

**WYCKOFF PLANNING BOARD**  
**NOVEMBER 14, 2018 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 Robert Fortunato, Chairman:

“The regular November 14, 2018 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.

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](http://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.”*

\* \* \* \* \*

**Board Member Attendance:** Robert Fortunato, Chairman; Kevin Hanly, Vice Chairman; Rudy Boonstra, Township Committee Representative, George Alexandrou, John An, Kevin Purvin, Michael Homaychak.

**Board Members Absent:** Brian Scanlan, Mayor; Scott Fisher, Drita Haznedari-McNamara, Alt; Glenn Sietsma.

**Staff Present:** David Becker, Acting Planning Board Attorney; Mark DiGennaro, Township Engineer; Ken Post, Boswell Engineering Representative; Susan McQuaid, Board Secretary; Maureen Mitchell, Board Secretary.

**OLD BUSINESS**

Approval of the October 10, 2018 Work Session and Regular Business Minutes  
Approval of the October 15, 2018 Special Meeting Minutes

Board Member An made a motion to approve the October 10, 2018 work session and regular business meeting minutes. Second, Township Committeeman Boonstra. Voting in favor: Mr. An,

Mr. Boonstra, Mr. Alexandrou, Mr. Purvin, Mr. Hanly and Chairman Fortunato.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**  
**RESOLUTION #18-11**

Board Member Homyachak made a motion to approve Resolution #18-11 for payment of vouchers as amended. Second, Board Member Alexandrou. Voting in favor: Mr. An, Mr. Purvin, Mr. Homyachak, Mr. Alexandrou, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

**RESOLUTION(S) TO BE MEMORIALIZED**

VOTE(S): 1). TO ADOPT THE 2018 MASTER PLAN LAND USE ELEMENT AMENDMENT; 2). TO ADOPT THE 2018 AMENDMENT TO THE JULY 14, 2010 PERIODIC REEXAMINATION REPORT; AND 3). TO ADOPT THE 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN AND RECOMMEND THAT THE TOWNSHIP COMMITTEE ENDORSE SAME FOR PURPOSES OF OBTAINING A FINAL JUDGMENT OF COMPLIANCE AND REPOSE FROM THE COURT.

Vice Chairman Hanly made a motion to approve the adoption of the 2018 Master Plan. Second Mr. An. Voting in favor: Mr. An, Mr. Purvin, Mr. Alexandrou, Mr. Purvin, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

**143 ELMWOOD PLACE, LLC** BLK300 LOT 9.01 (R-15); 143 Elmwood Place. *(The applicant is proposing to subdivide the property and to retain the existing single family home on one lot and to build a new single family home on the created lot).*

*\*listen*

Board Member An made a motion to memorialize the Resolution. Second, Township Committeeman Boonstra. Voting in favor: Mr. An, Mr. Purvin, Mr. Alexandrou, Mr. Boonstra, Mr. Hanly, and Chairman Fortunato.

**FOR REVIEW AND RECOMMENDATION**

**ORDINANCE #1865** – AN ORDINANCE REPEALING ALL OF SECTIONS 186 - 51 THROUGH 186 - 59 OF CHAPTER 186, ZONING, OF THE CODE OF THE TOWNSHIP OF WYCKOFF, AMENDING PORTIONS OF SECTIONS 186 - 48 AND 186 - 48 AND DELETING ALL OF SECTION 186 - 60.1, CURRENTLY ENTITLED PRODUCTION OF AFFORDABLE HOUSING AS SHARE OF ALL NEW RESIDENTIAL DEVELOPMENT, AND REPLACING IT IN ITS ENTIRETY WITH A NEW SECTION 186 - 60.1, TO BE ENTITLED MANDATORY AFFORDABLE HOUSING SET-ASIDE REQUIREMENTS. For review & recommendation to the Township Committee.

Board Member Alexandrou made a motion to recommend Ordinance #1865 to the Township Committee. Second, Board Member Purvin. Voting in favor, Mr. An, Mr. Purvin, Mr. Alexandrou, Mr. Homyachak, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

**FOR DISCUSSION**

**RICHARD & SOOK McGRATH** 564 ROUTE 208, FRANKLIN LAKES, NJ – Minor subdivision approval granted in Franklin Lakes.

Chairman Fortunato stated that the project is a major subdivision in Franklin Lakes with no variance. A small portion of the subdivided lot is in Wyckoff.

Attorney Bruce Whitaker, representing the McGraths stated that his client owns a lot in Franklin Lakes and a small piece in Wyckoff. Both lots are conforming. The McGraths will remain in the existing home on the lot and a new home will be built for their son on the subdivided lot. Mr. Whitaker stipulated that all municipal services and schools are provide by Franklin Lakes. According to Mr. Whitaker access to the property will be on Route 208 and has been reviewed by the Department of Transportation.

Board Member Alexandrou made a motion to advise the Board Attorney to draft a letter stating Wyckoff has no objections and a formal approval from Wyckoff is not needed. Second, Board Member Homaychak. Voting in favor: Mr. An, Mr. Purvin, Mr. Homaychak, Mr. Alexandrou, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

#### **FOR COMPLETENESS REVIEW**

**LEE, JOONHEE AND HELEN** BLK 340 LOT 25 (RA-25 CORNER) 468 Vance Avenue. (*The applicant proposes to install a privacy fence on this corner lot which will encroach into the front yard setback*).

Township Engineer DiGennaro said a landscaping plan was not provided. Certain setbacks were not provided as to allowable space for plantings. The Township Code requires plantings to screen or hide the fence. Mr. DiGennaro found the application to be incomplete.

Board Member Alexandrou made a motion was made to deem this application incomplete. Second, Board Member Purvin. Voting in favor: Mr. An, Mr. Purvin, Mr. Homaychak, Mr. Alexandrou, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

#### **PUBLIC HEARING – CARRIED**

**ROBERT A. MILANESE** BLK 235 LOT 18.02 (B1); 406 Highland Avenue. Site plan. (*The applicant proposes to remove the existing garage, construct an addition to the side of the building and construct four (4) parking spaces*).

A special meeting has been scheduled for Thursday, November 29, 2018 at 7:30 p.m.

#### **PUBLIC HEARING – NEW**

**FOUR GEMS, LLC** BLK 237 LOT 8 (B1A CORNER); 244 Everett Avenue. (*The applicant is proposing to expand the current building and to completely renovate the exterior and interior of the enlarged building for office use*).

The applicant will provide testimony at the public hearing at 8 p.m.

**RENAISSANCE SURGERY CENTER, LLC d/b/a INTERNATIONAL CENTER FOR MINIMALLY INVASIVE SURGERY** BLK 492 LOT 18.01 (B2); 461 Goffle Road. *(The applicant proposes to erect an 8' x 20' storage shed in the rear yard within the setback line).*

The applicant will provide testimony at the public hearing at 8 p.m.

**DAIRY QUEEN** BLK 219 LOT 14 (B1-CORNER); 299 Franklin Avenue. *(The applicant proposes to install a generator in the second front yard along Godwin Avenue).*

The applicant will provide testimony at the public hearing at 8 p.m.

\* \* \* \*

There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 8:08 p.m.

Respectfully submitted,

---

Maureen Mitchell, Secretary  
Wyckoff Planning Board