

**WYCKOFF PLANNING BOARD
SEPTEMBER 11, 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 September 11, 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.”

Board Member Attendance: Richard Bonsignore, Chairman; Robert Kane, Vice Chairman; Rudy Boonstra, Mayor; Drita McNamara; Jaime McGuire; John Haboob, Alternate.

Board Members Absent: Brian Scanlan, Township Committee Representative; Glenn Sietsma; Scott Fisher, Doug Macke; Michael Bruno, Alternate

Staff Present: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Township Consulting Engineer/Boswell Engineering; Susan Schilstra, Board Secretary

The meeting began with the Pledge of Allegiance.

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Chairman Bonsignore asked for a moment of silent to pay our respect for those who perished 12 years ago during the 911 attack.

OLD BUSINESS

Approval of the August 14, 2013 Work Session and Regular Business Minutes
The minutes were approved at the work session meeting

RESOLUTION(S)

RESOLUTION #13-07– Approve vouchers for payment
Resolution #13-07 was approved at the work session meeting.

FOR COMPLETENESS REVIEW – Carried to the October 9, 2013 meeting

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 announced that this application has been carried to the Wednesday, October 9, 2013 Planning Board meeting.

PUBLIC HEARING - Continued

WYCKOFF WASH, LLC BLK 259 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.

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.

Mr. Catania said at the last meeting there was a discussion about an easement. He said the applicant was unable to obtain an easement therefore the fence will be installed with the understanding that if the adjoining property requests the fence be removed the applicant will do so. He asked that the testimony at the last meeting be amended.

Board Attorney Perconti said that a resolution will be drafted that a portion of the fence that is on the adjoining property will be the sole responsibility of the tenant to move it at any point in time in the future if asked by the property owner. He added that if there is ever a change in either parcel or if the use is enhanced or changed than the applicant will need to return to the Board.

Township Engineer DiGennaro confirmed that the property owners are the same for both parcels.

Mr. Catania said the fence will hide the dumpsters.

Chairman Bonsignore asked the applicant to revise the site plan to incorporate the comments that were brought up at the September meeting with regards to the lot numbers and remove convenience store from the application.

Mr. Chris Bol, owner of Wyckoff Wash, LLC, said that he had made the required changes to the site plan.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Township Engineer DiGennaro asked the applicant if he had any other items to discuss with the Planning Board such as directional signs.

Mr. Bol said a white plastic pedestal sign says entrance on it that will be taken in at the close of business. Also on the left side of the property he purchased another pedestal sign that says do not enter. He added that striping the pavement with directional signs will not be seen by vehicles entering the site.

Mayor Boonstra said he does not have a problem with signs due to the traffic flow. He asked that the menu sign in the rear of the building will have an exterior light on it or no light.

Board Attorney Perconti said the portable signs are not to exceed 4' in height.

Board Member McGuire made a motion to amend this previously approved application as follows: the cross easements between the 2 properties will not be required, the fence placed on the adjoining lot will be the tenants responsibility, if there is any change in the tenant of the property or an increase to the existing use or change of use that they will need to return to the Planning Board, the portable directional signs will not exceed 4' in height and will be taken in at the close of business each evening. Second, Mayor Boonstra. Voting in favor: Ms. McNamara, Ms. McGuire, Mayor Boonstra and Chairman Bonsignore.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

R.R.G. REALTY, LLC BLK 205 LOT 2 (B2); 393 Crescent Avenue. Amended site plan/ Variance. The applicant proposes to install a 6' stockade fence on the property line next to a residential zone.

Chairman Bonsignore said this application was deemed complete at the work session meeting.

Mr. Ronald Pires, the manager of 393 Crescent Avenue, Wyckoff, NJ was sworn. He stated that he would like to install a 120' stockade fence along his property line for privacy for his neighbor, Mr. Junta. He said that currently there is a row of white pines where the bottoms of these pines have died away.

Board Attorney Perconti said that since this application is an LLC an attorney or the principle should attend the meeting.

Mr. Pires said his mother is the owner of R.R.G. Realty, LLC and is unable to attend the meeting. He said he will obtain an attorney to attend next month's meeting.

Chairman Bonsignore said this application is lacking in detail.

Mayor Boonstra recommended that the applicant contact the Shade Tree Commission and see if understory plantings can be planted under the white pines to shield the parking lot from the neighbor.

Township Engineer DiGennaro said that the neighbor does not want to see any cars in the parking lot.

The Board unanimously agreed to carry this application to the October 9, 2013 meeting. The applicant will not need to re-notice the neighbors.

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.

Susan Schilstra, Secretary
Wyckoff Planning Board