

**WYCKOFF PLANNING BOARD**  
**SEPTEMBER 9, 2015 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 September 9, 2015 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; Kevin Rooney, Mayor; Tom Madigan; Drita McNamara; Glenn Sietsma; John Haboob, Alternate

**Board Members Absent:** Robert Kane, Vice Chairman; Rudy Boonstra, Township Committee Representative; Scott Fisher and Doug Macke.

**Staff Present:** Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer Representative; Robert J. Shannon, Administrator and Anna Coscia, Clerical Assistant to the Municipal Clerk.

**Staff Absent:** Susan McQuaid, Board Secretary and Peter Ten Kate, Boswell Engineering

**OLD BUSINESS**

Approval of the August 12, 2015 Work Session and Regular Business Minutes

Board Member Madigan made a motion to approve the August 12, 2015 work session and regular business minutes. Second, Board Member Haboob. Voting in favor: Mr. Haboob, Ms. McNamara, Mr. Madigan, Mr. Sietsma, Mr. Rooney and Mr. Bonsignore.

**APPROVAL OF RESOLUTION**

**EASTERN CHRISTIAN CHILDREN'S RETREAT (ECCR)** BLK 443 LOT 49.04 (RA-25); 700 Mountain Avenue. *(The applicant proposes a 290 square foot addition to the existing Willow Lodge group home building which provide client housing).*

Board Member Madigan made a motion to memorialize the Resolution for Eastern Christian

Children’s Retreat. Second, Board Member McNamara. Voting in favor: Mr. Haboob, Ms. McNamara, Mr. Madigan, Mr. Sietsma, Mr. Rooney and Mr. Bonsignore.

**REVIEW OF APPLICATION**

**SPOELSTRA** BLK 285 LOT 1 (RA-25); 554 Wyckoff Avenue. (The applicant requests a variance to install a privacy fence along property next to the road). This property has two front yards since the property is located at the corner of Wyckoff Avenue and Pinewood Drive.

Mayor Rooney announced that his evening at the 8:00pm Public Business Meeting there will be a public hearing on the **SPOELSTRA** BLK 285 LOT 1 (RA-25); 554 Wyckoff Avenue. (The applicant requests a variance to install a privacy fence along property next to the road). This property has two front yards since the property is located at the corner of Wyckoff Avenue and Pinewood Drive. Chairman Richard Bonsignore recused himself because he resides within 200 feet of the applicant’s property as required by state statute and left the dais and the courtroom.

Mayor Rooney indicated the application proposes to replace an existing non-conforming fence with a privacy fence. There is screening in between the fence and the road. Township Engineer DiGennaro indicated that this application is complete and essentially three sides of the property are a front yard. Mayor Rooney asked the Township Engineer if the application proposes replacing any of the existing arborvitaes located between the fence and the road. Mr. DiGennaro stated it is not reflected on the plan.

Board Member Sietsma recommended a different species for the planting between the fence and the road due to shade and road salt.

Board Member Madigan indicated that he was familiar with the property and at the 8:00 pm meeting he will ask the applicant why a section of the fence they propose to replace is six feet tall and why a section of the fence will be four feet tall?

Mr. DiGennaro the Township Engineer indicated that a six foot fence in the front yard requires a minor sight plan approval.

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There being no further business, a motion to adjourn the meeting was made by Board Member Haboob and seconded by Board Member McNamara and passed unanimously. The meeting concluded at 7:45 p.m.

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Robert J. Shannon, Administrator  
Wyckoff Planning Board