

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

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

Chairman Bonsignore welcomed new Board Member John Haboob due to the resignation of Michael Palumbo. Mr. Haboob was then sworn in by Board Attorney Perconti as an alternate member of the Wyckoff Planning Board. Board Member Sietsma has now filled the vacancy of Mr. Palumbo as a full member of the Wyckoff Planning Board.

OLD BUSINESS

Approval of August 14, 2013 Work Session and Regular Business Meeting Minutes
Mayor Boonstra made a motion to approve the August 14, 2013 work session and regular business meeting minutes. Second, Board Member McNamara. Voting in favor: s. McNamara, Ms. McGuire, Mayor Boonstra and Chairman Bonsignore.

RESOLUTION(S)

Resolution 13-07; Approval of vouchers.

Vice Chairman Kane made a motion to approve Resolution 13-07 to pay vouchers. Second, Board Member McNamara. Voting in favor: Ms. McNamara, Mr. Haboob, Ms. McGuire, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

RESOLUTION #13-07– Approve vouchers for payment

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 said this application has been carried to the October 9, 2013 meeting. An extension of time form has been signed until October 31, 2013.

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.

Board Attorney Perconti said this site plan involves 2 contiguous lots and the lot owners are one in the same. The applicant said there would be cross easements with regard to the portion of the fence that will be placed on the adjoining property. The applicant's attorney, Mr. Catania said the landowner is not willing to sign a cross easement agreement that will run with the land. The application remains approved but the fence may need to be removed in the future. He said that if any of these properties change in any way they must come back before the Board. He also asked that the lot numbers be corrected and convenience store be removed from the application.

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 that an application has been submitted to the Board and Township Engineer has provided the Board with a technical memorandum. He said this application can be deemed complete tonight and also place on for a public hearing this evening if the Board is in agreement.

Board Member McGuire said this commercial property is located next to a residential zone. She questioned whether the neighbor is in agreement with having a fence placed along the property line.

Township Engineer DiGennaro said the applicant has given public notice for this application of which this neighbor has received this notice.

Board Attorney Perconti advised the Board that since this application is being made by a corporation the applicant's attorney needs to be present this evening.

Board Member Haboob said the fence is proposed at a length of 120' to the rear property line.

Township Engineer DiGennaro said the applicant is proposing a 120' fence and the depth of lot is 165'. The fence should end in the rear corner of the property.

Chairman Bonsignore said the fence will begin at the front plane of the neighbor's house. The variance would be relevant to the prior 1969 resolution which states there will be a buffer of trees which presently exist.

Vice Chairman Kane said the existing trees will remain on the commercial side of the fence.

Vice Chairman Kane made a motion to deem this application complete. Second, Board Member McGuire. Voting in favor: Mr. Haboob, Ms. McNamara, Ms. McGuire, Mr. Kane, and Mayor Boonstra. Voting in denial of completeness: Chairman Bonsignore.

Chairman Bonsignore said the neighbor will be looking at a solid wall of stockade fence.

Township Engineer DiGennaro said the 1969 Resolution called for a 5' width area to be planted and maintained along the easterly property line. He said the Township's current code calls for a 15' wide buffer with 3 staggered rows of trees. Currently the 5' white pine buffer is not effective in screening the property.

Mayor Boonstra said the proposed fence will be a substitute for removing the trees and replanting to today's standards. He said if there is no prohibition for the removal of the trees then I would look differently on the fence.

Township Engineer DiGennaro said that in Section 186-23(K) of the Township code states that in the B1A zone, which this property is not in the B1A zone, where a non-residential use abuts a residential use the abutting lot line must contain a planting strip or a 6' high stockade fence abutting the property line. This fence application can be conditioned to the maintenance of the existing trees and the replacement of these trees if they fail to thrive.

The meeting adjourned at 8:06 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board