

**WYCKOFF PLANNING BOARD  
NOVEMBER 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 Richard Bonsignore, Chairman:

“The regular November 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; Drita McNamara; Kevin Hanly; Justin Hoogerheyde, Alt.; George Alexandrou, Alt.

**Board Members Absent:** Robert Fortunato, Vice Chairman; Scott Fisher; Glenn Sietsma

**Staff Present:** Joseph 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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Chairman Bonsignore welcomed Boy Scout Troop #210 from St. Elizabeth’s Church this evening. He noted that they are present so they can obtain a Citizenship in the Community Merit Badge.

**OLD BUSINESS**

Approval of the October 5, 2016 Work Session and Regular Business Minutes

Board Member Alexandrou made a motion to approve the October 5, 2016 work session minutes and regular business minutes. Second, Board Member Hanly. Voting in favor: Mr. Hoogerheyde, Mr. Alexandrou, Mr. Hanly, Ms. McNamara and Chairman Bonsignore.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**  
**RESOLUTION #16-11**

Board Member Hanly made a motion to approve Resolution #16-11 for payment. Second, Board Member Alexandrou. Voting in favor: Mr. Hoogerheyde, Mr. Alexandrou, Mr. Hanly, Ms. McNamara, Mayor Rooney and Chairman Bonsignore.

**FOR REVIEW AND RECOMMENDATION**

**ORDINANCE #1817** – AN ORDINANCE TO CREATE NEW CHAPTER 144, “PROHIBITION OF SHORT TERM RENTAL PROPERTY,” OF THE CODE OF THE TOWNSHIP OF WYCKOFF TO PROHIBIT THE SHORT TERM RENTAL OF RESIDENTIAL DWELLING UNITS WITHIN THE TOWNSHIOP OF WYCKOFF. For review and recommendation to the Township Committee.

Mayor Rooney said this ordinance, commonly known as the Airbnb ordinance, which will regulate short term rentals in a non-owner occupied house. He said in recent years, there has arisen an increase in internet and other media advertising often on websites dedicated to the long term rental of dwelling units. He added these rentals results in public nuisance, noise complaints, sanitation issues, overcrowding and illegal parking within the residential neighborhoods of the Township and essentially convert residential dwelling units into illegal de-facto hotels, motels, boarding houses and other commercial enterprises in violation of the townships zoning and other codes as well as state statutes. The Board unanimously agreed to recommend Ordinance #1817 to the Township Committee. All in favor.

**FOR COMPLETENESS REVIEW**

**MONDANA & SHAHRUM YAZDI** BLK 225 LOT 10 (B1A); 219 Everett Avenue. *(The applicant said the existing medical office is 1,024 square feet and the applicant is proposing to add an additional 625 square feet. No variances are being requested in connection with this proposed addition).*

Boswell Engineering Representative Ten Kate said the applicant proposes to expand the existing 2 ½ story frame building for additional medical uses by 625 square feet on the first floor while maintaining the existing residential use on the second floor. The existing garage is proposed to be reduced in size and part of the rear driveway and the northerly driveway are to be removed. He said the applicant conforms with regard to parking, the impervious coverage is being reduced and there is existing landscaping on site. He added that an Interior Block Parking Agreement will need to be drafted for future compliance with the rear yard parking ordinance. He recommended that the Planning Board declare the application to be deemed complete with respect to those items of the Municipal Code. He said the Board should decide if the plans should be reviewed by the Shade Tree Commission and the Design Review Committee. The Board said that a landscaping plan is not needed and the applicant will not need to go before the Design Review Committee since the exterior of the building will match the existing material.

Board Member Hanly made a motion to deem this application complete and schedule it for the Wednesday, December 14, 2016 public hearing meeting. Second, Board McNamara. Voting in

favor: Mr. Hoogerheyde, Mr. Alexandrou, Mr. Hanly, Ms. McNamara, Mayor Rooney and Chairman Bonsignore.

**FOR PUBLIC HEARING - CARRIED**

**BERGEN BRICK STONE & TILE COMPANY** BLK 202 LOT 78.01 (B1/L1); 685 Wyckoff Avenue. Amended site plan. *(The applicant proposes to provide a site plan to the Board showing existing conditions since this area was developed before the adoption of ordinance which required site plans).*

Chairman Bonsignore said the Board received in their packets a revised site plan and the Township Engineer’s Report. Board Member Alexandrou asked if the amount of parking has been reduced. Township Engineer DiGennaro said there is the same amount of parking on the site even though the front parking spaces have been reduced from 6 to 4 parking spaces in order to relocate the display items out of the front yard. He added that the site plan could accommodate 2 more parking spaces in the front area if laid out differently. The Board will hear continued testimony at the public hearing meeting at 8 p.m.

**BERGEN COUNTY’S UNITED WAY/MADELINE HOUSING PARTNERS** BLK 238 LOT 2 (B1A); 370 Clinton Avenue. *(The applicant, a non-profit corporation, proposes to develop this property for a multi-family community residence consisting of a four bedroom unit, 2 2-bedroom units and a studio unit for adults with developmental disabilities).*

This application has been carried to the Wednesday, December 14, 2016 public hearing meeting due to the late submittal of the revised plans and lack of time to review these plans.

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Board Attorney Perconti said that there is a ten (10) day rule in which revised plans are due in the Planning Board office no later than 10 days before the next Planning Board meeting. Mayor Rooney said that the Bergen County’s United Way/Madeline Housing Partners applicant was late in delivery of the revised site plans. He added that the Board staff needs information in a timely manner so it can be reviewed in a proper and thorough manner.

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The Board then had a brief conversation with the Boy Scouts in the audience regarding how the Planning Board fulfills its responsibilities before the public hearing began at 8 p.m.

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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 7:50 p.m.

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Susan McQuaid, Secretary  
Wyckoff Planning Board