

**WYCKOFF PLANNING BOARD**  
**MARCH 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 March 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.”*

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**Board Member Attendance:** Robert Fortunato, Chairman; Kevin Hanly, Vice Chairman; Brian Scanlan, Mayor; Rudy Boonstra, Township Committee Representative; George Alexandrou; Michael Homaychak

**Board Member(s) Absent:** Scott Fisher; Glenn Sietsma; Kevin Purvin; Drita McNamara, Alt.; Justin Hoogerheyde, 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 February 14, 2108 Work Session and Regular Business Minutes

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

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #18-03**

Board Member Alexandrou made a motion to approve Resolution #18-03 for payment of vouchers. Second, Board Member Homaychak. Voting in favor: Mr. Alexandrou, Mr. Homaychak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

**RESOLUTION(S) TO BE MEMORIALIZED**

**EHRlich, JOSEPH & ALLISON** BLK 320 LOT 62 (RA-25 CORNER); 390 West Shore Drive. Minor site plan for a fence permit in a residential zone. *(The applicant proposes to install a 5' privacy fence along Wyckoff Avenue on this corner lot which will encroach into the front yard setback).*

**BANK OF AMERICA** BLK 239 LOT 1 (B1); 339 Franklin Avenue. Amended site plan. *(The applicant proposes to replace an existing drive-through teller lane with a drive-through ATM along with related site improvements).*

Mayor Scanlan made a motion to memorialize the above referenced resolutions. Second, Board Member Homaychak. Voting in favor: Mr. Alexandrou, Mr. Homaychak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

**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 and memorialized at the April 11, 2018 meeting.

**FOR COMPLETENESS REVIEW**

**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).*

Boswell Engineering Representative Ten Kate said the applicant has submitted additional lighting information, a signage plan, distances have been provided from the proposed building to the northerly adjacent dwelling and a shade tree commission report has been submitted. He said the requirement for an Environmental Impact Study will be waived.

Mayor Scanlan made a motion to deem this application complete and schedule for an April 11, 2018 public hearing meeting. Second, Township Committee Representative Boonstra. Voting in favor: Voting in favor: Mr. Alexandrou, Mr. Homaychak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

**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).*

Township Engineer DiGennaro said the subject property is located in the RA-25 zone and are non-conforming for various reason. The purpose and intent of the subdivision appears to transfer property in a manner which eliminates irregular lot lines between the parcels. The net area of

land exchange between the parcels is deminimus.

Board Member Alexandrou made a motion to deem this application complete and schedule for an April 11, 2018 public hearing meeting. Second, Mayor Scanlan. Voting in favor: Mr. Alexandrou, Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

#### **FOR COMPLETENESS REVIEW/PUBLIC HEARING**

**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).*

Township Engineer DiGennaro said the property is located in the RA-25 zone and is a corner property having frontage on two sides at the intersection of Wiley Place and Birch Parkway. The applicant is proposing to install a 6 foot privacy fence to enclose the yard located to the rear of the dwelling. He added that landscaping should be provided along that portion of fencing facing a street with hedge or shrubs of a height equal to at least ½ the height of the fence and set on 3 foot centers or closer.

Board Member Alexandrou made a motion to deem this application complete and have a hearing at the 8 p.m. public hearing meeting. Second, Mayor Scanlan. Voting in favor: Mr. Alexandrou, Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

#### **FOR PUBLIC HEARING – NEW**

**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).*

This application has been carried to the Wednesday, April 11, 2018 public hearing meeting.

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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 8:00 p.m.

Respectfully submitted,

Susan McQuaid, Secretary  
Wyckoff Planning Board