

**WYCKOFF PLANNING BOARD
SEPTEMBER 10, 2014 PUBLIC WORK SESSION 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 10, 2014 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; Doug Christie, Mayor; Scott Fisher; Drita McNamara; John Haboob. Alternate. Township Committee Representative Boonstra arrived at 7:53 p.m.

Board Members Absent: Glenn Sietsma; Jaime McGuire; Doug Macke; Tom Madigan, Alternate.

Staff Present: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Berge Tombalakian, Boswell Engineering Representative; Susan Schilstra, Board Secretary.

OLD BUSINESS

Approval of the August 13, 2014 Work Session and Regular Business Minutes

Mayor Christie made a motion to approve the August 13, 2014 public work session and public business meeting minutes. Second, Board Member Haboob. Voting in favor: Mr. Haboob, Mayor Christie and Chairman Bonsignore.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-09

Vice Chairman Kane made a motion to approve Resolution 14-09 to pay vouchers. Second, Mayor Christie. Voting in favor: Mr. Haboob, Ms. McNamara, Mr. Fisher, Mr. Kane, Mayor Christie and Chairman Bonsignore.

PUBLIC HEARING – CONTINUED

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 this application is a continuation of the June 11, 2014 public hearing meeting. This application has been postponed at the request of the applicant for the July 9, 2014 and the August 13, 2014 meetings. The board had requested and received in June revised architectural renderings with a different façade and roof line. Recently revised site plans were received which incorporated comments from the police report, fire report and Boswell Engineering comments with regards to signage. The Board currently received revised architectural plans that look like the original design. These items will be introduced at the public meeting. Also the Board will present photographs of bank branches in town that had not been included in the presentation during earlier testimony as well as pictures of Capital One Bank branches in this area for comparison.

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Mayor Christie said he is delighted to see Board Attorney Perconti at the meeting this evening. The Board welcomed Mr. Perconti back. He asked for an update with regards to the Aldo/Pane Vino litigation.

Board Attorney Perconti said the Superior Court has approved all of the variances that were granted but has remanded the Aldo/Pane Vino application back to the Planning Board for testimony regarding 2 uses on 1 property. The applicant’s attorney, Bruce Whitaker, Esq., will be presenting an application to the Board for the October 6, 2014 meeting.

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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 7:53 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board