

# WYCKOFF PLANNING BOARD JULY 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.

Work Session meeting: July 11, 2018 - 7:30 p.m. – Second Floor Court Room  
Business meeting: July 11, 2018 – 8:00 p.m. – Second Floor Court Room

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 June 13, 2018 Work Session and Regular Business Minutes

## **RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

### **A. RESOLUTION #18-07**

## **RESOLUTION(S) TO BE MEMORIALIZED**

- B. JERSEY MIKE'S** BLK 219 LOT 17.02 & 18 (B1 & RA-25); 300 & 302 Godwin Avenue. *(The applicant proposes to construct a 2,000 square foot retail store on this property which will require 27 parking spaces and 27 parking spaces are provided. The variance is for the front yard setback of 2' for the monument sign).*
- C. ELA FINANCIAL GROUP, INC.** BLK 236 LOT 7 (B1); 642 Wyckoff Avenue. *(The applicant proposes to install a 7.1 square foot ground sign in the front yard where ground signs are not permitted).*

## **\* FOR REVIEW AND RECOMMENDATION TO THE TOWNSHIP COMMITTEE**

Review of zoning ordinance #1860, an ordinance supplementing Chapter 186, "Zoning," Section 186-22, "regulations applying to all zones," of the code of the Township of Wyckoff to prohibit the sale of marijuana within the Township.

## **FOR COMPLETENESS REVIEW**

- 1. CJM PROPERTIES CORP.** BLK 498 LOT 96.20 (R-15); 28 Ravine Avenue. *(The applicant proposes to subdivide the existing single lot into two proposed lots where one lot will be conforming in lot size and the second lot will require a minor variance for minimum lot depth).*
- 2. FRANKLIN MONROE REALTY, LLC** BLK 239 LOT 2 (B1); 345 Franklin Avenue. *(The applicant proposes to renovate and rehabilitate the existing structure for bank use with a drive-thru on the ground floor and 2 residential apartments on the second floor).*

## **PUBLIC HEARING - CARRIED**

- 3. ROBERT A. MILANESE** BLK 235 LOT 18.02 (B1); 406 Highland Avenue. Site plan. *(The applicant proposes to remove the existing garage, construct an addition to the side of the building and construct four (4) parking spaces).*

## **PUBLIC HEARING – NEW**

- 4. PETRO MECHANICS INC. (LUKOIL NORTH AMERICA)** BLK 260 LOT 1.01 (B1); 276 Godwin Avenue. *(The applicant proposes to reconfigure the concrete islands and replace the fuel dispensers and dispenser pans and install an ADA parking space and ramp).*

Adjourn

**FORMAL ACTION MAY BE TAKEN DURING THIS MEETING**