Members Absent: Glenn Sietsma; Justin Hoogerheyde, Alt.

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

Chairman Bonsignore led the Pledge of Allegiance.

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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”*

OLD BUSINESS

Approval of the August 10, 2016 Work Session and Regular Business Minutes
The August 10, 2016 minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-09

Resolution #16-09 was approved at the work session meeting.

FOR COMPLETENESS REVIEW

RS BUILDERS, LLC (Estate of Alfred A. Siss) BLK 436 LOT 20.01 (RA-25); 363 Smith Place.
Preliminary major subdivision/variance. *(The applicant proposes a preliminary major subdivision*

with a new cul-de-sac street to create 4 new building lots of which 2 lots require lot frontage variances).

Board Attorney Perconti and Vice Chair Fortunato recused themselves from discussion and removed themselves from the dais. The Board deemed this application complete at the work session meeting provided the applicant hires a Certified Tree/Arborist Expert to walk the property with the Shade Tree Commission and mark all trees on the site that are to remain with ribbon taking into account site grading, location of houses, driveways, roads, seepage pits, etc. prior to the next scheduled public hearing meeting. The applicant was advised that a special meeting may need to be requested due to the many items on the Planning Board public hearing agenda.

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, 2 2-bedroom units and a studio unit for adults with developmental disabilities).*

The Board deemed this application complete and it has been scheduled for a public hearing on Wednesday, October 5, 2016 at 8 p.m.

FOR PUBLIC HEARING - CONTINUED

BERGEN BRICK STONE & TILE COMPANY BLK 202 LOT 78.01 (B1/L1); 685 Wyckoff Avenue. Amended site plan. *(The applicant proposes to provide a site plan to the Board showing existing conditions since this area was developed before the adoption of ordinance which required site plans).*

This application has been carried to the Wednesday, October 5, 2016 public hearing meeting at the request of the applicant. No new notice will be required.

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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 8:24 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board