

**WYCKOFF PLANNING BOARD  
JANUARY 8, 2019 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 Board Secretary, Maureen Mitchell.

“The regular December 11, 2019 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.

Ms. Mitchell 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 Members in Attendance:** Robert Fortunato, Tim Shanley, Mayor; Rudy Boonstra, Township Committee Representative; Michael Homaychak, Scott Fisher, Glenn Sietsma, Sarah Caprio, Anthony Riotto, George Alexandrou and John An.

**Board Members Absent:** Kevin Purvin

**Staff Present:** Mark DiGennaro, Township Engineer; Pete Ten Kate, Boswell Engineering and Maureen Mitchell, Board Secretary.

**ORGANIZATIONAL BUSINESS/MOTIONS**

1. Oath of office to Board Members  
The Oath of Office was administered to new Board Members, Mayor Tim Shanley and Anthony Riotto, during the January 1, 2020 Re-organization meeting
2. Roll call of Board Members.
3. Election of Officers: Chairman, Vice Chairman  
Board Member Sietsma made a motion to nominate Robert Fortunato as Chairman of the Wyckoff Planning Board for the year 2020. Second, Board Member Homaychak. Voting

in favor: Ms. Caprio, Mr. Homyachak, Mr. Sietsma, Mr. Fisher, Mr. An, Mr. Alexandrou, Mr. Riotto, Mr. Boonstra and Mayor Shanley.

Board Member Riotto made a motion to nominate Kevin Purvin as Vice Chairman of the Wyckoff Planning Board for the year 2020. Second Mr. Alexandrou. Voting in favor: Ms. Caprio, Mr. Fisher, Mr. Homyachak, Mr. Sietsma, Mr. An, Mr. Riotto, Mr. Alexandrou, Mr. Boonstra, Mayor Shanley and Chairman Fortunato.

4. Resolution 20-001 for: Appointment of Planning Board Attorney

Board Member Caprio made a motion to appoint Kevin Hanly, Esq. as the Wyckoff Planning Board Attorney for the year 2020. Second, Board Member Homyachak. Voting in favor: Mr. Riotto, Mr. Fisher, Mr. Sietsma, Mr. Homyachak, Ms. Caprio, Mr. Alexandrou, Mr. An, Mr. Boonstra, Mayor Shanley and Chairman Fortunato.

5. Appointment of Secretary

Board Member Homyachak made a motion to re-appoint Maureen Mitchell as the Board Secretary for the year 2020. Second, Board Member Caprio. Voting in favor: Mr. Fisher, Mr. Homyachak, Mr. Sietsma, Mr. Boonstra, Ms. Caprio, Mr. Riotto, Mr. An, Mr. Alexandrou, Mayor Shanley and Chairman Fortunato.

6. Compliance with Open Public Meeting Act: Annual Notice of Meetings; Continuation of Current Rules and Regulations; Official Newspapers – The Record, the Ridgewood News and the North Jersey Herald and News Acceptance of Annual Report

Board Member Alexandrou made a motion to accept compliance with the Open Public Meeting Act. Second, Board Member Sietsma. Voting in favor: Mr. Fisher, Mr. Riotto, Mr. Homyachak, Mr. Sietsma, Ms. Caprio, Mr. An, Mr. Alexandrou, Mr. Boonstra, Mayor Shanley, and Chairman Fortunato.

## **OLD BUSINESS**

Approval of the December 11, 2019 Work Session and Regular Business Minutes

Mr. Homyachak made a motion to approve the December 11, 2019 Work Session and Regular Business Meeting minutes. Second, Mr. Alexandrou. Voting in favor: Mr. Riotto, Ms. Caprio, Mr. Homyachak, Mr. Fisher, Mr. Alexandrou, Mr. An, Mr. Boonstra and Chairman Fortunato. Mayor Shanley abstained.

## **MEMORIALIZING RESOLUTIONS**

FRANKLIN MONROE REALTY 345 Franklin Avenue BLK 239 LOT 2.

The applicant is proposing to amend the previously approved design of the roof peak and to replace the previously approved solid front door with a clear glass door. No variance was required.

The Resolution will be memorialized at the February 12, 2020 meeting.

**APPLICATIONS CARRIED**

**GALASSO ENTERPRISES, LLC** BLK 203 LOT 3.04 (L-2) 825 Windham Court North.  
(Amendment to Existing Site Plan. Applicant proposes to add 56 additional parking spaces to the site which currently has 50 parking spaces.)

Chairman Fortunato announced that Bruce Whitaker, the applicant's Attorney, requested in writing that the application be carried to the February 12, 2020 Planning Board meeting. The letter also stated that his client will re-notice the Public prior to any scheduled hearing.

**KAYAL, GARY** 225 Van Houten Avenue BLK 258 LOT 13 (RA-25).  
(The applicant imported approximately 774 cubic yards of soil to raise the level of the rear yard and to construct a 3'- 4' boulder retaining wall without permits.)

Bruce Whitaker, the applicant's Attorney, submitted a letter requesting that the application be carried to the February 12, 2020 meeting while his client obtains additional soil sample test results.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded and passed unanimously. The Work Session concluded at 7:47 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary  
Wyckoff Planning Board