

**WYCKOFF PLANNING BOARD
NOVEMBER 13, 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 November 13, 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; Brian Scanlan, Township Committee Representative; Jaime McGuire; Glenn Sietsma; Scott Fisher; John Haboob, Alternate. Doug Macke arrived at 7:53 p.m.

Board Members Absent: Rudy Boonstra, Mayor; Drita McNamara; Michael Bruno, Alternate

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

OLD BUSINESS

Approval of the October 9, 2013 Work Session and Regular Business Minutes
Board Member Kane made a motion to approve the October 9, 2013 work session and regular business meeting minutes. Second, Board Member McGuire. Voting in favor: Mr. Haboob, Ms. McGuire, Mr. Fisher, Mr. Sietsma, Mr. Kane and Chairman Bonsignore.

RESOLUTION(S)

RESOLUTION #13-09– Approve vouchers for payment

Township Committeeman Scanlan made a motion to approve Resolution 13-09 to pay vouchers. Second, Vice Chairman Fisher. Voting in favor: Mr. Haboob, Ms. McGuire, Mr. Fisher, Mr. Sietsma, Mr. Scanlan, Mr. Kane and Chairman Bonsignore.

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.*

Chairman Bonsignore said this resolution will be adopted at the public hearing meeting.

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.*

Township Engineer DiGennaro said the Cedar Hill Condominium Association as owner of the property would like to amend the existing site plan to include individual unit emergency generator locations pads to allow the residents to install their own private generators. He said the Association, as applicant, allows for a stream-lined process by amending the site plan of record for all unit owners rather than have each unit owner appear separately and individually. The Association will also adopt rules and regulation of their own to govern the use and installation of generators on the property. He said that another part of the application talks about installing a barrier gate at the entrance off of Sicomac Avenue on Wellfleet Road. In Section 115- 3 states that street obstructions are not permitted and this triggers a variance request. He asked that a report from the Fire Department and Police Department be submitted and also to the Ambulance Corp for emergency response.

Board Member McGuire was surprised there is so much traffic that cuts through this residential area and was also concerned with the emergency response vehicles with a barrier gate.

Board Member Fisher asked if a traffic study or count can be done to see how much traffic transverses through the condominium complex.

Mr. Whitaker, the applicant's attorney, said a manual traffic study can be performed.

Township Engineer DiGennaro was concerned if the gate was going to be illuminated and how the gate is going to operate.

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

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.*

Chairman Bonsignore said this fence application is the completeness of what was approved in 2007.

Township Engineer DiGennaro said a revised sketch had been submitted which depicts a 40' section of fence which is located on the applicant's property and not on the neighboring property owner. The applicant is before the Board because this is a fence in a commercial zone and this fence is complete the portion of the fence on the commercial property.

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

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.*

Chairman Bonsignore said this application is more complex and may need to be heard at next month's meeting.

Mr. Kelly said the applicant is proposing to install an HVAC unit for the indoor pool at the west side of the property, they are proposing a 12' diameter gazebo at the southwest corner of the building and install an emergency generator and co-generation unit at the southeast corner of the building for the indoor pool. Mr. Kelly reviewed the Boswell Report with regards to the checklist items. One item was the HVAC unit which will take up 7 parking spaces and these 7 parking spaces will be relocated towards the east side of the property on an area that is already paved. Also, a 3' high retaining wall with a 4' high fence on top of this wall is being requested which could be a variance for a 7' high fence and not a retaining wall height. He said this application can be deemed complete and many of the items will need testimony during the public hearing with regards to the generator size, what the gazebo will be used for, noise levels of the generator and HVAC. The impervious area will be increased by 510 square feet.

Township Committeeman Scanlan made a motion to deem this application complete provided the reports requested are submitted prior to the next meeting. Second, Board Member Fisher. Voting in favor: Mr. Haboob, Mr. Macke, Ms. McGuire, Mr. Fisher, Mr. Sietsma, Mr. Scanlan, Mr. Kane and Chairman Bonsignore.

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Township Engineer DiGennaro said he and Mr. Fisher and Mr. Sietsma had a meeting in the field with AT&T representatives with regard to the Cedar Hill antennae site and landscape plantings. He said that screening of the understory of white pines can be accomplished with a material called synthetic fence grass or an artificial hedge. They recommended that AT&T install this synthetic grass in the chain link fence. He added that the maintenance of the soffit and fascia boards will be performed and brought up to normal standard of repair

The meeting adjourned at 8:12 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board