

**WYCKOFF PLANNING BOARD  
MARCH 9, 2016 PUBLIC WORK SESSION MEETING MINUTES**

Public Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall  
Public Business Meeting: 8:00 p.m. Second Floor Court Room, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meeting Statement by Chairman Bonsignore, Chairman:

“The regular March 9, 2016 Public 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; Kevin Rooney, Mayor; Rudy Boonstra, Township Committee Representative; Doug Macke; Robert Fortunato; Justin Hoogerheyde; Kevin Hanly.

**Board Members Absent:** Robert Kane, Vice Chairman; Drita McNamara; Scott Fisher; Glenn Sietsma.

**Staff Present:** Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

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Chairman Bonsignore read this statement into the record: *“All applicants are hereby reminded that your application, if approved, may be subject to the terms, conditions and payment of the Affordable Housing Development Fee requirements of the Township. Information can be obtained from the Code of the Township of Wyckoff, Chapter 113-8 on the Township’s website, [www.wyckoff-nj.com](http://www.wyckoff-nj.com)”*

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**OLD BUSINESS**

Approval of the February 10, 2016 Work Session and Regular Business Minutes

Board Member Hanly made a motion to approve the February 10, 2016 work session minutes and regular business minutes. Second, Board Member Fortunato. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Fortunato and Chairman Bonsignore.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #16-02**

Board Member Fortunato made a motion to memorialize the Resolution #16-02 for payment. Second, Board Member Hanly. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Fortunato, Mr. Macke, Mayor Rooney and Chairman Bonsignore.

**RESOLUTION(S) TO BE MEMORIALIZED**

**UFFERFILGE, TED & BONNIE** BLK 281 LOT 1 (RA-25); 558 Taunton Road. *(The applicant proposes to move soil in excess of 100 yards).*

Chair Bonsignore asked Township Engineer DiGennaro what the status of conditions are for this application. Township Engineer DiGennaro said he did a site inspection and that all the items on the conditions of approval have been met. Chair Bonsignore asked if an as-built was submitted. Township Engineer DiGennaro said he will check his file and report back to the Board at next month's meeting. Chair Bonsignore said this resolution will be considered at the public hearing meeting.

**FOR COMPLETENESS REVIEW**

**BODART, JAIME & KRISTEN** BLK 463 LOTS 8.01, 10.01, 12.01 (R-15 CORNER); 361 Amherst Street. *(The applicant proposes to combine 3 non-conforming lots into 2 lots of greater conformity to allow the installation of a pool without a variance on Lot 12.01).*

Township Engineer DiGennaro said the subject properties are located in the R-15 zone and are non-conforming. The application proposes to subdivide and merge the lots effectively eliminating 3 non-conforming lots and creating 2 non-conforming lots. The improved lot, known as 12.01 or 361 Amherst, will gain necessary area to accommodate a proposed conforming in-ground swimming pool. The remaining unimproved lot will be merged to create a single non-conforming lot. Based upon his review the driveway areas must be confirmed as the values presented do not appear accurate. As a result, impervious coverage values may change. Township records indicate that the existing dwelling located at 361 Amherst is served by sanitary sewer. The application suggests septic. This must be confirmed and depicted on the plan. The plan and application should identify lot width and lot frontage as separate items. Properties on a corner lot have the benefit of greater frontage than interior lots. Lot 12.01 has an existing principal lot coverage of 19% where a maximum of 15% is permitted. Proposed Lot 12.02 reduces the non-conformity to a principal building lot coverage of 15.5% and a proposed accessory lot coverage of 4.5 % where a maximum of 5% is permitted. The proposed combined lot coverage is 20% which is conforming. Based on his review, the application is complete with respect to those items required for review by the Township Engineer and he suggests the application be deemed complete for review by the Planning Board. Any approval should be conditioned upon the following: the applicant must submit a final deed and property survey for review and approval prior to recording; the applicant shall submit an original final subdivision map for signature by the Planning Board Chairman, Secretary and Township Engineer; all costs associated with filing and amending tax maps shall be borne by the applicant and any proposed improvements upon the newly created Lot 8.02 would require approval by the Wyckoff Board of Adjustment as the lot is non-conforming and the applicant would be required to improve the roadway to Township Standards as part of any approval to build. It was noted by the Board

Members that lots 8.01 & 10.01 in this proposed subdivision are vacant and Albright Street is a paper street.

Board Member Fortunato made a motion to deem this application complete and schedule it for a public hearing on Wednesday, April 13, 2016 at 7:30 p.m. Second, Board Member Hanly. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Fortunato, Mr. Macke, Mr. Boonstra, Mayor Rooney and Chairman Bonsignore.

### **FOR PUBLIC HEARING**

**EASTERN CHRISTIAN CHILDREN'S RETREAT (ECCR)** BLK 443 LOT 49.04 (RA-25); 700 Mountain Avenue. *(The applicant proposes a 364 square foot addition to the existing Holly Lodge group home building and 432 square feet to the existing Oak Lodge group home building which provide housing for developmentally disabled adults).*

Board Attorney Perconti said the applicant did not notice for a public hearing this evening therefore they will notice for the Wednesday, April 13, 2016 public hearing meeting.

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

**MACEJKA, PATRICK & ANNE MARIE** BLK 451 LOT 4 (RA-25 CORNER); 442 New York Avenue. *(The application proposes to replace the existing 5' fence with a 6' fence in the front yard of this corner lot).*

Township Engineer DiGennaro said the property is located in the RA-25 Zone (Rural residence) and is a corner property having frontage on two sides at the intersection of New York Avenue and Ullman Avenue. The applicant is proposing to replace the existing 5 foot privacy fence with a 6 foot privacy fence located in the front yard. The applicant requires a variance to permit a 6 foot high privacy fence in the front yard.

Mayor Rooney made a motion to deem this application complete and hear the application this evening at the public hearing meeting. Second, Board Member Macke. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Fortunato, Mr. Macke, Mr. Boonstra, Mayor Rooney and Chairman Bonsignore.

**MESSINEO, DOUG & SARAH** BLK 208 LOT 38 (RA-25); 101 Van Blarcom Lane. *(The applicant proposes to import more than 100 cubic yards of soil).*

Township Engineer DiGennaro said the applicant is seeking to demolish the existing residential structure and improve the property to construct a new dwelling, detached garage, driveway and change the grading of the property resulting in soil fill in excess of 100 CY requiring Planning Board approval under 186-22H. Based on my review, I offer the following comments: the plan proposes to remove approximately 22 trees from the property; the property is served by municipal sanitary sewers; a post construction certification of zero net increase in runoff by the design engineer of record must be provided together with a final as-built site plan including topography is required to obtain a certificate of occupancy; the proposal includes underground utilities; the gross building area identified on the application does not appear to include the attached garage area. In consideration of the above, the application is deemed complete for

those items which the Township Engineer is charged to review and is referred to the Planning Board. Mayor Rooney made a motion to deem this application complete and hear it this evening at the public hearing meeting. Second, Township Committeeman Boonstra. Voting in favor: Mr. Hoogerheyde, Mr. Hanly, Mr. Fortunato, Mr. Macke, Mr. Boonstra, Mayor Rooney 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 8:09 p.m.

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Susan McQuaid, Secretary  
Wyckoff Planning Board