

**WYCKOFF PLANNING BOARD
OCTOBER 14, 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 was also streaming live on the Township of Wyckoff YouTube channel.

The meeting commenced with the reading of the Open Public Meeting Statement by Chairman Fortunato.

“The regular October 14, 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; Kevin Purvin, Vice Chairman; Tim Shanley, Mayor; Rudy Boonstra, Township Committeeman; Michael Homaychak, Glenn Sietsma, Anthony Riotto, Kelly Conlon, Scott Fisher, George Alexandrou and John An.

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

OLD BUSINESS

Approval of the September 9, 2020 Work Session and Public Business meeting minutes.

Board Member Homaychak made a motion to approve the September 9, 2020 Work Session and Public Business meeting minutes. Second, Mr. Sietsma. Voting in favor: Ms. Conlon, Mr. Fisher, Mr. Sietsma, Mr. Riotto, Mr. Homaychak, Mr. Alexandrou, Mr. An, Mr. Boonstra, Mayor Shanley and Chairman Fortunato.

FOR COMPLETENESS REVIEW

MERSE, RYAN 209 Zachary Court BLK 428 LOT 3.05

(Minor subdivision. The applicant proposes to acquire 21,098 sf of land from an adjacent property owner)

Pete Ten Kate, of Boswell Engineering, provided the following technical summary of the application:

The applicant, Ryan Merse, is the owner of the property located at 209 Zachary Court in Wyckoff. The lot to be subdivided is located in the Borough of North Haledon, Block 69 lot 7.05 however the tract involved in the subdivision lies in the Township of Wyckoff. The applicant proposes to subdivide this piece of property with his neighbor. The parcel to be subdivided is totally landlocked. No variances are required or requested. All existing structures on the tract to be subdivided have been shown but not within 200' of the tract and not all of the locations of the existing wells and septic systems and/or locations of connections to the public water and sanitary systems are shown. The applicant requests a submission waiver from providing this information. Mr. Ten Kate stated that he takes no exception with this request. The mapping and geometry appear generally correct and accurate and the application is before the Board for completeness. Finally, Mr. Ten Kate said that he sees no reason why the application should not be deemed complete.

Chairman Fortunato stated that the applicant is under contract with his North Haledon neighbor to purchase the portion of his neighbor's lot that lies in Wyckoff. The Chairman asked if the application must also be heard by the Borough of North Haledon. Mr. Ten Kate stated that the Borough of North Haledon has already ruled that the application does not need to go before the North Haledon Board for a hearing or approval of this subdivision.

Township Engineer DiGennaro stated that he believes wetlands exist in the subject area and inquired if the DEP has any jurisdiction over the application. Mr. Ten Kate stated that at this time, there is no development of the land proposed so the DEP does not have to be involved. The application is strictly a change in the lot line.

Chairman Fortunato asked for a motion. Mr. Sietsma made a motion to deem the application complete. Second, Mr. Homaychak. Voting in favor: Ms. Conlon, Mr. Riotto, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. An, Mr. Alexandrou, Mr. Boonstra, Mr. Purvin, 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. The applicant proposes to add 32 new parking spaces to the site which currently has 38 parking spaces, and 13 additional parking spaces will be achieved by restriping the existing parking lot)

Chairman Fortunato stated that the applicant submitted a revised landscape plan which shows additional screening plantings of arborvitaes proposed along the west and south sides of the property.

Mr. Boonstra asked what the unresolved issues are with this application that need to be addressed. Mr. DiGennaro stated that there is the matter of the collapsed bridge over the brook that exists on the property as well as the matter of planting evergreen trees to screen the area adjacent to the residential homes where the trailers are parked.

Mr. Fisher stated that, as a representative of the Township of Wyckoff Public Works, he met with the applicant to discuss the existing condition of the bridge. He said that he believes the applicant will provide testimony during the public hearing that he, the applicant, is willing to eliminate any obstruction in the brook and to prevent any future problems. Mr. Fisher added that this will be a significant benefit to the Township of Wyckoff.

Board Attorney Hanly raised the matter of the berm, which was a topic of discussion at the last meeting. Mr. Boonstra stated that this matter should be discussed during the public hearing.

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

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board