

**WYCKOFF PLANNING BOARD**  
**APRIL 11 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 April 11, 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; Michael Homaychak; Scott Fisher; Glenn Sietsma; Kevin Purvin.

**Board Member(s) Absent:** Brian Scanlan, Mayor; Drita McNamara, Alt.

**Staff Present:** Joseph Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

**OLD BUSINESS**

Approval of the March 14, 2108 Work Session and Regular Business Minutes

Board Member Homaychak made a motion to approve the March 14, 2018 work session and regular business minutes. Second, Vice Chairman Hanly. Voting in favor: Mr. Alexandrou, Mr. Homaychak, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #18-04**

Township Committeeman Boonstra made a motion to approve Resolution #18-04 for payment of vouchers. Second, Board Member Alexandrou. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

**RESOLUTION(S) TO BE MEMORIALIZED**

**KUIKEN, DOUGLAS & MIRIAM** BLK 354 LOTS 4.01 & 49 (RA-25); 207 Hillside Avenue & 304 Paul Court. Major Subdivision. *(The applicant is proposing a major subdivision application, extending the existing sewer system and the demolition of the existing house on Lot 4.01 and construct a new home on property that is non-conforming in lot area and side yard setback).*

This resolution will be carried to the May 9, 2018 work session meeting.

**VANDERWIELE, LINDA** BLK 214 LOT 77 (RA-25 CORNER); 304 Wiley Place. *(The applicant proposes to install a privacy fence on this corner lot which will encroach into the front yard setback).*

Vice Chairman Hanly made a motion to memorialize the above referenced resolution as amended. Second, Board Member Homaychak. Voting in favor: Mr. Alexandrou, Mr. Homaychak, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

**FOR COMPLETENESS REVIEW**

**BOTTINO, WILLIAM & ALEXANDRA** BLK 423 LOT 3 (RA-25); 715 Laurel Lane. *(The applicant proposes (The applicant proposes soil moving and grading in excess of 100 cubic yards).*

Township Engineer DiGennaro said the applicant is seeking to demolish the existing residential structure on the property to construct a new dwelling and accessory swimming pool. The plan proposes to regrade the property resulting in an excess of 100 CY of soil moving requiring Planning Board approval under 186-22H. He added that the plan proposes to remove 8 trees from the property and that a detailed landscape plan is required per the checklist requirements along with other administrative items. He said revised plans were submitted to his office but he has not been able to review them as of yet since they were received after the deadline. He asked if this application can be deemed complete at the May 9, 2018 meeting and also scheduled for a public hearing meeting in the same evening.

Vice Chairman Hanly made a motion to deem this application incomplete and if complete at the next month's meeting it can be heard the same evening. Second, Board Member Sietsma. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

**PUBLIC HEARING - NEW**

**JERSEY MIKE'S** BLK 219 LOT 17.02 & 18 (B1 & RA-25); 300 & 302 Godwin Avenue. *(The applicant proposes to construct a 2,000 square foot retail store on this property which will require 27 parking spaces and 26 parking spaces are provided.*

Board Member Sietsma recused himself from discussion and removed himself from the dais. Chairman Fortunato said it was noted that the dumpster is located in the R-15 residential zone which could require a use variance. The applicant will be asked if they would like to proceed with testimony this evening and relocate the dumpster. Testimony will begin at 8:00 p.m.

**WERNER, MATTHEW & AMY** BLK 354 LOT 29.01, 30 & 1.02 (RA-25); 322, 318 & 310 Newtown Road. *(The applicant proposes to realign property lines to be more conforming).*

This application will begin public testimony this evening at 8:00 p.m. The Board suggested that this application be heard first at the public hearing meeting since it is a lot line realign application.

\* \* \* \* \*

There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 7:50 p.m.

Respectfully submitted,

Susan McQuaid, Secretary  
Wyckoff Planning Board