

WYCKOFF PLANNING BOARD
FEBRUARY 14, 2024 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 14, 2024 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: Rob Fortunato, Rudy Boonstra, Kelly Conlon, Frank Sedita, Joseph Vander Plaat, Sarah Caprio, Mae Bogdansky, Robert Kaufman, and Mayor Pete Melchionne. Absent: Mike Homaychak, and Glenn Sietsma.
Staff in attendance: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer, and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the January 10, 2024 Work Session Meeting Minutes

Ms. Caprio made a motion to approve the Work Session minutes. Second, Mr. Vander Plaat. Voting in favor: Mr. Vander Plaat, Ms. Caprio, Mr. Boonstra, Mr. Kaufman, Mayor Melchionne, and Chairman Fortunato. Abstained: Ms. Conlon, Mr. Sedita, and Ms. Bogdansky.

Ms. Caprio made a motion to approve the Public Business meeting minutes. Second. Mr. Boonstra. Voting in favor: Mr. Vander Plaat, Ms. Caprio, Mr. Boonstra, Mr. Kaufman, Mayor Melchionne, and Chairman Fortunato. Abstained: Ms. Conlon, Mr. Sedita, and Ms. Bogdansky.

PAYMENT RESOLUTION #24-02

Mr. Vander Plaat made a motion to approve the Payment Resolution. Second, Ms. Bogdansky. Voting in favor: Mr. Vander Plaat, Ms. Caprio, Mr. Boonstra, Ms. Conlon, Mr. Sedita, and Ms. Bogdansky, Mr. Kaufman, Mayor Melchionne, and Chairman Fortunato.

MEMORIALIZING RESOLUTION**Indian Bay, LLC (Hartgers Jewelers) 699 Wyckoff Ave. Block 202, lot 76.01**

(Amended site plan with variance application to construct an addition to the existing building)

Ms. Caprio made a motion to approve the Resolution. Second, Mayor Melchionne. Voting in favor: Mr. Vander Plaat, Ms. Caprio, Mr. Boonstra, Mr. Kaufman, Mayor Melchionne, and Chairman Fortunato. Abstained: Ms. Conlon, Mr. Sedita, and Ms. Bogdansky.

Mark DiGennaro, the Township Engineer said there are some discrepancies between the variances that were requested by the applicant, and the Resolution. A discussion ensued regarding the testimony provided by the applicant's professionals and the required variances listed in Mr. DiGennaro's technical report, specifically regarding the side yard setback and parking. The Chairman said the Resolution cannot be changed to reflect something which was not presented in testimony. In light of the discussion, Chairman Fortunato stated that the Board must follow proper procedure therefore we may need to reopen the hearing for additional testimony regarding the side yard setback variance. Board Attorney Hanly said he will reach out to Harold Cook, the applicant's Attorney to discuss the matter.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 8:07 p.m.

Respectfully submitted,

Maureen Mitchell
Land Use Administrator

**WYCKOFF PLANNING BOARD
FEBRUARY 14, 2024 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 Chairman Robert Fortunato.

"The regular February 14, 2024 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: Rob Fortunato, Rudy Boonstra, Kelly Conlon, Frank Sedita, Joseph Vander Plaat, Sarah Caprio, Mae Bogdansk, Robert Kaufman, and Mayor Pete Melchionne. Absent: Mike Homaychak, and Glenn Sietsma.
Staff in attendance: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer, and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the January 10, 2024 Work Session Meeting Minutes. The minutes were approved during the Work Session meeting.

Approval of Payment Resolution #24-02. The Payment Resolution was approved during the Work Session meeting.

MEMORIALIZING RESOLUTION

Indian Bay, LLC (Hartgers Jewelers) 699 Wyckoff Ave. Block 202, lot 76.01
(Amended site plan with variance application to construct an addition to the existing building)

Chairman Fortunato stated that the Board voted on the Resolution during the Work Session however, after discussions with Mr. DiGennaro and Mr. Hanly, it was decided that the Board cannot formally approve the Resolution. Mr. Hanly will reach out to the applicant's Attorney,

Harold Cook to discuss the matter of the side yard setback variance which should have been addressed during testimony. The parking should also be discussed, as Mr. DiGennaro states no parking variance is required. The Chairman said Mr. Cook can come back with one of his expert witnesses so the Board can address the side yard setback variance. Mr. Hanly will also have to request Mr. Cook's approval to carry memorializing the Resolution past the 45 day time period until the matter can be resolved.

Chairman Fortunato said that for the record, the Board should make a motion to rescind the approval of the Resolution which was voted on during the work session meeting. Mr. Boonstra said that under "Robert's Rules of Order", the Board can rescind or reconsider the approval of the Resolution in the reverse of how the motion was made and seconded.

Mayor Melchionne made a motion to rescind his vote to second the original motion to approve the Resolution. Ms. Caprio made a motion to rescind her previous motion to approve the Resolution. Voting in favor of rescinding the approval: Mr. Kaufman, Mr. Vander Plaat, Ms. Caprio, Mr. Boonstra, Mayor Melchionne, and Chairman Fortunato.

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 8:15 p.m.

Respectfully submitted,
Maureen Mitchell
Land Use Administrator