

**WYCKOFF PLANNING BOARD  
OCTOBER 15, 2018 SPECIAL MEETING MINUTES**

Special Meeting: 7:30 p.m. – Wyckoff Memorial Town Hall, Second Floor Court Room, 340 Franklin Avenue, Wyckoff, NJ

The meeting commenced with the reading of the Open Public Meetings Statement by Robert Fortunato, Chairman:

This special meeting of the Wyckoff Planning Board dated Monday, October 15, 2018 is now in session. In accordance with Section 8 of the Open Public Meetings Act, I wish to advise that notice of this meeting has been posted in the lower level of Memorial Town Hall since Friday, September 14, 2018. This notice establishes a special meeting for the review of the Wyckoff Master Plan and Reexamination Report and to make recommendation to endorse the 2018 Third Round Housing Element & Fair Share Plan. A copy of the notice has been filed with the Township Clerk and copies were sent to the Ridgewood News, the Bergen Record and the North Jersey Herald and News all papers with general circulation throughout the Township of Wyckoff.

**Board Member Attendance:** Robert Fortunato, Chairman; Kevin Hanly, Vice Chairman; Brian Scanlan, Mayor; Rudy Boonstra, Township Committee Representative; Kevin Purvin, Scott Fisher; George Alexandrou; Glenn Sietsma; Drita Haznedari-McNamara, Alt.; John An, Alt.

**Board Member Absent:** Michael Homyachak

**Staff Present:** David Becker, Acting Board Attorney; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary; Denise Capparelli, Board Secretary. Also present: Robert Shannon, Township Administrator and Robert Landel, Township Attorney; Elizabeth C. McKenzie, AICP, PP

**Staff Absent:** Mark DiGennaro, Township Engineer

Roll call was taken.  
Pledge of Allegiance.

**FOR PUBLIC HEARING AND CONSIDERATION**

1. AMENDMENT TO REEXAMINATION REPORT
2. TOWNSHIP OF WYCKOFF MASTER PLAN AMENDMENTS– 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN AND LAND USE PLAN ELEMENT AMENDMENT
3. VOTE(S) TO ADOPT MASTER PLAN AMENDMENTS (2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN AND LAND USE PLAN ELEMENT AMENDMENT) AND AMENDMENT TO REEXAMINATION REPORT- AND TO MAKE RECOMMENDATION TO THE TOWNSHIP COMMITTEE TO ENDORSE 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

Elizabeth C. McKenzie, Township Affordable Housing Planner, had provided the Board with amendments to the plans before the meeting. She said there are three (3) documents that require action by the Planning Board this evening and public notice was provided as required by the statute and exceeding the statute because all 3 documents have been available on the township website. The purpose of this meeting is to consider a proposed amendment to the Township's Reexamination Report, a proposed amendment to the Land Use Plan Element of the Township of Wyckoff Master Plan, and the 2018 Third Round Housing Element and Fair Share Plan, also an amendment to the Township of Wyckoff Master Plan. Following the public hearing, action will be taken on a proposed Resolution or Resolutions to adopt these three documents. Should these documents be adopted, the Planning Board anticipates that it will recommend to the Township Committee that the 2018 Third Round Housing Element and Fair Share Plan be endorsed by the Township Committee and submitted to the Superior Court of New Jersey, County of Bergen, in support of the Township's request for a Declaratory Judgment of Compliance and Repose in In the Matter of the Application of the Township of Wyckoff, Docket No. BER-L-6224-15 based on a finding that the Township's 2018 Third Round Housing Element and Fair Share Plan fully addresses its affordable housing State of New Jersey imposed Fair Share obligations. These resolutions will be memorialized at the November 14, 2018 Planning Board meeting. Ms. McKenzie then reviewed with the Board the 3 documents along with suggestions by the Planning Board. She also discussed zoning as of right and overlay zoning to address the Third Round unmet need with the Board. Canterbury Development Corp., the owner of Maple Lake property, intervened before the Court and a settlement was reached. Most of the property will be acquired by the Township as permanent public open space and a portion of the property closest to Cedar Hill Avenue will be rezoned to permit the construction of 60 luxury apartments or condominium units and 1 superintendent unit of which 9 will be reserved as affordable housing rental units. Township Attorney Landel said rezoning is part of the settlement agreement and Wyckoff is now protected from builders remedy lawsuit through July 1, 2025. Mayor Scanlan said this is the best compromise and will maintain the character of the town.

#### OPEN TO THE PUBLIC

No one appeared.

#### CLOSED TO THE PUBLIC

Ms. McKenzie said she will provide the Board office with a resolution to memorialize at the November 14, 2018 Planning Board meeting.

Township Committeeman Boonstra made a motion to adopt the 2018 amendment to the July 14, 2010 periodic reexamination report as amended on the record and endorse and recommend it to the Township Committee for implementation. Second, Mayor Scanlan. Voting in favor: Mr. Alexandrou, Mr. Purvin, Ms. McNamara, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

Chairman Fortunato made a motion to adopt the 2018 Master Plan Land Use Plan Element amendment as amended on the record and endorse and recommend it to the Township Committee for implementation. Second, Board Member Alexandrou. Voting in favor: Mr. Alexandrou, Mr. Purvin, Ms. McNamara, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

Township Committeeman Boonstra made a motion to adopt the 2018 Third Round Housing Element and Fair Share Plan subject to the supplementation of some of the appendices prepared by Planner McKenzie and endorse and recommend it to the Township Committee for implementation. Second, Mayor Scanlan. Voting in favor: Mr. Alexandrou, Mr. Purvin, Ms. McNamara, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 9:00 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary  
Wyckoff Planning Board