

WYCKOFF PLANNING BOARD

NOVEMBER 9, 2020 AGENDA

The Planning Board of the Township of Wyckoff will conduct its regularly scheduled Public Work Session meeting and its Public Business meeting on the second floor of the Memorial Town Hall, Scott Plaza, Wyckoff, NJ. The number of in-person attendees will be limited due to the social distancing regulations in place to protect the health and welfare of our citizens.

Members of the public may also watch the live stream of the meeting on the Township of Wyckoff's YouTube channel and may call 201-891-7000, ext.#222 should they wish to provide public comment during the open public comment period. Members of the public may also email their public comments to planningboard@wyckoff-nj.com before 3:00 pm on the day of the meeting. These comments will be read during the open public comment period.

To view the live-streamed Planning Board meeting, please access the YouTube link which will be posted on the Wyckoff website's home page www.wyckoff-nj.com as a "News" item immediately prior to the start of the meeting at approximately 7:25 pm on November 9, 2020.

Work Session meeting: November 9, 2020 - 7:30 p.m.

Business meeting: November 9, 2020 – 8:00 p.m.

Reading of the Open Public Meetings Act Statement

Roll call of Planning Board Members

The Planning Board meeting will begin with the Pledge of Allegiance

OLD BUSINESS

Approval of the October 14, 2020 Work Session and Regular Business Meeting Minutes

RESOLUTIONS TO BE MEMORIALIZED

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)

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)

REQUEST FOR EXTENSION OF TIME

Township of Wyckoff/Timothy Brackett Land Swap Block 203 Lots 1.02 and 1.03

(The applicant is requesting a ninety (90) day extension of time to record the perfected deeds)

FOR REVIEW AND CONSIDERATION

Lukoil Gas Station 322 Franklin Avenue Block 259 Lot 2

(Lukoil N.A., LLC on behalf of the franchisor of the gas station, is requesting permission to

extend the hours of operation from 5 am to 12 midnight, seven days a week, citing Ordinance #1803 which was amended in June 2016)

FOR COMPLETENESS REVIEW

Robert Sokoly 370 Sicomac Avenue Block 379 Lot 25.01
(The applicant proposes to subdivide existing lot 25.01 into two lots)

Electrify America, LLC 525 Cedar Hill Avenue Block 391 Lot 42.01
(The applicant proposes to convert six existing parking spaces on the property into a four station electric vehicle charging facility requiring variance relief for front and rear yard setbacks, maximum fence height, required number of off-street parking spaces and to permit an accessory structure in a front yard)

The applications, plans, and submissions in regard to the applications are available for public inspection online at the Township's website www.wyckoff-nj.com
Click on: Government > Boards > Planning Board > Applications Pending Consideration by the Planning Board **or**, copy the URL below and paste it in your web browser.
<https://www.wyckoff-nj.com/planning-board/pages/applications-pending-consideration-planning-board>

If you wish to participate in the meeting, please copy the URL listed below and paste it in your web browser to familiarize yourself with the formal process.
<https://www.wyckoff-nj.com/planning-board/pages/meeting-procedures>

FORMAL ACTION MAY BE TAKEN DURING THIS MEETING