

**WYCKOFF PLANNING BOARD
SEPTEMBER 14, 2016 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 September 14, 2016 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; 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.

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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”*

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OLD BUSINESS

Approval of the August 10, 2016 Work Session and Regular Business Minutes
Vice Chairman Fortunato made a motion to approve the August 10, 2016 work session minutes and regular business minutes. Second, Board Member Hanly. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Boonstra, Mr. Fortunato, Mayor Rooney and Chair Bonsignore.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #16-09

Mayor Rooney made a motion to approve Resolution #16-09 for payment. Second, Township Committee Representative Boonstra. Voting in favor: Mr. Hanly, Mr. Fisher, Mr. Boonstra, Mr. Fortunato, Mayor Rooney and Chairman Bonsignore.

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.

Boswell Engineering Representative Ten Kate summarized the revised plans with the Board. He said the revisions beginning on page 3 include the existing septic and wells within 220 feet of the proposed subdivision are shown based on municipal records where available; an RSIS waiver is requested for not providing sidewalks on one side of the cart way; the proposed right of way (ROW) has been made 44 feet wide in accordance with RSIS; the formerly proposed five (5') foot easement beyond the ROW has been removed from the plan; proposed well locations have been added to each proposed lot the proposed ROW width of the new street has been changed to 44 feet; the proposed (paved) cart way width has been changed to 28 feet; the proposed water main location has been removed from the plan; a detailed list of existing tree species has been added to the plan; the proposed water main has been removed from the cross sections; the pavement restoration cross section on the "Trench Detail for the Pipe" has been revised to be in conformance with Township standards. He recommended that the Planning Board consider the plans and documents submitted to determine if they are sufficiently complete to schedule a Public Hearing on the application subject to the Planning Board granting the submission waivers requested and receiving a report from the Wyckoff Shade Tree Commission.

Board Member Fisher said he had reviewed the Shade Tree plan last week. He said although the trees have been numbered there are still minor inconsistencies. He said that more trees may be lost during construction. He suggested that the trees to remain be ribboned. He said the site is heavily treed right now and the proposed foundation plantings are for conceptual purposes only. He said the Shade Tree Commission is in favor of the planting list on the individual lot concept plan. Chair Bonsignore asked that a written report be provided to the Board. He agreed with the idea that the trees to remain be ribboned. Mayor Rooney recommended that the applicant provide a New Jersey Tree Expert to walk the property with the Shade Tree Commissioners and identify the trees that will be removed and the trees that will remain before the next meeting.

Chair Bonsignore asked for a motion. Board Member Fisher made a motion to deem this application complete. Second, Township Representative Boonstra. Voting in favor: Mr. Alexandrou, Mr. Hanly, Ms. McNamara, Mr. Fisher, Mr. Boonstra, Mayor Rooney and Chair Bonsignore.

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).

Township Engineer DiGennaro said the applicant is making application to construct a multi-family community residence on a vacant corner lot with frontage along Morse Avenue and Clinton Avenue and consists of a lot area of 11,812 SF. The owner of the property is the Township of Wyckoff. In the B1A business triangle zone a single family and two family dwellings or a mixed use in existing buildings shall be permitted, provided that commercial uses shall be confined to the first floor and basement of the structure, and residential uses (no more than two dwelling units) shall be confined to the second; except, however, that commercial uses shall be permitted on the first and second floor of the structure where all of the required on-site parking spaces are provided.

This application use is for a group home consisting of 4 independent residential units which would appear to require a use variance under our Code. However, the Wyckoff Zoning Board of Adjustment has interpreted the proposed use to be conforming to the B-1A Zone and memorialized their findings in a resolution dated May 19, 2016. Therefore, a use variance is not required. The above information is provided as a preliminary technical review of the application to assist the Planning Board in determining if the application as submitted may be deemed complete and scheduled for public hearing. Additional comments may be forthcoming subsequent to further review and any plan revisions submitted. Chair Bonsignore questioned the validity of the Board of Adjustment's decision. Board Attorney Perconti said the Board of Adjustment has made the decision and the Planning Board needs to proceed with site plan testimony. Chair Bonsignore asked if the applicant would need to appear before the Design Review Committee. Township Committee Boonstra said the application can be deemed complete and proceed before appropriate review Boards as needed.

After further review and discussion Mayor Rooney made a motion to deem this application complete and be placed on the October 5, 2016 public hearing meeting agenda. Second, Board Member McNamara. Voting in favor: Mr. Alexandrou, Mr. Hanly, Ms. McNamara, Mr. Fisher, Mr. Boonstra, Mr. Fortunato, Mayor Rooney and Chair Bonsignore.

PUBLIC HEARING

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).*

Chair Bonsignore said this application has been carried to the next regularly scheduled meeting which is Wednesday, October 5, 2016. The applicant will not need to re-notice the newspaper or the public.

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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 8:15 p.m.



09-14-16WS

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Planning Board

Susan McQuaid, Secretary
Wyckoff Planning Board