

**WYCKOFF PLANNING BOARD  
MARCH 8, 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 March 8, 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; Drita McNamara; Glenn Sietsma; Kevin Hanly; George Alexandrou; Kevin Purvin, Alt.

**Board Member(s) Absent:** Tom Madigan, Township Committee Representative; Scott Fisher; Justin Hoogerheyde, Alt.

**Staff Present:** Joseph Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Gary Ascolese, 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](http://www.wyckoff-nj.com)”*

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**OLD BUSINESS**

Approval of the February 8, 2017 Work Session and Regular Business Minutes  
Board Member Alexandrou made a motion to approve the February 8, 2017 work session minutes and regular business minutes. Second, Board Member Hanly. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

Approval of the February 14, 2017 Special Meeting Minutes  
Board Member Sietsma made a motion to approve the February 14, 2017 Special Meeting Minutes. Second, Board Member Hanly. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr.

Hanly, Mr. Sietsma, Mayor Boonstra and Chairman Bonsignore.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #17-03**

Vice Chairman Fortunato made a motion to approve Resolution #17-03 for payment. Second, Board Member McNamara. Voting in favor: Mr. Purvin, Mr. Alexandrou, Mr. Hanly, Mr. Fisher, Ms. McNamara, Mr. Sietsma, Mr. Fortunato, Mayor Boonstra and Chairman Bonsignore.

**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 be memorialized at the April 10, 2017 Planning Board meeting.

**FOR COMPLETENESS REVIEW**

**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).*

Township Engineer DiGennaro said Ridgewood Water is under an Administrative Consent Order by the US EPA to provide auxiliary power to their public water supply and treatment facilities to ensure effective operation and treatment in the event of the primary power source failure. He said applications have been submitted for each of the above 7 listed locations. All of the sites are located in the RA-25 zone and Public Utilities are conditional uses in any zone. The applicant has been directed to file for an amended site plan in order to satisfy 186-36D and obtain Planning Board approval. Based on my review, the applicant has satisfied all of the required application checklist items required to be reviewed by the Township Engineer and has requested waivers from the above listed items. Therefore, should the Board find the waiver requests listed above are reasonable, I take no exception to deeming the applications complete for public hearing in April.

Mayor Boonstra asked if all the Ridgewood Water properties are up to code with maintenance. Mr. DiGennaro said they are all up to code. The Board unanimously agreed to schedule this application for the Monday, April 10, 2017 Planning Board meeting.

#### **FOR 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).*

Chairman Bonsignore said the Board is in receipt of revised drawings. He noted that the powder room is proposed on the ground floor instead of the second floor. He recommended that page 1 of the site plan be revised stating that all plumbing and construction notes be removed and stated that the second floor of this accessory structure will be used for storage only and a prohibition against a second housekeeping unit. Board Attorney Perconti said this will also be addressed through a resolution.

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

**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).*

Chairman Bonsignore that the Board has not received any additional information. Boswell Engineering Representative Ascolese suggested an iron bar and cap set be reset along the lot line. Testimony will be heard at the public hearing at 8:00 p.m.

**WYCKOFF PROPERTIES, LLC (The Brick House)** BLK 293 LOT 6.01 (B2); 179 Godwin Avenue. Amended site plan. *(The applicant is seeking approval for the construction of an 867 square foot patio in front of the existing restaurant building with access to the patio from the restaurant itself on Godwin Avenue).*

Chairman Bonsignore said the Board has received a police report and an updated Boswell Engineering Report. Boswell Engineering Representative Gary Ascolese said the applicant is requesting 2 variance which are the minimum front yard of 30' and 15.33' is provided to the patio and a slight increase in maximum impervious coverage. Chair Bonsignore said an irrigation system will be installed for the new landscaping. Board Member Hanly asked if there is extra seating will additional parking be required. Boswell Engineering Representative Gary Ascolese said seasonal outdoor dining will not affect the parking requirement. Testimony will be heard at the public hearing 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 8:03 p.m.

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Susan McQuaid, Secretary  
Wyckoff Planning Board