

WYCKOFF PLANNING BOARD
AUGUST 9, 2023 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 Fortunato.

"The regular August 9, 2023 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.

"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"

"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times."

ROLL CALL

Board members in attendance: Kelly Conlon, Frank Sedita, Mike Homyachak, Mae Bogdansk, Joe Vander Plaat, Rudy Boonstra, Mayor Tom Madigan, and Rob Fortunato.

Absent: Glenn Sietsma, and Sarah Caprio.

Staff in attendance: Kevin Hanly, Board Attorney; Pete Ten Kate, Township Consulting Engineer; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the July 12, 2023 Work Session meeting minutes.

Mr. Homyachak made a motion to approve the Work Session minutes. Second, Mr. Sedita. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Vander Plaat, Mr. Boonstra, and Mayor Madigan. Abstained: Ms. Bogdansk, and Chairman Fortunato.

Approval of the July 12, 2023 Public Business meeting minutes.

Mr. Homyachak made a motion to approve the Public Business minutes. Second, Mr. Boonstra. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Vander Plaat, Mr. Boonstra, and Mayor Madigan. Abstained: Ms. Bogdansk, and Chairman Fortunato.

PAYMENT RESOLUTION #22-08

Mr. Homyachak made a motion to approve the Work Session minutes. Second, Mr. Boonstra. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Vander Plaat, Mr. Boonstra, Ms. Bogdanskyy, Mayor Madigan, and Chairman Fortunato.

RESOLUTIONS FOR MEMORIALIZATION

2023 Master Plan Amendment

Mr. Homyachak made a motion to approve the Resolution. Second, Mr. Sedita. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Vander Plaat, Mr. Boonstra, Ms. Bogdanskyy, Mayor Madigan, and Chairman Fortunato.

Lorenzo 729 Terrace Heights Block 425.01 Lots 55, 54, and 3.04

(The applicant proposes lot line realignments for the three involved lots)

Mr. Homyachak made a motion to approve the Resolution. Second, Mr. Sedita. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Vander Plaat, Mr. Boonstra, and Mayor Madigan. Abstained: Ms. Bogdanskyy, and Chairman Fortunato.

CONTINUATION OF A CAPITAL PROJECT REVIEW AND RECOMMENDATION

Ridgewood Water Cedar Hill Avenue, Block 392, Lot 24

(The applicant proposes to construct a water treatment facility at the location. The Application is filed as a capital project mandated by the New Jersey Department of Environmental Protection to treat water within the Ridgewood system that exceeds the permitted maximum contaminant levels that have been established by the NJDEP)

Chairman Fortunato announced that the application will be carried to the September 13, 2023 meeting at the request of the applicant.

CARRIED APPLICATION

Zamani 520 Eugene Way Block 370 Lot 10

(The applicant proposes to regrade his property requiring Planning Board approval for soil movement in excess of 100 cubic yards)

Chairman Fortunato stated that he was absent from the initial hearing of this application last month however he listened to the audio and is therefore eligible to vote on the application. He went on to say that the applicant submitted a revised landscape plan based on the Board members comments at the July meeting. Mr. Sietsma reviewed the plan and sent an email to the Board members which stated that he is satisfied with the revised submission. The application will be continued during the Public Business meeting at 8:00 pm.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 7:40 p.m.

Respectfully submitted,
Maureen Mitchell
Land Use Administrator

WYCKOFF PLANNING BOARD
AUGUST 9, 2023 PUBLIC BUSINESS 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 Fortunato:

“The regular August 9, 2023 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.

“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”

“This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.”

The meeting began with the Pledge of Allegiance.

ROLL CALL

Board members in attendance: Kelly Conlon, Frank Sedita, Mike Homyachak, Mae Bogdansk, Joe Vander Plaat, Rudy Boonstra, Mayor Tom Madigan, and Rob Fortunato.

Absent: Glenn Sietsma, and Sarah Caprio.

Staff in attendance: Kevin Hanly, Board Attorney; Pete Ten Kate, Township Consulting Engineer; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the July 12, 2023 Work Session and Public Business meeting minutes.

The meeting minutes were approved during the Work Session.

PAYMENT RESOLUTION #22-08

The Payment Resolution was approved during the Work Session.

RESOLUTIONS FOR MEMORIALIZATION

2023 Master Plan Amendment

Lorenzo 729 Terrace Heights Block 425.01 Lots 55, 54, and 3.04

(The applicant proposes lot line realignments for the three involved lots)

The two (2) Resolutions were approved during the Work Session.

CONTINUATION OF A CAPITAL PROJECT REVIEW AND RECOMMENDATION

Ridgewood Water Cedar Hill Avenue, Block 392, Lot 24

(The applicant proposes to construct a water treatment facility at the location. The Application is filed as a capital project mandated by the New Jersey Department of Environmental Protection to treat water within the Ridgewood system that exceeds the permitted maximum contaminant levels that have been established by the NJDEP)

The application will be carried to the September 13, 2023 meeting at the request of the applicant.

CARRIED APPLICATION

Zamani 520 Eugene Way Block 370 Lot 10

(The applicant proposes to regrade his property requiring Planning Board approval for soil movement in excess of 100 cubic yards)

Bennett Zamani, the applicant, was reminded that he was previously sworn and is still under oath.

Board Attorney Hanly marked the revised plan exhibit A-5.

Chairman Fortunato said there was a discussion at the last meeting about adding a berm with arborvitaes on the left side of the property as well as foundation plantings and a shade tree in the front of the house, and the installation of an irrigation system. He added that it appears all of these recommendations by the Board have been added to the revised plan.

Mr. Zamani stated that everything that was requested by the Board members has been added to the plan.

The Chairman stated that Board Member Sietsma, who could not be present at this meeting, and is our resident expert in the field, reviewed the revised plan and was satisfied that all of the requirements have been met and are adequate for the property.

Mr. Hanly asked if an application has been submitted and approved by the Bergen County Soil Conservation District. Mr. Zamani stated it has been done. Mr. Hanly asked Mr. Zamani to submit a copy of the application to the Township.

Mr. Ten Kate, the Township's Consulting Engineer, said that when the work is completed, we will need a certified statement from Mr. Zamani's Professional Engineer that there is a zero increase in runoff as a result of the improvements to the property. Mr. Zamani stated that should not be a problem.

Chairman Fortunato asked if there are any specifications as to the height of the berm. Mr. Ten Kate said there are no specifications noted on the plan and recommended a height of at least 12" which will compact over time. The Chairman advised the applicant to submit a revised plan which identifies a height of 12" and a width sufficient to hold the arborvitaes. He also reminded Mr. Zamani that a soil manifest for any imported soil is required.

Mr. Boonstra asked for a timeline to complete the project. Mr. Zamani stated that he wants to get the work done as quickly as possible and suggested he could accomplish that in approximately

60 days. Chairman Fortunato suggested allowing until the end of October which would be approximately 75 days. Mr. Boonstra suggested November 15th as the hard date for completion of the work. The Chairman agreed with November 15th.

Mr. Vander Plaat pointed out that the location of the proposed shade tree in the front yard is directly beneath the power lines and will eventually grow into the lines. He recommended that the tree be planted at least 15' from the curb to prevent any interference with the power lines. Mr. Zamani was amenable to the recommendation.

Mayor Madigan said that at the last meeting, the neighbor to the left of Mr. Zamani's property, complained that water is pooling in her front yard. Mr. Zamani stated that in the front of his neighbors house there is an area near the utility pole where there has always been a water issue, even prior to any of the work he performed on his property. The wet area is nowhere near his house or his neighbor's house. Mayor Madigan said he is satisfied with that particularly since Mr. Ten Kate stated that the applicant's Engineer will have to provide a certification of a zero increase in runoff.

Mr. Zamani requested contact information for Mr. Sietsma so that he can reach out to him if he has any questions during the completion process. Ms. Mitchell will provide that information to Mr. Zamani.

Mr. Hanly marked Mr. DiGennaro's technical memo exhibit B-1, and Mr. Ten Kate's technical memo B-2.

OPEN TO THE PUBLIC
NO ONE FROM THE PUBLIC COMMENTED
CLOSED TO THE PUBLIC

Chairman Fortunato said the Resolution will include the detail of the berm (height and width), the location of the shade tree at least 15' from the curb, and the Engineer's certification of zero increase in runoff as a result of the project.

Mr. Boonstra made a motion to approve the application subject to the following conditions: an amended landscape plan shall be submitted detailing the height and width of the berm, the red maple to be planted at least 15' back from the curb, and a written certification from the applicant's Engineer that there is a zero increase in runoff from the site. Ms. Bogdanský added the condition of the submission of an approved application to Bergen County Soil. Mr. Homaychak suggested a condition of the completion date of November 15th be included in the Resolution. Mr. Hanly stated the completion date is on the record and pointed out that the installation of an irrigation system is also a condition of approval. Mr. Homaychak seconded the motion to approve the application. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homaychak, Mr. Vander Plaat, Mr. Boonstra, Ms. Bogdanský, Mayor Madigan, and Chairman Fortunato.

There being no further business, a motion to adjourn the Public Business meeting was made, seconded, and passed unanimously. The meeting concluded at 8:20 p.m.

Respectfully submitted,
Maureen Mitchell
Land Use Administrator