

**WYCKOFF PLANNING BOARD**  
**APRIL 9, 2014 WORK SESSION MINUTES**

Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall

Public 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 April 9, 2014 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; Rudy Boonstra, Township Committee Representative Jaime McGuire; Glenn Sietsma; John Haboob, Alternate; Tom Madigan, Alternate arrived at 7:38 p.m.; Mayor Christie arrived at 7:44 p.m.

**Board Members Absent:** Robert Kane, Vice Chairman; Scott Fisher; Drita McNamara.

**Staff Present:** Joseph C. Perconti, Board Attorney; Peter Ten Kate, Township Consulting Engineer/Boswell Engineering; Susan Schilstra, Board Secretary.

**Staff Absent:** Mark DiGennaro, Township Engineer.

**OLD BUSINESS**

Approval of the March 12, 2014 Work Session and Regular Business Minutes

Board Member McGuire made a motion to approve the March 12, 2014 work session and regular business meeting minutes. Second, Township Committee Representative Boonstra. Voting in favor: Mr. Haboob, Mr. Macke, Ms. McGuire, Mr. Sietsma, Mr. Boonstra and Chairman Bonsignore.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #14-04–** Approve vouchers for payment

Board Member Haboob made a motion to approve Resolution 14-04 to pay vouchers. Second, Board Member Sietsma. Voting in favor: Mr. Haboob, Mr. Macke, Ms. McGuire, Mr. Sietsma, Mr. Boonstra and Chairman Bonsignore.

**MINOR SITE PLAN APPLICATION**

**KALOR CONSTRUCTION, INC.** BLK 346 LOT 46.01 (RA-25); 470 Ackerson Avenue. Minor site plan. *(The applicant is seeking site plan approval on this vacant lot as stated in the March 14, 2007 subdivision resolution).*

Board Member Haboob recused himself from discussion, removed himself from the dais and exited the meeting room.

Boswell Engineering Representative Ten Kate said this property was the subject of a 2 lot subdivision in 2007 and a condition of the application was that each new lot return to the Planning Board for site plan review when it is developed. In 2012 the Planning Board heard testimony of one lot and now the vacant lot is being developed by Mr. Messineo and he has submitted an application for approval to build a new house on this vacant lot. He added that no variances are required. He said the drainage calculations have been reviewed and the storm water plan is acceptable for this parcel for land.

Township Attorney Perconti said this application can be deemed complete this evening and heard at the 8:00 p.m. public hearing meeting.

Board Member Sietsma made a motion to deem this application complete. Second, Board Member Madigan. Voting in favor: Mr. Madigan, Mr. Macke, Ms. McGuire, Mr. Sietsma, Mr. Boonstra and Chairman Bonsignore.

**FOR COMPLETENESS REVIEW**

**MICHAEL & JENNIFER MUNDY (RIC HARRISON)** BLK 421.01 LOT 28 (RA-25); 490 Chapman Place. *(The applicant is requesting site plan approval for soil movement which results in fill volumes exceeding 100 cubic yards and a variance is being requested for gross building area which is in excess of 3700 square feet according to Ordinance #1727 requiring a variance from the enhanced side yard setback of 25 feet for the principal building where 20 feet currently exists).*

Chairman Bonsignore said the existing single family dwelling is situated in the RA-25 zone and is conforming. The applicant is proposing to expand the existing ranch by adding a full second story with a single story addition to the rear of the structure and a side loading garage in the front of the structure. As a result, the gross building area will exceed 3700 SF as defined by Ordinance #1727 thereby requiring a variance from the enhanced side yard setback of 25 feet for the principal building where 20 feet currently exists. A variance is also being requested for a front yard setback of 33'. In addition, the applicant is proposing to re-grade the rear yard resulting in a net fill volume of 348 cubic yards of soil which exceeds 100 cubic yards, requiring Planning Board approval. As the Planning Board is the appropriate Board to hear the site grading aspect of the project, it also has jurisdiction to grant 'C' variances.

Board Attorney Perconti said that he spoke to the applicant's attorney and said that this is the first application that the Board is requiring with regard to applying this particular Ordinance #1727. He said the applicant has already noticed the newspaper and the neighbors within 200' and if the application is deemed complete then the applicant will not be required to re-notice

and the application can be carried to the next meeting.

Board Member McGuire made a motion to deem this application complete. Second, Board Member Haboob. Voting in favor: Mr. Haboob, Mr. Madigan, Mr. Macke, Ms. McGuire, Mr. Sietsma, Mr. Boonstra, Mayor Christie and Chairman Bonsignore.

#### **FOR COMPLETENESS REVIEW/PUBLIC HEARING**

**ABBOTT & CASERTA REALTORS, INC.** BLK 236 LOT 3 (B1A); 235 Everett Avenue. Amended site plan. *(The applicant proposes to install a ground sign in the front yard).*

Chairman Bonsignore said the applicant is requesting a ground sign in the front yard. The proposed sign is 84" wide by 41" tall and stands a maximum of 7 feet above the ground. The total sign area is 24 square feet (SF). The applicant is proposing to install the sign a setback distance of 4 feet from the property line. The applicant is seeking relief to erect a 24 SF ground mounted sign where a 2 SF ground sign is permitted. In addition, the sign is proposed to be located a distance of 4 feet from the front property line and whereas the Code is silent on setbacks for ground signs in the B-1A zone, setbacks in all other business (B) zones require a setback of 20 feet from the property line. The proposed sign height is 7 feet where a maximum permitted is 4 feet. The applicant proposes to eliminate the existing façade sign and chooses to have only the ground sign. The applicant must be required to execute an Interior Block Parking Agreement consistent with all properties in the B-1A Business Triangle.

Board Member Madigan asked for clarification as to the definition of a professional office with regards to this application.

Board Member McGuire made a motion to deem this application complete and scheduled for public hearing at the 8 p.m. public hearing meeting. Second, Township Representative Boonstra. Voting in favor: Mr. Haboob, Mr. Madigan, Mr. Macke, Ms. McGuire, Mr. Sietsma, Mr. Boonstra, Mayor Christie and Chairman Bonsignore.

#### **PUBLIC HEARING – POSTPONED AT THE REQUEST OF THE APPLICANT**

**CEDAR HILL CONDOMINIUM ASSOCIATION** BLK 449 LOT 1.02 (R-15); Cedar Hill Avenue and Sicomac Avenue. Amended site plan/variance. *(The applicant proposes to install a barrier gate on Wellfleet Lane (a private Condominium Association Road) at the intersection of Wellfleet Lane and Sicomac Avenue due to motorists speeding through the Condominium Association private roads to avoid the intersection at Cedar Hill Avenue and Sicomac Avenue).*

Chairman Bonsignore said this application has been carried to the May 14, 2014 at the request of the applicant.

#### **PUBLIC HEARING – CONTINGENT UPON COMPLETENESS**

**CAPITAL ONE BANK** BLK 216.01 LOT 20 (B1); 690 Wyckoff Avenue. Preliminary/final major site plan/variance. *(The applicant proposes to demolish the existing 4,675 square foot building and construct a new conforming 4,370 square foot Capital One Bank building with one pre-existing non-conforming rear yard setback variance).*

Chairman Bonsignore said that at the February 12, 2014 the Board deemed the application complete contingent upon the receipt of 3 documents. He said the Board has received 2 of the documents and the third document, a Shade Tree Commission Report, was received this afternoon.

Board Attorney Perconti said he spoke with the applicant's attorney, James Lott, and advised the application would need to be declared complete before it can be listed on the agenda for a public hearing. He said the application is close to being deemed complete and will be carried to the May 14, 2014 public hearing meeting as long as the Shade Tree Commission criteria has been met. He added that this application is subject to the Development Fee Ordinance which requires applicable Affordable Housing Development Fees to be paid by the applicant to the Township of Wyckoff.

Board Member Sietsma, who is also a member of the Shade Tree Committee, said another landscape plan with an irrigation plan has been requested of the applicant since there were a few discrepancies between the site plan and the landscape plan.

The meeting adjourned at 8:00 p.m.

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Susan Schilstra, Secretary  
Wyckoff Planning Board