

**WYCKOFF PLANNING BOARD
JUNE 14, 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 Robert Fortunato, Vice Chairman:

“The regular June 14, 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: Robert Fortunato, Vice Chairman; Rudy Boonstra, Mayor; Tom Madigan, Township Committee Representative; Kevin Hanly; Justin Hoogerheyde, Alt.

Board Member(s) Absent: Richard Bonsignore, Chairman; Glenn Sietsma; Scott Fisher; Drita McNamara; George Alexandrou; Kevin Purvin, 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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Vice Chairman Fortunato 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 May 10, 2017 Work Session and Regular Business Minutes

Mayor Boonstra made a motion to approve the May 10, 2017 work session and regular business minutes. Second, Board Member Hoogerheyde. Voting in favor: Mr. Hoogerheyde, Mr. Madigan, Mayor Boonstra and Vice Chair Fortunato.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-06

Board Member Hanly made a motion to approve the vouchers for payment. Second, Township Committee Representative Madigan. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Madigan, Mayor Boonstra and Vice Chair Fortunato.

WITHDRAWN

CHERST ENTERPRISES, INC. BLK 241 LOT 5 (B1); 377 Franklin Avenue. *(The applicant proposes to update the façade of the building with a sign element which will increase the height of the roof line).*

The Board accepted the withdrawal of the Cherst Enterprises, Inc. application.

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).*

Boswell Engineering Representative Ten Kate recommended that the Board deem the Bank of America application complete. Board Member Hanly made a motion to deem this application complete and schedule it for the Wednesday, July 12, 2017 public hearing meeting. Second, Mayor Boonstra. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Madigan, Mayor Boonstra and Vice Chairman Fortunato.

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).*

Boswell Engineering Representative Ten Kate recommended that the Board deem this application complete. Township Engineer DiGennaro said the renovation performed to this residential home were done as a rehab. He said the UCC sees this home as a residential home status. The application is bringing the structure to compliance with commercial office codes which will require sprinklered ADA status and interior and exterior ADA compliant. Board Member Hanly noted that the applicant will be deemed complete upon receipt of a statement stating that there are no protective covenants or deed restrictions in an affidavit certified by the owner to the property within 10 business days of hearing. Mayor Boonstra made a motion to deem this application complete and schedule it for the Wednesday, July 12, 2017 public hearing meeting. Second, Board Member Hoogerheyde. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Madigan, Mayor Boonstra and Vice Chairman Fortunato.

FOR 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).*

Testimony for the above reference application will continue at the public hearing meeting at 8 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 7:50 p.m.

Respectfully submitted,

Susan McQuaid, Secretary
Wyckoff Planning Board