

**WYCKOFF PLANNING BOARD
JULY 10, 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 July 10, 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; Brian Scanlan, Township Committee Representative; Scott Fisher; Glenn Sietsma, Alt.

Absent: Michael Palumbo; Drita McNamara; Jaime McGuire; Doug Macke; Michael Bruno, Alt.

Staff Attendance:; John A. Spizziri, Acting Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan Schilstra, Board Secretary.

Staff Absent: Joseph C. Perconti, Board Attorney

Roll call was taken.

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

The Board welcomed Attorney Spizziri this evening in the absence of Board Attorney Perconti.

OLD BUSINESS

Approval of the May 8, 2013 Work Session and Regular Business Minutes

Vice Chairman Kane made a motion to approve the May 8, 2013 work session and public hearing minutes. Second, Township Committeeman Scanlan. Voting in favor: Mr. Scanlan, Mayor Boonstra and Chairman Bonsignore.

RESOLUTION(S)

RESOLUTION #13-05 – Approve vouchers for payment

Mayor Boonstra made a motion to approve Resolution #13-05 Vouchers for payment. Second, Township Committeeman Scanlan. Voting in favor: Mr. Sietsma, Mr. Fisher, Mr. Scanlan, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

RESOLUTION #13-004 - Amend Professional Service Appointment for 2013 Planning Board Attorney

Board Member Sietsma made a motion to approve Resolution #13-004 to amend appointment for legal defense of the Planning Board in all litigation and for appointment of Joseph C. Perconti as Planning Board Attorney. Second, Board Member Fisher. Voting in favor: Mr. Sietsma, Mr. Fisher, Mr. Scanlan, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

FOR CONSIDERATION

YEEGROUP PROPERTIES, LLC BLK 237 LOT 7 (B1A); 245 Madison Avenue. Amended site plan and revised landscape plan.

Township Consulting Engineer Ten Kate said that during the course of construction it was determined that the large swamp maple tree in the right of way (ROW) would be disturbed during the construction of the sidewalk on Highland Avenue. The question is whether to keep the tree and not complete the sidewalk or remove the tree and finish the length of the sidewalk on Highland Avenue. If the tree is removed then four (4) new October Glory Maple trees will be planted; three (3) in the township right of way on Highland Avenue and one (1) in the front yard on Madison Avenue. Also the screening between the neighboring property owner on Block 237 Lot 8 will be replaced and six (6) green giant arborvitae will be planted on the neighbors property by the applicant since the existing plants are right on the property line and will need to be removed when the curb is constructed in the parking lot.

Board Member Sietsma, who is also a member of the Shade Tree Commission, confirmed the condition and removal of the Swamp Maple tree and the addition of four (4) October Glory Maples in place of the tree.

Chairman Bonsignore said it is the Board's decision as to whether to try and save the tree or not and in lieu of plant the four (4) October Glory Maple trees. He also asked the Board to confirm some of the inconsistencies being presented this evening with regard to the landscape plan and the LAN site plan.

Board Member Fisher said the proposed October Glory Maple tree on Madison Avenue should be planted inside the side walk line and not in the right of way due to the overhead wires.

This application will be heard at the public hearing meeting at 8:00 p.m.

VITTORIO, DIANA BLK 498 LOT 47.02 (R-15); 60 Ravine Avenue. Amendment to the existing 2004 resolution.

Township Committeeman Scanlan said he will be recusing himself from this application since he lives across the street from the applicant.

Township Engineer DiGennaro said this property was the subject of a minor subdivision before the Wyckoff Planning Board and obtained approval on September 8, 2004. He said this application is a request to amend the existing developer's agreement that was executed in November of 2004. The Agreement confirms the use of the existing accessory barn and structures are not to be used as a separate housekeeping unit, rent unit or commercial use. The only permitted use of the accessory structure would be for storage for 60 Ravine Avenue household items. Currently the applicant is seeking to have the restriction lifted with regards to storage and add a full bathroom with shower on the second floor for use with the existing pool. If granted an amended developer's agreement will need to be executed and recorded which reiterate the same 2004 restrictions.

Acting Board Attorney said the applicant would need to execute a deed which imposes this restriction and makes the amended developer agreement as part of this exhibit as a deed so in the future if the property is sold the purchaser will have this deed come up in the title search.

Mayor Boonstra said the barn already encroaches into the rear yard setback. He added that he is skeptical about this application.

Chairman Bonsignore questioned why the bathroom would be on the second floor when there is ample space to put a half bath on the first floor.

This application will be further discussed at the public hearing 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 7:48 p.m.

Respectfully Submitted,
Susan Schilstra, Secretary
Wyckoff Planning Board