

**WYCKOFF PLANNING BOARD**  
**APRIL 13, 2016 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 April 13, 2016 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 Kane, Vice Chairman; Kevin Rooney, Mayor; Rudy Boonstra, Township Committee Representative; Scott Fisher; Robert Fortunato; Kevin Hanly, Alt.

**Board Members Absent:** Drita McNamara; Doug Macke; Glenn Sietsma; Justin Hoogerheyde, Alt.

**Staff Present:** Joseph C. 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)”*

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**OLD BUSINESS**

Approval of the March 9, 2016 Work Session and Regular Business Minutes

Township Committee Representative Boonstra made a motion to approve the March 9, 2016 work session minutes and regular business minutes. Second, Board Member Fortunato. Voting in favor: Mr. Hanly, Mr. Fortunato, Mr. Boonstra, Mayor Rooney and Chair Bonsignore.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT****RESOLUTION #16-03**

Mayor Rooney made a motion to memorialize the Resolution #16-03 for payment. Second, Board Member Fisher. Voting in favor: Mr. Hanly, Mr. Fortunato, Mr. Fisher, Mr. Boonstra, Mr. Kane, Mayor Rooney and Chairman Bonsignore.

**RESOLUTION(S) TO BE MEMORIALIZED**

**UFFERFILGE, TED & BONNIE** BLK 281 LOT 1 (RA-25); 558 Taunton Road. *(The applicant proposes to move soil in excess of 100 yards).*

**MACEJKA, PATRICK & ANNE MARIE** BLK 451 LOT 4 (RA-25 CORNER); 442 New York Avenue. *(The applicant proposes to replace the existing 5' fence with a 6' fence in the front yard of this corner lot).*

**MESSINEO, DOUG & SARAH** BLK 208 LOT 38 (RA-25); 101 Van Blarcom Lane. *(The applicant proposes to import more than 100 cubic yards of soil).*

Chairman Bonsignore said the above referenced resolutions will be considered at the public hearing meeting.

**FOR COMPLETENESS REVIEW/PUBLIC HEARING**

**PERRETTA, STEPHEN & DELIA** BLK 285 LOT 19.01 (RA-25); 385 Dorothy Lane. *(The applicant is proposing to replace the existing split rail fence with a 6 foot privacy fence located in the front yard of Wyckoff Avenue).*

Township Engineer DiGennaro said the property is located in the RA-25 Zone and is an irregular property having frontage on two sides. The applicant is proposing to replace the existing split rail fence with a 6 foot privacy fence located in the front yard on Wyckoff Ave. He added that landscaping is required to be planted on the outside of the fence 3 foot on center and half the height of the fence but not in the public Right-of-Way.

Board Member Hanly asked if there are any variances requested. Township Engineer DiGennaro said a variance is requested for only the portion of fencing located on Wyckoff Avenue and for the height of the fence where a 6' privacy fence is proposed and a 4' open fence is allowed. Board Member Fisher said Wyckoff Avenue is located on a county road and the proposed setback of the fence is well beyond 35' off the center of the road. He said the location of the proposed fence will help the neighboring property owner with his visibility when existing his driveway.

**FOR PUBLIC HEARING**

**EASTERN CHRISTIAN CHILDREN'S RETREAT (ECCR)** BLK 443 LOT 49.04 (RA-25); 700 Mountain Avenue. *(The applicant proposes a 364 square foot addition to the existing Holly Lodge group home building and 432 square feet to the existing Oak Lodge group home building which provide housing for developmentally disabled adults).*

Boswell Municipal Representative Ten Kate said structural calculations were received for the proposed retaining walls. He added that this application is scheduled for a public hearing at 8:00 p.m.

**BODART, JAIME & KRISTEN** BLK 463 LOTS 8.01, 10.01, 12.01 (R-15 CORNER); 361 Amherst Street. *(The applicant proposes to combine 3 non-conforming lots into 2 lots of greater conformity to allow the installation of a pool without a variance on Lot 12.01).*

Chairman Bonsignore said this application has been deemed complete and will be heard at the public hearing meeting at 8:00 p.m.

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Chair Bonsignore said a letter from Capital One Bank was in the Boards packet this month requesting an administrative change to the site plan. Mayor Rooney said that since this application had previously been before the Design Review Committee he recommended that it be reviewed again by this Committee. He then said that this application may need to return to the Planning Board for further review. Chair Bonsignore agreed. Board Attorney Perconti said the Bank's Attorney, Mr. Lott, is requesting that the administrative approval be done tonight. Township Committee Representative Boonstra said the proposed revisions are not an administrative item for a decision this evening. Boswell Engineering Municipal Representative Ten Kate said once the Planning Board gets the Design Review Committee comments then an amended site plan will be required for site plan approval. He asked if the completeness and public hearing can all be accomplished in one evening. The Board said the applicant can be deemed complete and heard in one meeting as long as the amendments are minor.

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Board Attorney Perconti said that he received plans from Darryl Siss, Esq. from Hawthorne Gospel Church located in Hawthorne and asked if the Township of Wyckoff has any concerns. Mr. Perconti said the Church will just need to notice the Wyckoff residents that border the Church's property of the Hawthorne meeting date.

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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 7:48 p.m.

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Susan McQuaid, Secretary  
Wyckoff Planning Board