

**WYCKOFF PLANNING BOARD  
DECEMBER 11, 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 Robert Fortunato, Vice Chairman:

“The regular December 11, 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:** Robert Fortunato, Vice Chairman; Rudy Boonstra, Mayor; Tom Madigan, Township Committee Representative; Drita McNamara; Kevin Hanly; Glenn Sietsma; Kevin Purvin, Alt.

**Board Member(s) Absent:** Richard Bonsignore, Chairman; Scott Fisher; George Alexandrou; Justin Hoogerheyde, 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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Vice Chairman Fortunato 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 November 8, 2017 Work Session and Regular Business Minutes  
Board Member Sietsma made a motion to approve the November 8, 2017 work session and regular business minutes. Second, Board Member Hanly. Voting in favor: Mr. Hanly, Mr. Sietsma, Mr. Madigan, Mayor Boonstra and Vice Chair Fortunato.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #17-12**

Board Member Hanly made motion to approve Resolution #17-12 for payment of vouchers. Second, Board Member McNamara. Voting in favor: Mr. Purvin, Mr. Hanly, Ms. McNamara, Mr. Sietsma, Mr. Madigan, Mayor Boonstra and Vice Chair Fortunato.

**RESOLUTION(S) TO BE MEMORIALIZED**

**339 WEST SHORE, LLC.** BLK 320 LOT 78 (RA-25); 339 West Shore Drive. Soil Movement. *(The applicant proposes to demolish the existing home, cabana & pool in order to construct a new single family dwelling).*

Board Member Sietsma made a motion to memorialize this resolution. Second, Board Member Hanly. Voting in favor: Mr. Hanly, Mr. Sietsma, Mayor Boonstra and Vice Chair Fortunato. Abstain: Township Committeeman Madigan.

**MEER ESTATES, LLC** BLK 346 LOT 8 & 9 (RA-25); 455 & 443 Wyckoff Avenue. Preliminary major subdivision/variance. *(The applicant proposes to subdivide 2 lots into 5 conforming lots).*

Mayor Boonstra made a motion to memorialize this resolution. Second, Board Member Hanly. Voting in favor: Mr. Hanly, Mr. Sietsma, Mr. Madigan, Mayor Boonstra and Vice Chair Fortunato.

**FOR PUBLIC HEARING – CARRIED**

**EHRlich, JOSEPH & ALLISON** BLK 320 LOT 62 (RA-25 CORNER); 390 West Shore Drive. 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 application has been carried to the Wednesday, January 10, 2018 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 Wednesday, January 10, 2018 meeting at the request of the applicant.

**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 Wednesday, January 10, 2018 meeting at the request of the applicant.

**FOR PUBLIC HEARING – NEW**

**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).*

Township Committeeman Madigan asked what the finish will be on the exterior of the bollards. Boswell Engineering Representative Ten Kate said it is going to be epoxy urethane paint. Board Member Sietsma said it appears to be a vinyl cover. Vice Chair Fortunato said 16 protective bollards are proposed. The Board will hear testimony at the public hearing at 8 p.m.

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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 7:53 p.m.

Respectfully submitted,

Susan McQuaid, Secretary  
Wyckoff Planning Board