

**WYCKOFF PLANNING BOARD
JUNE 13, 2007 WORK SESSION MINUTES**

Work Session: June 13, 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.; Gerry Chi; Fred Depken; Kathy Scarpelli; Dan Hartigan; Robert Kane, Alt. Absent: Randy Hoogerheyde

Staff Attendance: Mark DiGennaro, Township Engineer; 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 June 13, 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 #07-06

FOR CONSIDERATION

ORDINANCE 1562 – “AN ORDINANCE REQUIRING THE PRODUCTION OF AFFORDABLE HOUSING AS A SHARE OF ALL NEW RESIDENTIAL DEVELOPMENT” – For review and recommendation.

Committeeman Fiorenzo said this is an ordinance that has been recommended by the Township Committee to adopt which will implement a growth share approach to affordable housing production by requiring affordable housing to be produced in

conjunction with market-priced residential and/or nonresidential growth and development within the municipality. The Township of Wyckoff desires to engage developers of market priced residences in the production of affordable housing for qualified low and moderate income households through the third round housing cycle which extends from 2000 to 2014.

WILLOW POND BLK 421 LOT 3.11 - Extension of preliminary approval for remaining lots 78, 80, 83, 84 & 85. (Scarpelli)

Chairman Stanley recused himself from discussion.

Vice Chairman Steinbruch said the applicant is asking for an extension of the preliminary approval for the Willow Pond subdivision.

Mr. David Becker, the attorney for the applicant, was present. He said that preliminary approval was received in 2000. A year ago an extension of this approval was requested by the applicant. An additional extension of time for one year is being requested at this time. However, the applicant will be requesting final approval for the last 5 lots within the next month or two.

Board Member Scarpelli made a motion to approve this request for an extension of time for preliminary approval for Block 421 Lots 78, 80, 83, 84 & 85 for one year. Second, Board Member Hartigan. Voting in favor: Mr. Kane, Ms. Scarpelli, Mr. Chi, Mr. Hartigan, Mr. Depken, Mr. Fiorenzo, Mayor Connolly, and Vice Chairman Steinbruch.

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 units. 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.

The Board reviewed the Cultural Resource Investigation Report prepared by Cultural Resource Consulting Group. Chairman Stanley read the executive summary as follows: "CRCG is of the opinion that the visual effect of the proposed project will not reduce the significance of the Cairns-Whitten-Blauvelt House or its character-defining elements. It will not alter the location, design, materials, craftsmanship, or association of the building. Given that the building does not possess integrity of setting, further

alteration of this setting does not diminish the integrity of a characteristic that qualifies this resource for National Register listing. CRCG does not recommend any further cultural resource investigation on this property.”

Boswell Engineering Representative Ten Kate said this report was prepared by the applicant for the NJDEP. The revised map was prepared as an exhibit to show where an underground and above ground detention system could be located on this site for the Board to consider.

The Board reviewed Mr. Lieberman’s letter requesting that the applicant show where the location of the homes will be and include landscaping and elevations. The Board said they have never required this before of an applicant.

Boswell Engineering Representative Ten Kate said this application has some additional limit of disturbance controls that the applicant has imposed on himself so as not to disturb the steep slopes.

The applicant will continue testimony at the 7:30 p.m. public hearing meeting.

2B BARRISTER HOME CONSTRUCTION, INC. (BARRISTER AT RUSSELL FARMS)
BLK 377 LOTS 1 & 18.05 (RA-25); Sicomac/Russell Avenue. Preliminary Major
Subdivision/variances.

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.

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There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 7:25 p.m.

Respectfully Submitted,

Susan Schilstra, Planning Board
Administrative Officer/Secretary