

**WYCKOFF PLANNING BOARD
AUGUST 9, 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 August 9, 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; Scott Fisher; Drita McNamara; Kevin Hanly; Justin Hoogerheyde, Alt.

Board Member(s) Absent: Glenn Sietsma; George Alexandrou; Kevin Purvin, Alt.

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

Staff Absent: Mark DiGennaro, Township Engineer

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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 July 12, 2017 Work Session and Regular Business Minutes

Board Member Hanly made a motion to approve the July 12, 2017 work session and regular business minutes. Second, Vice Chair Fortunato. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Madigan, Mayor Boonstra and Vice Chair Fortunato.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-08

Vice Chair Fortunato made a motion to approve the vouchers for payment. Second, Board Member Hanly. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Ms. McNamara, Mr. Fisher, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chair Bonsignore.

RESOLUTION(S) TO BE MEMORIALIZED

BARKER, EVAN & PATRICIA BLK 348 LOT 12 (RA-25 CORNER); 480 Victor Way. Minor site plan for a fence permit in a residential zone. *(The applicant proposes to install a 6' privacy fence on this corner lot).*

This resolution will be memorialized at the public hearing meeting.

FOR COMPLETENESS REVIEW

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).*

Boswell Engineering Representative Ten Kate reviewed the following submission waivers with the Board which are: a landscape plan showing existing landscaping, the types, sizes and number of trees to be removed and the type, sizes and numbers of trees to be planted at the site has not been submitted; a grading plan prepared by a Professional Engineer for the proposed new lots and structures; at the time of the building permit, the applicant shall provide a written certification from a Professional Engineer certifying that there will be a zero increase in storm water runoff as a result of the project; detailed drawing depicting existing structures and proposed structures; all existing structures on the track to be subdivided have been shown within 200 feet of the tract but not all the locations of existing wells and septic systems and/or locations of connection to public water and sanitary system; and distances from existing and proposed building on the property to buildings and structure on adjacent lots.

The Board requested that the applicant 1.) Provide landscape plan showing the types, sizes and numbers of trees to be removed and planted; 2.) Would like the location of existing wells and septic systems and /or locations of connections to public water and sanitary system and 3.) the distances from existing and proposed buildings on the property to buildings and structures on adjacent lots.

The Board agreed to accept this application as a minor subdivision and that the applicant provide a road widening easement along the north side of Ravine Avenue which would set the roadway easement line at 20 foot from centerline. This would allow the north side of Ravine Avenue to be consistently 20 feet from centerline for the entire north side of the right of way to match the property to the east of the subject lot. The Board unanimously agreed to deem this application incomplete. It will be acted upon at the public hearing meeting.

PUBLIC HEARING - CARRIED

BANK OF AMERICA BLK 239 LOT 1 (B1A); 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 September 13, 2017 public hearing meeting at the request of the applicant.

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 September 13, 2017 public hearing 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 7:58 p.m.

Respectfully submitted,

Susan McQuaid, Secretary
Wyckoff Planning Board