

**WYCKOFF PLANNING BOARD  
NOVEMBER 13, 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 November 13, 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; Jaime McGuire; Glenn Sietsma; Scott Fisher, Doug Macke; John Haboob, Alternate.

**Board Members Absent:** Brian Scanlan, Township Committee Representative; Drita McNamara; Michael Bruno, Alternate

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

The meeting began with the Pledge of Allegiance.

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**OLD BUSINESS**

Approval of the October 9, 2013 Work Session and Regular Business Minutes  
The minutes were approved at the work session meeting.

**RESOLUTION(S)**

**RESOLUTION #13-09**– Approve vouchers for payment  
Resolution #13-09 was memorialized at the work session meeting.

**RESOLUTION(S) TO BE MEMORIALIZED**

**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.*

Board Attorney Perconti said he had spoken with Ms. Fairweather, the applicant’s attorney, and

she was satisfied with the proposed resolution that they will work with recommendations of the Planning Board and the maintenance of the building and the landscaping proposal.

Board Member Sietsma said the applicant will also notify one of the Shade Tree Commissioners as to the proposed landscaping along the Route 208 side of the building.

Board Member McGuire made a motion to memorialize this resolution. Second, Board Member Sietsma. Voting in favor: Mr. Haboob, Ms. McGuire, Mr. Fisher, Mr. Sietsma, Mr. Kane and Chairman Bonsignore.

### **FOR COMPLETENESS REVIEW**

**CEDAR HILL CONDOMINIUM ASSOCIATION** BLK 449 LOT 1.02 (R-15); Cedar Hill Avenue and Sicomac Avenue. Amended site plan/variance. *The applicant proposes to install emergency generators for each individual unit and clubhouse and to install a barrier gate on Wellfleet Lane.*

This application was deemed complete at the work session meeting and will be scheduled for the December 11, 2013 Public Hearing meeting.

**WYCKOFF FAMILY YMCA** BLK 202 LOT 80.03 (RPP-1); 691 Wyckoff Avenue. *The applicant proposes to install a HVAC unit for the pool, install an emergency generator and co-generation unit for the indoor pools and install a gazebo at the southwest corner of the building.*

This application was deemed complete at the work session meeting and will be scheduled for the December 11, 2013 Public Hearing meeting.

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

**WYCKOFF CAPITAL ADVISORS, LP** (VanderPlaat Funeral Home) BLK 259 LOT 26.02 (RA-25); 257 Godwin Avenue. Amended site plan/fence permit. *The applicant proposes to install fencing in the rear yard of the existing home with a solid 6' PVC fence.*

Andy DeVecchio, from the firm of Beattie Padavano, was present. He stated that he is representing Wyckoff Capital Advisors, LP located at 257 Godwin Avenue and is the site of VanderPlaat funeral home. He said he is here this evening in accordance with 186-29B which requires the applicant to appear for site plan approval in completing a fence installation in a commercial zone. He said that 40 linear feet of solid white PVC fence will be installed at a height of 6'.

OPEN TO THE PUBLIC

No one appeared

CLOSED TO THE PUBLIC

Township Engineer DiGennaro asked if any trees will be removed.

Mr. Tim Brock, 257 Godwin Avenue, Wyckoff, NJ was sworn. He said that no trees will be removed as a result of the fence being installed.

**11-13-13PM**

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**Planning Board**

Board Member Fisher made a motion to approve this application as presented. Second, Township Committeeman Scanlan. Voting in favor: Mr. Haboob, Ms. McGuire, Mr. Fisher, Mr. Sietsma, Mr. Kane and Chairman Bonsignore.

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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 8:15 p.m.

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Susan Schilstra, Secretary  
Wyckoff Planning Board