

**WYCKOFF PLANNING BOARD
DECEMBER 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 December 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.” Formal action may be taken.

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; Brian Scanlan, Township Committee Representative; Jaime McGuire; John Haboob, Alternate. Doug Macke arrived at 7:50 p.m.

Board Members Absent: Drita McNamara; Glenn Sietsma; Scott Fisher; 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

OLD BUSINESS

Approval of the November 13, 2013 Work Session and Regular Business Minutes
Board Member McGuire made a motion to approve the November 13, 2013 work session and regular business meeting minutes. Second, Township Committeeman Scanlan. Voting in favor: Mr. Haboob, Ms. McGuire, Mr. Scanlan, Mr. Kane, and Chairman Bonsignore.

RESOLUTION(S)

RESOLUTION #13-10– Approve vouchers for payment

Township Committeeman Scanlan made a motion to approve Resolution 13-10 to pay vouchers. Second, Board Member McGuire. Voting in favor: Mr. Haboob, Ms. McGuire, Mr. Scanlan, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

RESOLUTION(S) TO BE MEMORIALIZED

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.*

This resolution will be voted upon at the public hearing meeting.

FOR COMPLETENESS REVIEW

WINDHAM COURT NORTH CONDOMINIUM ASSOCIATION BLK 203 LOT 3.03 (I2); 404-457 Windham Court North. *The applicant proposes to install emergency natural gas powered generators at the rear of each individual dwelling unit.*

Township Engineer DiGennaro said the applicant desires to amend the existing site plan to include individual unit emergency generator location pads to allow the residents to install their own private generators. 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. Furthermore, the Association intends on adopting rules and regulation to govern the use and installation of generators on the condominium property. The applicant is requesting waivers from soil erosion sediment control; required variance or conditional use application; flood fringe application; landscaping plan and retaining walls. He said the applicant should provide photographs of each installation type and provide testimony as to the proposed landscaping, if any, to screen the generators. He therefore recommended that this application be deemed complete and scheduled for the next public hearing meeting.

Chairman Bonsignore said the Board also has a letter from the Wyckoff Police and Fire Departments.

Township Engineer DiGennaro asked that photographs of each site location and the proposed landscaping plan around each generator along with a consent letter to traverse the property be obtained.

Board Member McGuire made a motion to deem this application complete. Second, Vice Chairman Kane. Voting in favor: Mr. Haboob, Ms. McGuire, Mr. Scanlan, Mr. Kane, Mahyaor Boonstra and Chairman Bonsignore. This meeting has been scheduled for the Wednesday, January 8, 2014 public hearing meeting.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

BRIAN COLE BLK 222 LOT 1.01 (L1); 500 West Main Street. Amended site plan. *The applicant proposes to install a 36 KW generator for use during power outages.*

Board Member McGuire recused herself from discussion and removed herself from the dais.

Township Engineer DiGennaro said the applicant is for the installation of a commercial generator in the L2 zone. The size of generator is what is prompting the application to be before the Board for an amended site plan where Code 168-26 requires Planning Board approval for generators greater than 20 KW which are adjacent to residential property. The nearest neighbor is in excess of 100' from the generator. This 36KW generator will be located

in the court yard for this large building.

Township Committeeman Scanlan made a motion to deem this application complete and be heard at the public hearing meeting. Second, Vice Chairman Kane. Voting in favor: Mr. Haboob, Mr. Scanlan, Mr. Kane, Mayor Boonstra and Chairman Bonsignore.

FOR PUBLIC HEARING

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.*

Chairman Bonsignore said Police and Fire Reports have been provided to the Board. He said this application will be bifurcated and tonight the Board will hear the generator application. The separate gate application will be heard at another meeting at which time a traffic study will be provided.

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 to warm the pool water and to install a gazebo at the southwest corner of the building.*

Chairman Bonsignore said that the Board did receive a Fire and Police Report.

Mayor Boonstra, Township Committeeman Scanlan, Board Member Macke and Board Member McGuire recused themselves from discussion and removed themselves from the dais.

Board Secretary Schilstra said there is not a quorum to vote due to the recused Board Members. Also, an additional four (4) regular members are absent this evening.

The meeting adjourned at 8:08 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board