

**WYCKOFF PLANNING BOARD
JANUARY 9, 2013 WORK SESSION MINUTES**

Work Session: 7:00 p.m. Second Floor, Memorial Town Hall
Public Meeting: 7:30 p.m. Second Floor, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meeting Statement by Joseph C. Perconti, Board Attorney:

"The regular January 9, 2013 Work Session Meeting of the Wyckoff Planning Board is now in session. In accordance with the Open Public Meetings 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."

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; Rudy Boonstra, Mayor; Scott Fisher, Jaime McGuire, Michael Palumbo; Drita McNamara; Doug Macke; Glenn Sietsma, Alt. #1.

Absent: Brian Scanlan, Township Committee Representative; Michael Bruno, Alt. #2.

Staff Attendance: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan Schilstra, Administrative Officer/Secretary.

NEW BUSINESS

ORGANIZATIONAL BUSINESS:

- A. Oath of office to Board Members
- Joseph C. Perconti, Board Attorney, administered oaths of office to Board Member Macke, Board Member Fisher, Board Member Palumbo, Board Member Sietsma and Mayor Boonstra.
- B. Election of Officers: Chairman, Vice Chairman
- Board Member Kane made a motion to nominate Richard Bonsignore as Chairman of the Wyckoff Planning Board for the year 2013. Second, Board Member Sietsma. Voting in favor: Mr. Sietsma, Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. Fisher, Mr. Palumbo, Mayor Boonstra and Mr. Kane.
 - Board Member McNamara made a motion to nominate Robert Kane as Vice Chairman of the Wyckoff Planning Board for the year 2013. Second, Board Member McGuire.

Voting in favor: Mr. Sietsma, Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. Fisher, Mr. Palumbo, Mayor Boonstra and Chairman Bonsignore.

C. Resolution 13-001 for: Appointment of Planning Board Attorney

- Board Member McGuire made a motion to reappoint Joseph C. Perconti, Esq. as the Wyckoff Planning Board Attorney for the year 2013. Second, Board Member Fisher. Voting in favor: Mr. Sietsma, Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. Fisher, Mr. Palumbo, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

D. Appointment of Secretary

- Board Member McGuire made a motion to reappoint Susan Schilstra as the Board Secretary for the year 2013. Second, Board Member McNamara. Voting in favor: Mr. Sietsma, Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. Fisher, Mr. Palumbo, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

E. Compliance with Open Public Meeting Act:

Annual Notice of Meetings

Continuation of Current Rules and Regulations

Official Newspapers – The Record, the Ridgewood News and the North Jersey Herald and News

Acceptance of Annual Report

- Vice Chairman Kane made a motion to accept compliance with the Open Public Meeting Act. Second, Board Member Palumbo. Voting in favor: Mr. Sietsma, Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. Fisher, Mr. Palumbo, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

OLD BUSINESS

Approval of Minutes from the December 12, 2012 Work Session and Public Meeting.

Board Member Sietsma made a motion to approve the December 12, 2012 work session and public meeting minutes. Second, Board Member Palumbo. Voting in favor: Mr. Sietsma, Ms. McNamara, Ms. McGuire, Mr. Fisher, Mr. Palumbo, Mr. Kane and Chairman Bonsignore.

Approval of the November 26, 2012 Special Meeting Minutes

Board Member Palumbo made a motion to approve the November 26, 2012 Special Meeting Minutes. Second, Board Member McGuire. Voting in favor: Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. Fisher, Mr. Palumbo, Mr. Kane and Chairman Bonsignore.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #13-01

Board Member McGuire made a motion to approve vouchers for payment. Second, Board Member Palumbo. Voting in favor: Mr. Sietsma, Mr. Macke, Ms. McNamara, Ms. McGuire, Mr.

Fisher, Mr. Palumbo, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

RESOLUTION(S) TO BE MEMORIALIZED

INSERRA SUPERMARKETS, INC. BLK 216.01 LOT 21.02; Greenwood Avenue & Wyckoff Avenue (with a portion of Block 216.01, Lot 20 used for access); Preliminary and Final Major Site Plan/Variances/Waivers and any other relief. *(The applicant proposes to demolish the existing grocery store-supermarket structure and other commercial structures (both structures totaling 69,260 square feet) and replace them with a grocery store-supermarket totaling 62,042 square feet (with an additional 2,086 square feet of mezzanine and 374 square feet of uninhabitable architectural enclosures for a total of 64,502 square feet. Both existing structures total 69,260 square feet).*

Board Attorney Perconti said the Inserra Supermarket resolution is complete and will be circulated to all the Board Members, professionals and all counsel who have appeared during the meetings. He asked that all comments be directed to the Board Secretary with a deadline of no later than February 3, 2013. He said this resolution will then be placed on the February 13, 2013 agenda to be memorialized.

765 WYCKOFF AVENUE, LLC. BLK 204 LOT 11; 765 Wyckoff Avenue. Conceptual plan to continue the use of the property as a nursery operation, operated by Fieldstone Nursery of Wyckoff.

Board Attorney Perconti said the 765 Wyckoff Avenue, LLC resolution has been drafted, will be circulated to the Board Members and placed on the February 13, 2013 agenda to be memorialized.

KALOR CONSTRUCTION, INC BLK 345 LOT 46.02 (RA-25); 474 Ackerson Avenue. Amended site plan. *(The applicant proposes to amend the site plan and the previous resolution by allowing the existing structure to remain).*

Board Attorney Perconti said the Kalor Construction resolution has been circulated and some minor amendments have been made to the resolution.

Board Member Fisher made a motion to memorialize this resolution as amended. Second, Vice Chairman Kane. Voting in favor: Mr. Sietsma, Ms. McNamara, Ms. McGuire, Mr. Fisher, Mr. Palumbo, Mr. Kane and Chairman Bonsignore.

FOR CONSIDERATION

ORDINANCE #1705 – AN ORDINANCE TO AMEND CHAPTER 186 OF THE CODE OF THE TOWNSHIP OF WYCKOFF “ZONING” TO AMEND SECTION 186-6, “DEFINITION OF TERMS” TO ADD THE DEFINITION OF ADMINISTRATIVE OFFICER. For review and recommendation.

Chairman Bonsignore asked if any Board Members had any questions or comments with regards to Ordinance #1705. He then asked for a recommendation to forward this ordinance to the Township Committee.

Vice Chairman Kane made a motion to forward Ordinance #1705 to the Township Committee. Second, Board Member McNamara. Voting in favor: Mr. Sietsma, Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. fisher, Mr. Palumbo , Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

ORDINANCE #1706 – AN ORDINANCE TO AMEND CHAPTER 168 OF THE CODE OF THE TOWNSHIP OF WYCKOFF “SUBDIVISION AND SITE PLAN REVIEW” TO AMEND SECTION 168-3 “DEFINITION OF TERMS” TO STATE TITLES OF MUNICIPAL EMPLOYEES WHO WILL SERVE AS ADMINISTRATIVE OFFICER FOR APPLICATIONS TO THE TOWNSHIP’S UNIFORM CONSTRUCTION CODE DEPARTMENT OF THE TOWNSHIP OF WYCKOFF. For review and recommendation.

Chairman Bonsignore asked if any Board Members had any questions or comments with regards to Ordinance #1706. He then asked for a recommendation to forward this ordinance to the Township Committee.

Board Member McGuire made a motion to forward Ordinance #1706 to the Township Committee. Second, Vice Chairman Kane. Voting in favor: Mr. Sietsma, Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. fisher, Mr. Palumbo , Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

PUBLIC HEARING - New

MILLERS PHARMACY BLK 225 LOT 1.01 (B1A); 678 Wyckoff Avenue. Amended site plan. *(The applicant proposes to install a back up generator, replace of an exterior basement stair and relocate the dumpster with a solid fence enclosure).*

This application will hear testimony at the public hearing meeting at 8:00 p.m.

* * * * *

Chairman Bonsignore announced that ten (10) years ago to the day Mr. Joseph Perconti was hired as Attorney to the Planning Board. Board Attorney Perconti will start his eleventh year this evening as Attorney to the Wyckoff Planning Board. The Board thanked Mr. Perconti for his service to the Township of Wyckoff.

* * * * *

There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 7:59 p.m.

Respectfully Submitted,

Susan Schilstra, Planning Board
Administrative Officer/Secretary