

**WYCKOFF PLANNING BOARD
JULY 9, 2014 PUBLIC WORK SESSION 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 July 9, 2014 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; Robert Kane, Vice Chairman; Doug Christie, Mayor; Township Committee Representative Boonstra; Glenn Sietsma; Tom Madigan, Alternate; John Haboob, Alternate.

Board Members Absent: Drita McNamara; Doug Macke; Scott Fisher; Jaime McGuire.

Staff Present: John A. Spizziri, Acting Board Attorney; Mark DiGennaro, Township Engineer; Susan Schilstra, Board Secretary.

Staff Absent: Joseph C. Perconti, Board Attorney.

OLD BUSINESS

Approval of the June 11, 2014 Work Session and Regular Business Minutes
Board Member Sietsma made a motion to approve the June 11, 2014 public work session and public business meeting minutes. Second, Vice Chairman Kane. Voting in favor: Mr. Haboob, Mr. Sietsma, Vice Chairman Kane, Mayor Christie and Chairman Bonsignore. Abstain: Mr. Madigan and Mr. Boonstra.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-07

Township Committee Representative Boonstra made a motion to approve Resolution 14-06 to pay vouchers. Second, Vice Chairman Kane. Voting in favor: Mr. Haboob, Mr. Madigan, Mr. Sietsma, Mr. Boonstra, Mr. Kane, Mayor Christie and Chairman Bonsignore.

RESOLUTION(S) TO BE MEMORIALIZED

AMERES, JENNEEN & JOHN BLK 430 LOT 6.01 (RA-25); 754 Birchwood Drive. Minor site plan/variance. *(The applicant is requesting site plan approval for soil movement which results in fill volumes exceeding 100 cubic yards).*

Chairman Bonsignore advised that this action will be further considered at the 8 p.m. public business meeting.

CHRISTIAN HEALTH CARE CENTER (CHCC) BLK 443 LOT 49.03 (RA-25); 301 Sicomac Avenue. Amended site plan. *(The applicant proposes to install a natural gas emergency generator on a concrete base in an enclosure to serve the Longview Assisted Living Residence).*

Chairman Bonsignore advised that this action will be further considered at the 8 p.m. public business meeting.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1746 – AN ORDINANCE TO AMEND CHAPTER 186 “ZONING,” SECTION 186-22. “REGULATION APPLYING TO ALL ZONES.” For review and recommendation to the Township Committee.

Mayor Christie said this ordinance was drafted due to snow being stockpiled at the Cedar Hill Shopping Center by an outside vendor. The question is whether this snow contains oils or detergents that may leach onto township property that has been transported from another town. This ordinance has been attached to Wyckoff’s soil movement ordinance.

Board Member Sietsma questioned whether a landlord has multiple properties and whether they can stock pile snow on one piece of property. He said that snow had been trucked from the center of town to Abma’s Farm.

Mayor Christie said there is not an issue when the snow is moved within the township but there is an issue when it is imported from another town.

Vice Chairman Kane said the ordinance states that no individual, firm, corporation or business entity shall transport snow to or store snow on property, other than the property on which the snow originated.

To summarize the Board’s sentiments, Chairman Bonsignore made a recommendation that further consideration be made to address landlords’ possible need to transport snow from their property or properties to another property in town in order to maintain adequate circulation and parking on their property or properties. Additionally, it was recommended that consideration be made to speak to minimizing the percentage of parking stalls compromised by stockpiling snow on a particular property.

PUBLIC HEARING – CONTINUED

CAPITAL ONE BANK BLK 216.01 LOT 20 (B1); 690 Wyckoff Avenue. Preliminary/final major site plan/variance. *(The applicant proposes to demolish the existing 4,675 square foot building and construct a new conforming 4,370 square foot Capital One bank building with one pre-existing non-conforming rear yard setback variance).*

This application has been postponed at the request of the applicant and will be carried to the August 13, 2014 public hearing meeting.

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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 7:53 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board