

WYCKOFF PLANNING BOARD
SEPTEMBER 13, 2023 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 Vice Chairman Sietsma.

"The regular September 13, 2023 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.

"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."

ROLL CALL

Board members in attendance: Glenn Sietsma, Kelly Conlon, Joe Vander Plaat, Rudy Boonstra, and Mayor Tom Madigan.

Absent: Rob Fortunato, Mike Homaychak, Frank Sedita, Mae Bogdansky, and Sarah Caprio.

Staff in attendance: Kevin Hanly, Board Attorney; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the August 9, 2023 Work Session and Business Meeting minutes.

Mr. Vander Plaat made a motion to approve the minutes. Second, Mr. Boonstra. Voting in favor: Ms. Conlon, Mr. Vander Plaat, Mr. Boonstra, and Mayor Madigan. Vice Chairman Sietsma abstained.

PAYMENT RESOLUTION #23-09

Mr. Boonstra made a motion to approve the Payment Resolution. Second, Ms. Conlon. Voting in favor: Ms. Conlon, Mr. Vander Plaat, Mr. Boonstra, Mayor Madigan, and Vice Chairman Sietsma.

RESOLUTIONS FOR MEMORIALIZATION**Zamani 520 Eugene Way Block 370 Lot 10**

(The applicant proposes to regrade his property requiring Planning Board approval for soil movement in excess of 100 cubic yards)

Mr. Vander Plaat made a motion to approve the Resolution. Second, Mr. Boonstra. Voting in favor: Ms. Conlon, Mr. Vander Plaat, Mr. Boonstra, Mayor Madigan, and Vice Chairman Sietsma.

CONTINUATION OF A CAPITAL PROJECT REVIEW AND RECOMMENDATION**Ridgewood Water Cedar Hill Avenue, Block 392, Lot 24**

(The applicant proposes to construct a water treatment facility at the location. The Application is filed as a capital project mandated by the New Jersey Department of Environmental Protection to treat water within the Ridgewood system that exceeds the permitted maximum contaminant levels that have been established by the NJDEP)

Vice Chairman Sietsma announced that the application will be carried to the October 11, 2023 meeting at the request of the applicant. Mr. Sietsma asked Board Attorney Hanly if the applicant will be required to notice again since we have carried the application for six months. Mr. Hanly said he would recommend having the applicant notice again and that he would reach out to discuss it with Bruce Whitaker the applicant's Attorney.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 7:36 p.m.

Respectfully submitted,
Maureen Mitchell
Land Use Administrator

**WYCKOFF PLANNING BOARD
SEPTEMBER 13, 2023 PUBLIC BUSINESS 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 Vice Chairman Sietsma:

“The regular September 13, 2023 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.

“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.”

The meeting began with the Pledge of Allegiance.

ROLL CALL

Board members in attendance: Glenn Sietsma, Kelly Conlon, Joe Vander Plaat, Rudy Boonstra, and Mayor Tom Madigan.

Absent: Rob Fortunato, Mike Homaychak, Frank Sedita, Mae Bogdanskyy, and Sarah Caprio.

Staff in attendance: Kevin Hanly, Board Attorney; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the August 9, 2023 Work Session and Public Business meeting minutes.

The meeting minutes were approved during the Work Session.

PAYMENT RESOLUTION #23-09

The Payment Resolution was approved during the Work Session.

RESOLUTIONS FOR MEMORIALIZATION

Zamani 520 Eugene Way Block 370 Lot 10

(The applicant proposes to regrade his property requiring Planning Board approval for soil movement in excess of 100 cubic yards)

The Resolution was approved during the Work Session.

CONTINUATION OF A CAPITAL PROJECT REVIEW AND RECOMMENDATION**Ridgewood Water Cedar Hill Avenue, Block 392, Lot 24**

(The applicant proposes to construct a water treatment facility at the location. The Application is filed as a capital project mandated by the New Jersey Department of Environmental Protection to treat water within the Ridgewood system that exceeds the permitted maximum contaminant levels that have been established by the NJDEP)

Vice Chairman Sietsma announced that this application will be carried to the October 11, 2023 meeting at the request of the applicant. Board Attorney Hanly said he will reach out to Mr. Whitaker regarding the notice.

OPEN TO THE PUBLIC

NO ONE FROM THE PUBLIC COMMENTED

CLOSED TO THE PUBLIC

There being no further business, a motion to adjourn the Public Business meeting was made, seconded, and passed unanimously. The meeting concluded at 8:05 p.m.

Respectfully submitted,
Maureen Mitchell
Land Use Administrator