

**WYCKOFF PLANNING BOARD
DECEMBER 9, 2020 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 was also streaming live on the Township of Wyckoff YouTube channel.

The meeting commenced with the reading of the Open Public Meeting Statement by Chairman Fortunato.

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act NJSA 10:4-6 et seq., and in consideration of Executive Order #103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency in the State of New Jersey, the Planning Board of the Township of Wyckoff does hereby notify the public that to protect the health, safety and welfare of our citizens, the meeting of the Planning Board of the Township of Wyckoff scheduled for Wednesday December 9, 2020 will be conducted virtually through Zoom technology and it will be live-streamed on the Township of Wyckoff's YouTube channel. The Work Session is scheduled for 7:30 and the Public Business meeting will begin at 8:00 pm.

These measures are implemented to allow members of the public to observe the meeting via live streaming and to provide the ability to comment during the periods for public comment during the meeting through Zoom telephone call in technology. Joining the meeting by telephone will be utilized as security against the sharing of inappropriate video content.

General instructions regarding access to the meeting is posted on the Wyckoff web site's home page at www.wyckoff-nj.com as a "News" item.

"The regular December 9, 2020 Public Business 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.

Chairman Fortunato 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 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."*

Pledge of Allegiance.

Board Members in Attendance: Rob Fortunato, Chairman; Tim Shanley, Mayor; Rudy Boonstra, Township Committeeman; Michael Homaychak, Scott Fisher, Anthony Riotto, Kelly Conlon, George Alexandrou, and John An.

Absent: Kevin Purvin, Vice Chairman and Glen Sietsma

Staff Present: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer and Maureen Mitchell, Board Secretary.

Approval of the November 9, 2020 Work Session and Public Business meeting minutes.

The November 9, 2020 Work Session and Public Business meeting minutes were approved during the Work Session.

Approval of Payment Resolution #20-12

Payment Resolution #20-12 was approved during the Work Session.

Memorializing Resolutions

Robert Sokoly 370 Sicomac Avenue Block 379 Lot 25.01

(The applicant proposes to subdivide existing lot 25.01 into two lots)

The Resolution was approved during the Work Session.

Completeness Review

Awad, Reda & Mary 490 Vance Avenue, Block 337 Lot 14

(The applicant demolished the existing residential structure and proposes to alter the grading of the property resulting in soil movement in excess of 100 cubic yards in order to construct a new residential dwelling on the lot)

The application was deemed incomplete during the Work Session and will be carried to the January 13, 2021 meeting pending the submission of the usual and typical required items as discussed.

OPEN TO THE PUBLIC

Howard Goldman, stated that he was calling on behalf of Jill Goldman, the owner of the property located at 495 Berkley Drive. Mr. Goldman stated that 495 Berkley Drive is located directly behind 490 Vance Avenue.

Board Member Boonstra stated that the public will be given the opportunity to cross examine witnesses or provide public comment when the application for 490 Vance Avenue is on the agenda for a public hearing and testimony has been heard.

Mr. Fortunato suggested that Mr. Goldman observe the January 13, 2021 meeting and if he still has concerns he will be given an opportunity to ask questions or make comments at that time.

John Bolich, who resides at 501 Berkley Drive, called in to the meeting. He stated that he heard Mr. Boonstra's comments to Mr. Goldman and he will call in to the January 13 meeting.

John Brock, who resides at 492 Vance Avenue, stated that he will call in to the January meeting as well.

CLOSED TO THE PUBLIC

There being no further business, a motion to adjourn the Public Business Meeting was made, seconded, and passed unanimously. The meeting concluded at 8:21 p.m.

Respectfully submitted,
Maureen Mitchell, Secretary
Wyckoff Planning Board