

**WYCKOFF PLANNING BOARD
AUGUST 14, 2013 WORK SESSION MINUTES**

Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall
Public Meeting: 8:18 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 August 14, 2013 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.”

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 Township Consulting Engineer/Boswell Engineering; Bob Shannon, Administrator/Acting Board Secretary.

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

Staff Absent: Susan Schilstra, Board Secretary.

OLD BUSINESS

Approval of July 10, 2013 Work Session and Regular Business Meeting Minutes
Board Member Sietsma made a motion to approve the July 10, 2013 work session and regular business meeting minutes. Second, Board Member Fisher. Voting in favor: Mr. Sietsma, Mr. Fisher, Ms. McNamara, Ms. McGuire, Mr. Scanlan, Mayor Boonstra and Chairman Bonsignore.

RESOLUTIONS:

Resolution 13-06, Approval of vouchers.

Board Member Fisher made a motion to approve Resolution 13-06 to pay vouchers. Second, Mayor Boonstra. Voting in favor: Mr. Sietsma, Mr. Fisher, Ms. McNamara, Ms. McGuire, Mr. Scanlan, Mayor Boonstra and Chairman Bonsignore.

RESOLUTION(S) TO BE MEMORIALIZED

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

Chairman Bonsignore reported that board members McNamara and McGuire have certified that they listened to the audio CD of the last Planning Board meeting and are therefore qualified to vote on this application this evening.

The Board carefully and thoroughly reviewed the resolution and suggested clarification changes which included changing through to thorough, indicating that the construction of the area of the extended sidewalk is, "as depicted on the approved site-plan, and subject to the posting and payment off all escrow charges.

Mayor Boonstra made a motion to adopt the resolution subject to the preparation of the modifications to the resolution by Attorney Perconti pursuant to the aforementioned discussion.

Second: Board Member McGuire. Voting in favor: Mr. Sietsma, Mr. Fisher, Ms. McNamara, Ms. McGuire, Mr. Scanlan, Mayor Boonstra and Chairman 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.

The Planning Board reviewed the Boswell Engineering August 6, 2013 letter page by page with input from Berge Tombalakian, P.E. from Boswell Engineering. After a thorough and careful review, with input from its professional staff the Board was amenable to declaring the application complete. Completeness items including, storm water plan, traffic study, soil grading plan, wall details, soil erosion plan, parking analysis and flood plain delineation were not applicable to the specific work to implement this proposed plan and the limited area of work. The Board determined to ask specific questions at the business meeting relative to the method of construction for the location of the ground shelter, the fence and gate, the noise level from the emergency generator and its location inside or outside of the equipment shelter, any proposed signage, lighting and landscaping.

In summary, a consensus existed to deem the application complete subject to 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.

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.

Mr. Tombalakian, P.E. summarized the application as essentially an application for a fence with some minor tangential requests including signage and dumpster location.

The Planning Board carefully and thoroughly reviewed the application and plan and a consensus developed that the following completeness items could receive waivers. They are; topographic map, parking plan, and lighting plan.

A discussion resulted questioning if the application is for a car wash or a convenience store, since the site map stated a convenience store. The Board determined to review the application at the 8:00 pm Business Meeting and make a determination of completeness at that time after reviewing the plan and application with the applicant.

Township Engineer DiGennaro discussed the signage. A non-conforming pedestal sign from the prior gas station use is pre-existing. The Zoning Officer issued a permit for a façade sign which is permitted by code. This application seeks approval of a menu sign that will be attached to the rear exterior wall of the structure. The staff considers this sign essentially a directional sign. A question was raised regarding the newly placed "soon to open, help wanted" A-frame sign placed just before the front sidewalk.

FOR CONSIDERATION

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

A letter was received from the owner to withdraw her application.

Board Member Fisher made a motion to accept the letter withdrawing the application. Second, Board Member Sietsma. Voting in favor: Mr. Sietsma, Mr. Fisher, Ms. McNamara, Ms. McGuire, Mr. Scanlan, Mayor Boonstra and Chairman Bonsignore

The meeting adjourned at 8:18 pm.

Robert J. Shannon
Acting Planning Board Secretary