

**WYCKOFF PLANNING BOARD
MAY 9, 2007 WORK SESSION MINUTES**

Work Session: May 9, 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; Gerry Chi; Dan Hartigan; Robert Kane, Alt. Absent: Fred Depken; Kathy Scarpelli.

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 May 9, 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 #07-05

2 PUBLIC HEARING(S) SCHEDULED FOR THE 7:30 P.M. BUSINESS MEETING

2A 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.

Board Member Chi said that new information has been received from the applicant and the applicant will explain these changes at the regular meeting at 7:30 p.m.

Vice Chairman Steinbruch said that an underground detention system is more practicable for a smaller subdivision than an above ground detention system.

Committeeman Fiorenzo asked if there were any slope analysis changes. He also asked if there have been any changes to the roadway.

Municipal Engineering Representative Ten Kate said there are no slope analysis changes with regard to these revisions. Also, the proposed roadway has not been revised.

Board Member Hoogerheyde asked that individual plot plans be submitted before any construction can begin.

Municipal Engineering Representative Ten Kate said the Board should advise the applicant of this request. He added that the dwellings have been shifted on the north side of the proposed roadway further away from the ravine. Some lot widths have changed. The applicant will give testimony to these changes at the regular meeting at 7:30 p.m.

There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 7:20 p.m.

PUBLIC HEARING – TO BE CONTINUED AT THE JUNE 13, 2007 MEETING

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.

Respectfully Submitted,

Susan Schilstra, Planning Board
Administrative Officer/Secretary