

**WYCKOFF PLANNING BOARD  
SEPTEMBER 21, 2021 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 Chairman Fortunato.

“The regular September 21, 2021 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.”

*“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)”*

*“This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.”*

The meeting began with the Pledge of Allegiance.

**ROLL CALL**

Board Members present: Rudy Boonstra; Township Committeeman, Rob Fortunato; Chairman, Kevin Purvin, Vice Chairman; Kelly Conlon, Mike Homaychak, Glenn Sietsma, Scott Fisher, Frank Sedita, Mae Bogdansky, and George Alexandrou.

Board Members absent: Melissa Rubenstein, Mayor

Staff present: Kevin Hanly; Board Attorney, Mark DiGennaro, Township Engineer, and Maureen Mitchell; Board Secretary.

**OLD BUSINESS**

Approval of the July 14, 2021 Work Session and Regular Business Minutes  
The minutes were approved during the Work Session.

**PAYMENT RESOLUTION #21-09**

Payment Resolution #21-09 was approved during the Work Session.

**RESOLUTION FOR MEMORIALIZATION**

G.S.A. LLC 511 Goffle Road Block 498 Lot 104.01

(The applicant is requesting a modification to conditions in the Resolution of Approval dated November 9, 2009. The request is to allow the existing building to be used for all of the permitted uses in the B-1 zone. The applicant is also proposing to install a ground mounted directory sign in the front of the building)

The Resolution was approved during the work session meeting.

**NEW APPLICATION FOR PUBLIC HEARING**

TD Bank 292 Godwin Ave. Block 219 Lot 17.01

(The applicant seeks amended site plan approval for the purpose of installing eleven (11) six-inch diameter bollards in front of the existing building)

Kristopher Berr, the applicant's Attorney, came forward to present the application. Mr. Berr stated that in 2009, TD Bank received site plan approval to construct the bank. They are now requesting amended site plan approval to install eleven (11) bollards in front of the bank. TD Bank has been installing these bollards in front of all of their banking locations to prevent vehicles from crashing into the buildings. No nonconformities will be created as a result of the installation of the proposed bollards. A thirty-six (36) inch walkway will be maintained in front of the bank so no impingement of the existing walkway will occur.

Jennifer Madgey was sworn in. Ms. Madgey's professional affiliation is with Core States Engineering and Construction Services which is the company that prepared the plan for the proposed bollards at TD Bank. The plan was marked exhibit A-1. Ms. Madgey stated that five (5) bollards will be installed on the sidewalk in front of the entrance to the bank and six (6) will be installed in the planter bed to the right front of the bank. There will remain a 36" wide walkway in front of the bank. Ms. Madgey said that if any of the bushes in the planter bed have to be removed or get damaged during installation, they will be replaced, and the planter bed will be mulched.

Chairman Fortunato asked about the composition of the bollards. Ms. Madgey stated they are steel with plastic covers and each bollard will have one (1) light reflective strip.

Mr. DiGennaro asked if there have been any problems with the steel rusting or rotting at the base where the plastic cover meets the concrete sidewalk. Ms. Madgey stated that she has heard no reports of rusting or rotting adding that the steel bollards are 100% guaranteed by the manufacturer.

Mr. Homyachak inquired if the bollards will impede wheel chair access to the bank entrance. Ms. Madgey said they will not impede access and that the bank will absolutely remain ADA compliant.

**OPEN TO THE PUBLIC**

Charles McKearnin, who resides at 299 Wiley Place, came forward and was sworn in. Mr. McKearnin stated that his property borders the rear of the bank property. He lamented that there are red lights in the rear of the bank at the drive thru which are supposed to be on a timer however every time there is a power outage, the timer needs to be reset and the red light glare into his home. Mr. McKearnin went on to say that the border on the east side of the bank property does not have any evergreen screening and that is where the red lights are glaring through to his home.

Mr. Boonstra stated that he was on the Planning Board when the plans to construct the bank came before the Board. He added that he recalls that he insisted at the time that there be no lights on the back of the building at the drive thru. Mr. Boonstra said that while this is concerning, it is not part of the application that is before the Board this evening. He advised Mr. McKearnin to reach out to the Township Zoning Official about the lights.

Mr. Boonstra made a motion to approve the application. Second, Mr. Alexandrou. Voting in favor:

**09-21-21PM**

**3**

**Planning Board**

Ms. Conlon, Mr. Sedita, Mr. Sietsma, Mr. Fisher, Mr. Homyachak, Ms. Bogdansky, Mr. Alexandrou, Mr. Boonstra, Mr. Purvin, and Chairman Fortunato.

There being no further business, a motion to adjourn the Public Business Meeting was made, seconded, and passed unanimously. The meeting concluded at 8:20 p.m.

Respectfully submitted,  
Maureen Mitchell, Secretary  
Wyckoff Planning Board