

**WYCKOFF PLANNING BOARD**  
**MAY 11, 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 May 11, 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; Glenn Sietsma; Robert Fortunato; Kevin Hanly, Alt.; Justin Hoogerheyde, Alt.

**Board Members Absent:** Robert Kane, Vice Chairman; Drita McNamara; Doug Macke; Scott Fisher

**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 April 13, 2016 Work Session and Regular Business Minutes

Mayor Rooney made a motion to approve the April 13, 2016 work session minutes and regular business minutes. Second, Board Member Hanly. Voting in favor: Mr. Hanly, Mr. Fortunato, Mr. Boonstra, Mayor Rooney and Chair Bonsignore.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #16-04**

**RESOLUTION(S) TO BE MEMORIALIZED**

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

**MESSINEO, DOUG & SARAH** BLK 208 LOT 38 (RA-25); 101 Van Blarcom Lane. *(The applicant proposes soil moving and grading in excess of 100 cubic yards).*

**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).*

**PERRETTA, STEPHEN & DELIA** BLK 285 LOT 19.01 (RA-25); 385 Dorothy Lane. *(The applicant is proposing to replace the existing split rail fence with a 6 foot privacy fence located in the front yard of Wyckoff Avenue).*

The above referenced resolutions will be acted upon at the public hearing meeting at 8 p.m.

**FOR PUBLIC HEARING - CARRIED**

**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).*

Chair Bonsignore said the revised plans show that the applicant had taken into account the suggestions from the Board at last month’s meeting.

**FOR COMPLETENESS REVIEW/PUBLIC HEARING**

**MOSERA, ROBERT & THERESA** BLK 462 LOT 8.01 (RA-25); 179 Hillcrest Avenue. *(The applicant proposes soil moving and grading in excess of 100 cubic yards).*

Chair Bonsignore noted that 43 trees are proposed to be removed. Board Member Sietsma said 2 new sugar maple trees will be planted. Mayor Rooney asked the Board what their thoughts are on the amount of trees being removed. Township Engineer DiGennaro said the site is heavily wooded and the rear of the property will remain wooded. Board Member Sietsma suggested that the applicant should get some input from the Shade Tree Commission. Mayor Rooney requested a maintenance plan be provided. The Board unanimously agreed to deem this application incomplete and that it go before the Shade Tree Commission first for their comments and recommendations.

Board Attorney Perconti advised the Board that there was an Appellate Court hearing on the lawsuit initiated by the Stop and Shop and owners of the Boulder Run Shopping Center against the Wyckoff Planning Board and the Shop Rite on Monday, May 9, 2016. At this time Munico, Inc. (owner of Boulder Run Shopping Center) withdrew their application. Oral arguments took place and a decision from Appellate Court will be rendered when the issue is decided by the Appellate Court. No time frame has been provided.

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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 7:48 p.m.

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Susan McQuaid, Secretary  
Wyckoff Planning Board