

**WYCKOFF PLANNING BOARD  
AUGUST 14, 2013 PUBLIC MEETING MINUTES**

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

The meeting commenced with the reading of the Open Public Meeting Statement by Richard Bonsignore, Chairman:

“The regular August 14, 2013 Public Hearing 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.”

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.

**Roll Call:**

**Board Member Attendance:** Richard Bonsignore, Chairman; Rudy Boonstra, Mayor; Brian Scanlan, Township Committee Representative; Scott Fisher; Glenn Sietsma, Alt.; Drita McNamara; Jaime McGuire.

**Staff Present:** Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Berge Tombalakian, PE; Bob Shannon, Administrator/Acting Board Secretary.

**Board Members Absent:** Robert Kane, Doug Macke, Michael Bruno, Alternate

**Staff Absent:** Susan Schilstra, Board Secretary.

The meeting began with the Pledge of Allegiance.

**OLD BUSINESS**

Approval of July 10, 2013 Work Session and Regular Business Meeting Minutes  
The minutes were approved at the work session meeting.

**RESOLUTIONS:**

Resolution 13-06: Approval of vouchers for payment  
This resolution was approved at the work session meeting.

**RESOLUTION(S) TO BE MEMORIALIZED**

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

The matter was thoroughly vetted at the Work Session Meeting. A motion was made by Boonstra, second by McGuire to adopt the resolution of approval subject to clarification changes that provide more to the resolution specifically.

Voting in favor: Sietsma, Fisher, McNamara, McGuire, Scanlan, Boonstra and Bonsignore

### **FOR COMPLETENESS REVIEW**

**NEW CINGULAR WIRELESS, PCS. LLC (AT&T)** BLK 455 LOT 1 (RA-2); 208 North and Cedar Hill Avenue. Preliminary and final site plan. The applicant proposes to collocate to the existing township monopole.

Chairman Bonsignore explained that the Board policy except for minor applications such as fence applications is to deem an application complete and schedule the public hearing at the next meeting.

Ms. Judith Fairweather, Esq. and Anthony Suppa, P.E. responded to questions from the Planning Board members. The extension of the gravel pathway was eliminated to ensure the application does not trigger a DEP requirement. The equipment shelter will be installed via a crane to limit the area of disturbance of vegetation. The Planning Board indicated their requirement for a landscape plan. The lighting will be for security purpose with the use of a "shoe box" type lamp. AT&T has established a policy of installing emergency generators at its facilities after the damage caused by Hurricane Sandy. This emergency generator will be inside the equipment shelter, and 80 feet from the nearest property line. It has a noise rating of below 65 decibels.

A board consensus existed to waive the following completeness items. They are; traffic study, signage plan and storm water management plan.

Ms. Fairweather stated that the placement of the AT&T facilities may not be precisely at the height indicated on the plan because Sprint plans to vacate their facilities from the tower and AT &T may place their facilities at the height occupied by Sprint.

Board Member Fisher made a motion to deem the application complete subject to the timely receipt and review of an updated landscape plan, a copy of the property survey that had been filed under the original application, a security lighting plan, noise reduction information relative to the emergency generator, additional detailed information regarding the fence and information to be supplied by the applicant's engineer that the work does not require DEP approvals. Second, Board Member McGuire. Voting in favor: Mr. Fisher, Mr. Sietsma, Ms. McNamara, Ms. McGuire, Mr. Scanlan, Mayor Boonstra and Chairman Bonsignore.

The applicants engineer was instructed to contact Township Engineer DiGennaro to schedule a site visit with staff before the October meeting when the public hearing will be scheduled.

### **FOR COMPLETENESS REVIEW/PUBLIC HEARING**

**WYCKOFF WASH, LLC** BLK 256 LOT 2 (B1); 322 Franklin Avenue. The applicant proposes to install a white PVC fence around the rear of the property and also install a menu board for the car wash.

In accordance with the Planning Board review at the work session meeting earlier this evening Chairman Bonsignore asked for a vote to deem the application complete.

Board Member Fisher made a motion to deem this application complete. Second: Board Member McGuire. Voting in favor: Mr. Sietsma, Mr. Fisher, Ms. McNamara, Ms. McGuire, Mr. Scanlan, Mayor Boonstra and Chairman Bonsignore.

Frank Catania, Esq. representing Wyckoff Wash LLC provided the following comments; the use is a gas station and a car wash not a convenience store. The site-plan incorrectly stated convenience store. The new help wanted sign shall be removed.

Board Attorney Perconti swore in Chris Bol, owner of Wyckoff Wash, LLC, 241 Hidden Glen Drive, Franklin Lakes, New Jersey.

Mr. Bol stated that the car wash will not be a convenience store. The cashier's office will have a vending machine for flavored water and they will sell air fresheners and key chains. The prior operation sold coffee and soda but we will not sell coffee and soda.

Since the fence will be on both Block 259 Lot 1 and Block 259 Lot 2 which are owned by the same entity the applicant will obtain a signed and executed easement and provide it to the Township Engineer.

Mr. Bol stated, the menu sign proposed to be attached to the rear exterior wall accidentally was delivered with the ability to be internally lit. Township Engineer DiGennaro stated that internally lit signs are not permitted by code. Mr. Bole stated that the sign will not have electric to it and it will not be activated to illuminate the sign. Mr. DiGennaro stated the new sign can have a light shining onto it but it cannot be backlit or activated with internal lighting.

The hours of operation for the car wash will be 8:00 a.m. to 8:00 p.m. and the gas station hours of operation will be 6:30 a.m. to 9:30 p.m.

The rear of the building has security lighting which is only activated by timer for the period of 9:00 p.m. to 2:30 a.m.

Chairman Bonsignore questioned the exposed air blower units that are observed on the front of the building. Mr. Bole advised that those units will be concealed with side curtains that have not been delivered for installation. The Board discussed establishing the concealment of the air blowers units in the front of the structure as a condition of approval. Mayor Boonstra suggested another condition that the new sign on the rear exterior wall have no internal illumination.

**OPEN TO THE PUBLIC**

No one appeared.

**CLOSED TO THE PUBLIC** for comment.

After a careful review of the application and consideration of the testimony, Board Member McGuire made a motion to approve the application with the following conditions: the new sign on the rear exterior wall shall not be internally illuminated, the applicant shall obtain a signed and executed easement to allow the fence on Block 259 Lots 1 & 2, the air blowers affixed to the front wall of the building shall not be visible from Franklin Avenue, hours of operation for the

car wash shall be 8:00 a.m. to 8:00 p.m. the hours of operation for the gas station shall be 6:30 a.m. to 9:30 p.m., the car wash/gas station operation shall not include a convenience store. The approved map should be amended to delete the words convenience store and re-submitted to the Township Engineer and the cashier's office may sell car washing items such as air fresheners and key chains and may include a vending machine for the sale of flavored water. Seconded by Board Member McNamara. Voting in favor: Mr. Sietsma, Mr. Fisher, Ms. McNamara, Ms. McGuire, Mr. Scanlan, Mayor Boonstra and Chairman Bonsignore.

There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 9:10 p.m.

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Robert J. Shannon  
Acting Planning Board Secretary