

**WYCKOFF PLANNING BOARD**  
**SEPTEMBER 9, 2015 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 Mayor Kevin J. Rooney:

“The regular September 9, 2015 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; Kevin Rooney, Mayor; Tom Madigan; Drita McNamara; Glenn Sietsma; John Haboob, Alternate

**Board Members Absent:** Robert Kane, Vice Chairman; Rudy Boonstra, Township Committee Representative; Scott Fisher and Doug Macke.

**Staff Present:** Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Robert J. Shannon, Administrator and Anna Coscia, Clerical Assistant to the Municipal Clerk.

**Staff Absent:** Susan McQuaid, Board Secretary and Peter Ten Kate, Boswell Engineering Representative

Mayor Rooney led the Pledge of Allegiance.

**OLD BUSINESS**

Approval of the August 12, 2015 Work Session Meeting and Public Business Meeting Minutes were approved at the 7:30 pm Work Session Meeting.

Board Member Madigan made a motion to approve the August 12, 2015 work session and regular business minutes. Second, Board Member Haboob. Voting in favor: Mr. Haboob, Ms. McNamara, Mr. Madigan, Mr. Sietsma, Mr. Rooney and Mr. Bonsignore.

**APPROVAL OF RESOLUTION**

Approval of Resolution was acted upon at the work session meeting.

**EASTERN CHRISTIAN CHILDREN’S RETREAT (ECCR)** BLK 443 LOT 49.04 (RA-25); 700 Mountain Avenue. *(The applicant proposes a 290 square foot addition to the existing Willow Lodge group home building which provide client housing).*

Board Member Madigan made a motion to memorialize the Resolution for Eastern Christian Children’s Retreat. Second, Board Member McNamara. Voting in favor: Mr. Haboob, Ms.

McNamara, Mr. Madigan, Mr. Sietsma, Mr. Rooney and Mr. Bonsignore.

### **REVIEW OF APPLICATION/PUBLIC HEARING**

Mayor Rooney indicated it is now time for the Public Hearing and Review of the Application for:

**SPOELSTRA** BLK 285 LOT 1 (RA-25); 554 Wyckoff Avenue. (The applicant requests variance to install a privacy fence along property next to the road). This property has two front yards since the property is located at the corner of Wyckoff Avenue and Pinewood Drive.

Mr. and Mrs. Spoelstra were sworn in by Attorney Perconti. Mayor Rooney asked Mr. and Mrs. Spoelstra to explain their application. Mr. and Mrs. Spoelstra indicated that they wish to replace the existing fence with a privacy fence in one area that is six foot tall and in another area with a four foot tall picket fence. The purpose of their privacy is because their patio sits lower than the road and often times the passing vehicle car lights will shine into their back yard area and their home. Mr. Spoelstra indicated that he plans on replacing the dying arborvitae which is located between the fence and the road.

A discussion resulted in regard to the type of plants and plant species to plant in this location due to the shade and the salt from the snow plows. Mr. Spoelstra suggested planting holly bushes; all members of the board thought that was an effective choice of shrubbery as well as planting giant green arborvitae. Mr. Rooney suggested to the Spoelstra's in the winter to post burlap in front of their plantings at the edge of the road as a protective measure.

The Planning Board discussed with the Spoelstra's the reason for the six foot fence and four foot fence or if they would prefer a six foot fence in the entire area. Mr. and Mrs. Spoelstra indicated that their adjacent neighbor has a picket fence and the area of the four foot fence would blend in aesthetically with their neighbors' four foot picket fence.

Board Attorney Perconti identified the application; colored photos, colored survey and application as exhibit A1. Board Attorney Perconti identified the Township Engineers report as exhibit B1. The six foot fence will be an Arrowwood brown style fence.

Mr. Sietsma questioned if the fence will be placed in the precise location as the preexisting fence. The Spoelstras responded that it would be placed in the same location. The existing four foot fence is a Silver Bell style picket fence.

The meeting was opened to public comment. No public comment.

Board Member Sietsma made a motion to approve. Second, Board Member McNamara. Voting in favor: Mr. Haboob, Ms. McNamara, Mr. Madigan, Mr. Sietsma, and Mr. Rooney.

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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.

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Robert J. Shannon, Administrator  
Wyckoff Planning Board