

**WYCKOFF PLANNING BOARD  
APRIL 10, 2017 PUBLIC BUSINESS 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 10, 2017 Public Business 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.

**Board Member Attendance:** Richard Bonsignore, Chairman; Robert Fortunato, Vice Chairman; Rudy Boonstra, Mayor; Tom Madigan, Township Committee Representative; Glenn Sietsma; Kevin Hanly; George Alexandrou

**Board Member(s) Absent:** Scott Fisher; Drita McNamara; Justin Hoogerheyde, Alt.; Kevin Purvin, Alt.

**Staff Present:** Joseph Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Gary Ascolese, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

\* \* \* \* \*

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 March 8, 2017 Work Session and Regular Business Minutes  
The minutes were approved at the work session meeting.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #17-04**

The Resolution for Payment #17-04 was approved at the work session meeting.

**RESOLUTION TO BE MEMORIALIZED**

**RS BUILDERS, LLC (Estate of Alfred A. Siss)** BLK 436 LOT 20.01, 19.01 & 19.02 (RA-25); 363 Smith Place, 685 Mountain Avenue & 689 Mountain Avenue. Preliminary major subdivision/ variance. *(The applicant proposes a preliminary major subdivision with a new cul-de-sac street to create 4 new building lots of which 2 lots require lot frontage variances).*

This resolution will not be acted upon this evening since the resolution has not been submitted for memorialization.

**GEERING, EMIL** BLK 201 LOT 2 & 20 (Wyckoff)/BLK 2707 LOTS 3 & 4 (Franklin Lakes) (RA-25); 2 Nydam Lane. Minor subdivision. *(The applicant proposes to create a lot line along the municipal boundary in order to property separate Lot 2 from Lot 3).*

Vice Chairman Fortunato made a motion to memorialize this resolution as amended. Second, Board Member Sietsma. Voting in favor: Mr. Alexandrou, Mr. Hanly, Mr. Sietsma, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

\* \* \* \* \*

Chairman Bonsignore said that due to a holiday schedule the public hearing meeting this evening will be adjourned. He said a special meeting has been scheduled for Wednesday, April 19, 2017 at 7 p.m. at the Wyckoff Public Library in the Shotmeyer Room on the lower level. The RS Builder, LLC resolution, Robert Milanese informal discussion, Bank of America completeness review and the Joseph & Brenda Battaglia applications will be considered. The Board unanimously agreed to carry the remainder of the agenda to the Wednesday, April 19, 2017 Special Planning Board meeting at the Wyckoff Public Library, 200 Woodland Avenue at 7 p.m. The seven (7) Ridgewood Water applications will be carried to the regularly scheduled Planning Board meeting on Wednesday, May 10, 2017 at 8 p.m. at the request of the applicant.

\* \* \* \* \*

Mayor Boonstra advised the Board that he has seen free standing panels of lattice type fencing used as privacy screening in front yards of residential dwellings which is a violation of the fence ordinance. He said he asked Fred Depken, Property Maintenance Officer, to visit these sites and advise if an application is required to install these panels.

#### **FOR DISCUSSION/CONSIDERATION**

**ROBERT A. MILANESE** BLK 235 LOT 18.02 (B1); 406 Highland Avenue. Site plan. *(The applicant seeks to obtain approval to document existing conditions on site. No changes are planned).*

#### **FOR COMPLETENESS REVIEW**

**BANK OF AMERICA** BLK 239 LOT 1 (B1A); 339 Franklin Avenue. *(The applicant proposes to replace an existing drive-through teller lane with a drive-through ATM along with related site improvements).*

#### **PUBLIC HEARING – CARRIED**

**BATTAGLIA, JOSEPH & BRENDA** BLK 498 LOT 47.02 (R-15); 60 Ravine Avenue. Amendment & modification to a previous subdivision approval and related terms and conditions. *(The applicant proposed to perform interior alterations and improvements to the accessory structure).*

#### **PUBLIC HEARING - NEW**

**RIDGEWOOD WATER - AMES WELL FIELD** BLK 282 LOT 3.01 (RA-25); 482 Hartung Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

**RIDGEWOOD WATER – LAFAYETTE TRANSFER STATION** BLK 483 LOT 33 (RA-25); 451 Lafayette Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

**RIDGEWOOD WATER – LAKEVIEW TRANSFER STATION & WELL** BLK 320 LOT 61.01 (RA-25); 394 Wyckoff Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

**RIDGEWOOD WATER – SICOMAC TRANSFER STATION/MOUNTAIN WELL** BLK 443 LOT 33 (RA-25); 342 Holly Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

**RIDGEWOOD WATER – VANCE TRANSFER STATION** BLK 337 LOT 9 (RA-25); 488 Vance Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

**RIDGEWOOD WATER – VAN HOUTEN TREATMENT FACILITY** BLK 292 LOT 3 (RA-25); 2 Neelen Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

**RIDGEWOOD WATER - WEISCH WELL** BLK 455 LOT 36 (RA-25); 457 Weisch Lane. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

The above referenced application have been carried to the Wednesday, May 10, 2017 regularly scheduled Planning Board meeting at the request of the applicant.

\* \* \* \* \*

There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 8:07 p.m.

---

Susan McQuaid, Secretary  
Wyckoff Planning Board