

**WYCKOFF PLANNING BOARD
OCTOBER 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 Richard Bonsignore, Chairman:

“The regular October 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: Richard Bonsignore, Chairman; Robert Fortunato, Vice Chairman; Rudy Boonstra, Mayor; Tom Madigan, Township Committee Representative; Scott Fisher; Kevin Hanly; Glenn Sietsma; George Alexandrou; Kevin Purvin, Alt.

Board Member(s) Absent: Drita McNamara; 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”*

OLD BUSINESS

Approval of the September 13, 2017 Work Session and Regular Business Minutes

Vice Chairman Fortunato made a motion to approve the September 13, 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 #17-10

Board Member Hanly made a motion to approve Resolution #17-10 for payment of vouchers. Second, Vice Chair Fortunato. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chair Bonsignore.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1841 – AN ORDINANCE TO AMEND CHAPTER 186, “ZONING,” OF THE CODE OF THE TOWNSHIP OF WYCKOFF, SECTION 186-26, “OFF STREET PARKING,” TO AMEND PARKING REQUIREMENTS FOR PLACES OF ASSEMBLY, INCLUDING SCHOOLS AND HOUSES OF WORSHIP. For review & recommendation to the Township Committee.

Mayor Boonstra said this ordinance will include places of assembly which enable the township to calculate reasonable parking requirements for such places. Board Member Hanly noted that this ordinance expands the parking requirements. Mayor Boonstra said this ordinance clarifies parking requirements. Board Member Hanly asked if the parking calculations will include seating in the classrooms such as St. Elizabeth’s school. Mayor Boonstra said a school would be separate. Township Engineer DiGennaro said this ordinance will clear up any inconsistencies in the parking calculation. He said that every room will be included in the gross building area for the parking calculations. Vice Chairman Fortunato made a motion to recommend this ordinance to the Township Committee. Second, Board Member Purvin. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Fisher, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore. Voting in denial: Mr. Hanly

FOR COMPLETENESS REVIEW

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).*

Boswell Engineer Representative Ten Kate said this application is for a 5 lot subdivision to be known as Meer Estate. The applicant will be preserving the existing estate house. All lots will be fully conforming except for the non-conforming front yard setback of the existing house where 39.4’ is provided and 40’ is required. He also reviewed the waiver requests with the Board. Township Engineer DiGennaro said soil logs have been done on each lot and the soil is good for septic. Mr. Ten Kate said that Bergen County approval will also be required. Board Member Alexandrou made a motion to deem this application complete. Second, Board Member Sietsma. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore. This applicant will be scheduled for a public hearing on Wednesday, November 8, 2017 at 8:00 p.m.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

IULIANO, FABIO & VERONICA BLK 352 LOT 11 (RA-25); 317 Newtown Road. Soil movement. *(The applicant proposes to realign the existing driveway and construct retaining rock walls).*

Township Engineer DiGennaro said the applicant is seeking realign the existing driveway requiring the front property to be regraded resulting in soil fill in excess of 100 CY requiring Planning Board approval under 186-22H. He said the septic field is in the rear yard; the structural retaining wall calculations must be signed and sealed; the retaining wall detail must show geotextile fabric, gravel and drainage pipe; the detail for proposed guardrail must be shown and the soil bearing capacity must be verified by the design engineer prior to construction. In consideration of the above, the application is deemed complete for those items which the Township Engineer is charged to review and is referred to the Planning Board. He added that these items can all be done prior to building permits. Vice Chair Fortunato made a motion to deem this application complete. Second, Board Member Alexandrou. Voting in favor: Mr. Purvin,

Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Mr. Sietsma, Mr. Madigan, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

This application will begin testimony at the public hearing meeting at 8:00 p.m.

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 November 8, 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 November 8, 2017 public hearing meeting at the request of the applicant.

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).*

Boswell Engineering Representative said this application is for a minor subdivision proposing variances for lot frontage. He added that the latest plan includes the lots in the key map. The subdivision plan has not changed from the previously proposed plan. This application will begin testimony at the public hearing meeting at 8:00 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 7:55 p.m.

Respectfully submitted,

Susan McQuaid, Secretary
Wyckoff Planning Board