

**WYCKOFF PLANNING BOARD
FEBRUARY 13, 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 Richard Bonsignore, Chairman:

"The regular February 13, 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.

Absent: Brian Scanlan, Township Committee Representative; Glenn Sietsma, Alt. #1; Michael Bruno, Alt. #2.

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

Roll call was taken.

The Planning Board public meeting began with the Pledge of Allegiance.

OLD BUSINESS

Approval of the January 9, 2013 Work Session and Regular Business Minutes

Board Member McGuire made a motion to approve the January 9, 2013 work session and public hearing minutes. Second, Board Member McNamara. Voting in favor: Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. Fisher, Mr. Palumbo, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #13-02

Vice Chairman Kane made a motion to approve Resolution #13-02 - Vouchers for payment.

Second, Board Member McGuire. Voting in favor: 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).*

Chairman Bonsignore said the Board had received a draft of the resolution since December 2012 which consisted of 66 pages. He said that in preparation of this meeting the Board received a final version of the Resolution

Vice Chairman Kane made a motion to memorialize the resolution of approval for Inserra Supermarkets, Inc. Second, Board Member McNamara. Voting in favor: Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. Fisher, Mr. Palumbo, Mr. Kane and Chairman Bonsignore.

Board Attorney Perconti said that he was not in his office this afternoon and had received a telephone call around 3 p.m. from Mr. Inglima. He said that Mr. Inglima was requesting a copy of the resolution in its final form in advance of the meeting. After speaking with Ms. Schilstra regarding the resolution, Mr. Inglima also requested to be heard with respect to the Planning Board procedure in finalizing and distributing the proposed resolution to all interested parties. All interested parties were advised to submit any proposed changes or comments no later than February 1, 2013. The only comments received were from the applicant's attorney James Jaworski, who also incorporated comments of John Lamb, Esq.

The Board decided not to hear any further discussion with regards to the Inserra application.

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

Board Member Palumbo made a motion to memorialize the resolution of approval for 765 Wyckoff Avenue, LLC. Second, Vice Chairman Kane. Voting in favor: Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. Fisher, Mr. Palumbo, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

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).*

Board Member McGuire made a motion to memorialize the resolution of approval for Miller's Pharmacy. Second, Board Member Fisher. Voting in favor: Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. Fisher, Mr. Palumbo, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

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Board Attorney Perconti updated the Board and said the Planning Board was upheld in its prerogative writ with regards to the Aldo's litigation in Superior Court.

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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 7:43 p.m.

Respectfully Submitted,

Susan Schilstra, Secretary
Wyckoff Planning Board