

**WYCKOFF PLANNING BOARD
FEBRUARY 12, 2020 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 Chairman Fortunato.

“The regular February 12, 2020 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.

Mr. 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”*

“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, Chairman; Tim Shanley, Mayor; Rudy Boonstra, Township Committee Representative; Michael Homaychak, Sarah Caprio, Anthony Riotto, and John An.

Board Members Absent: Kevin Purvin, Vice Chairman; Scott Fisher, Glenn Sietsma and George Alexandrou.

Staff Present: Kevin Hanly, Board Attorney and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the January 16, 2020 Work Session and Regular Business Minutes.

Board Member Homaychak made a motion to approve the January 8, 2020 Work Session and Public Business meeting minutes. Second, Ms. Caprio. Voting in favor: Ms. Caprio, Mr. Riotto, Mr. An, Mr. Homaychak, Mr. Boonstra, Mayor Shanley and Chairman Fortunato.

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.

Board Member Homyachak made a motion to approve the Resolution for 345 Franklin Avenue. Second, Ms. Caprio. Voting in favor: Mr. An, Ms. Caprio, Mr. Riotto, Mr. Homyachak, Mr. Boonstra, Mayor Shanley and Chairman Fortunato.

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.)
The application will be carried to the March 11, 2020 meeting. The applicant will re-notice.

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.)
The application will be carried to the March 11, 2020 meeting.

COMPLETENESS REVIEW/PUBLIC HEARING

AZZAWI 612 Lawlins Rd BLK 230 LOT 17
(The applicant proposes to install a 6' white vinyl privacy fence in the front yard of this corner lot)

Chairman Fortunato cited comments from Township Engineer DiGennaro's report which states that the applicant should submit a landscape plan which reflects the existing and proposed plantings as well as photos that better depict where the fence will be placed. Mr. Fortunato stated that there are significant plantings existing on the property along Franklin Avenue. Mr. Boonstra said that the plantings should be marked on the plan therefore the application is incomplete. Chairman Fortunato stated that the plan should also show proposed plantings along the section of fence on the Lawlins Road side of the property.

Board Member Riotto made a motion to deem the application incomplete pending submission of revised plans showing existing and proposed plantings along the fence on both Franklin Avenue and Lawlins Road. Second, Mr. An. Voting in favor: Ms. Caprio, Mr. An, Mr. Riotto, Mr. Homyachak, Mr. Boonstra, Mayor Shanley and Chairman Fortunato.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded and passed unanimously. The Work Session concluded at 7:53 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board