

**WYCKOFF PLANNING BOARD  
SEPTEMBER 13, 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 September 13, 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; Glenn Sietsma; George Alexandrou; Kevin Purvin, Alt.

**Board Member(s) Absent:** 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](http://www.wyckoff-nj.com)”*

**OLD BUSINESS**

Approval of the August 9, 2017 Work Session and Regular Business Minutes

Vice Chairman Fortunato made a motion to approve the August 9, 2017 work session and regular business minutes. Second, Board Member McNamara. Voting in favor: Mr. Hanly, Ms. McNamara, Mr. Fisher, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chair Bonsignore.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #17-09**

Board Member Hanly made a motion to approve Resolution #17-09 for payment of vouchers.

Second, Board Member Alexandrou. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Ms. McNamara, Mr. Fisher, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chair Bonsignore.

### **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).*

Chair Bonsignore said that the Board had received a revised Boswell engineering report and the deficient issues have been completed.

Board Member Hanly made a motion to deem this application complete. Second, Board Member Sietsma. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Ms. McNamara, Mr. Fisher, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chair Bonsignore. This application will be placed on the public hearing meeting on Wednesday, October 11, 2017.

**TD BANK, NA** BLK 482 LOT 9 (B2); 8 Wyckoff Avenue. *(The applicant proposes to install sixteen (16) exterior protective bollards along the perimeter of the existing TD Bank).*

Boswell Engineering Representative Ten Kate said the applicant proposed to install 16 protective bollards around the perimeter of the building. He said that site plan waivers are being requested. Chair Bonsignore noted that the existing landscaping to remain if damaged during construction will be replaced with the same kind. He said the bollards create a presence and questioned the height of the bollard, the distance between the bollards, construction details of the bollards and what kind of exterior finish will be used of the bollards. He asked if the bollards can be screened and whether the bollards will impact the handicapped parking spaces and the existing sidewalk. Township Committee Representative Madigan said he would also like some answers to these questions. Board Member Alexandrou said he would like to see the front elevations and the aesthetics of the bollards. Mayor Boonstra said there is a second TD Bank location in Wyckoff and asked if this bank will also need bollards installed.

Boswell Engineering Representative Ten Kate reviewed the checklist items with the Board Members. He summarized by saying construction details, cut sheets, color, type and spacing of the bollards and any impact of the landscaping screening the bollards and restoration of the landscaping will be required along with places for signature of the Chairman, Township Engineer and Secretary of the Planning Board.

Board Member Alexandrou made a motion to deem this application incomplete. Second, Township Committee Representative Madigan. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Ms. McNamara, Mr. Fisher, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra, and Chair Bonsignore.

### **PUBLIC HEARING - CARRIED**

**BANK OF AMERICA** BLK 239 LOT 1 (B1); 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 October 11, 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 October 11, 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 7:55 p.m.

Respectfully submitted,

Susan McQuaid, Secretary  
Wyckoff Planning Board