

**WYCKOFF PLANNING BOARD
APRIL 11, 2007 WORK SESSION MINUTES**

Work Session: April 11, 2007 – 7:00 p.m.
Location: West Wing Conference Room
Second floor, Memorial Town Hall

Board Member Attendance: Gordon Stanley, Chairman; Robert Steinbruch, Vice Chairman; David Connolly, Mayor; Joseph Fiorenzo, Twp. Comm. Rep.; Randy Hoogerheyde; Fred Depken; Kathy Scarpelli; Robert Kane, Alt. Absent: Gerry Chi; Dan Hartigan.

Staff Attendance: Peter Ten Kate, Boswell Engineering Representative; Joseph Perconti, Board Attorney; Susan Schilstra, Administrative Officer/Secretary.

The following statement, in accordance with the Open Public Meeting Act, was made by the Chairman, Gordon Stanley: "The regular April 11, 2007 Work Session Meeting of the Wyckoff Planning Board is now in session. In accordance with the Open Public Meetings 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."

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.

1 RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #07-04

2 RESOLUTION(S) TO BE MEMORIALIZED

2A LAKELAND BANK BLK 236 LOT 1.01 (B1A); 652 Wyckoff Avenue. Amended site plan.

The application proposes to utilize a third floor storage area for office use.

4 PUBLIC HEARING(S) SCHEDULED FOR THE 7:30 P.M. BUSINESS MEETING**4A BARRISTER HOME CONSTRUCTION, INC. (BARRISTER AT RUSSELL FARMS)**
BLK 377 LOTS 1 & 18.05 (RA-25); Sicomac/Russell Avenue. Preliminary Major Subdivision.

This application proposes to create a seven (7) lot residential subdivision creating six (6) new single family residential lots on two (2) existing residential parcels totaling 5.66 acres.

Vice Chairman Steinbruch said there was a reference to man-made steep slopes for this proposed site and the area of disturbances throughout the site.

Boswell Engineering Representative Ten Kate said the way the Wyckoff Steep Slope Ordinance is written if there is a disturbance the applicant has to delineate the steep slopes on the property even though the slopes may be man-made slopes.

Committeeman Fiorenzo said the existing conditions at the time of the application are deemed to be the standard base upon which the applicant calculates the area of disturbance.

Chairman Stanley questioned the Fire Department Report where it states the drafting station located at the pond on Russell Avenue directly adjacent to the proposed subdivision is out of service. The Fire Department requests the improvement of the pond as an adjacent off-site improvement for firefighting capability.

Committeeman Fiorenzo asked if the engineer could review the requested variances with the Board Members.

Boswell Engineering Representative Ten Kate said a variance is being requested on Lot 18.09 for lot depth and on Lot 1 for front yard setback and side yard setback for an accessory building (shed) which are existing conditions. The shed will be removed. The design issues are for the side lot lines at right angles and lack of symmetry or irregular or odd-shaped lots of Lots 18.09 and 18.08. The applicant also is requesting exceptions from the Residential Site Improvement Standards (RSIS) for sidewalks which are required on both sides of the cartway and the applicant proposes a sidewalk on the north side of the cartway only. There is also a design issue with the tangent length between curves around the cul-de-sac. Finally, there are steep slopes variances in the proposed right of way. Mr. Ten Kate added that the definition of disturbance in the Wyckoff Code states "any alteration or change to the natural terrain space." The Board should hear testimony as to the clarification if the disturbance is natural or man-made.

Committeeman Fiorenzo asked the engineer to explain the conservation easement area.

Boswell Engineering Representative Ten Kate said the conservation easement is located on Lot 18.05. Open waters are present along with wetlands. This area will be protected and activity will be restricted in this conservation area.

Board Member Scarpelli asked about the comments regarding the building inspector, Tom Gensheimer, letter where it states specific information is required prior to site plan approval.

Boswell Engineering Representative Ten Kate said that in most towns when a plot plan is submitted then the site issues are reviewed.

This application will be heard at the 7:30 p.m. regular Planning Board meeting.

PUBLIC HEARING – TO BE CONTINUED AT THE MAY 9, 2007 MEETING

- 4B BARRISTER HOME CONSTRUCTION, INC. (BARRISTER AT DEEP BROOK) BLK 497 LOTS 7, 8.01, 10 & 11.01 (RA-25); Ravine Avenue. Preliminary Major Subdivision/ variance.**

The site presently contains four (4) lots. One lot, which contains an existing residential dwelling, fronts on Grandview Avenue. The largest of the three lots, known as the Mason family property, was previously zoned by Court Order for Affordable Housing/Multi-family for 99 condominiums. The application proposes to subdivide the remaining three (3) lots into nine (9) conforming lots and to construct a new single family residence on these lots. A total of six (6) new homes are proposed by the application.

There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 7:30 p.m.

Respectfully Submitted,

Susan Schilstra, Planning Board
Administrative Officer/Secretary