

**WYCKOFF PLANNING BOARD
AUGUST 8, 2007 WORK SESSION MINUTES**

Work Session: August 8, 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; Gerry Chi; Dan Hartigan; Robert Kane, Alt. Absent: Kathy Scarpelli.

Staff Attendance: Peter Ten Kate, Boswell Engineering Representative; Hormoz Pazwash, PhD, P.E., Boswell Engineering; Mark DiGennaro, Township Engineer; 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 August 8, 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 #07-08

2 RESOLUTION TO BE MEMORIALIZED

WILLOW POND SECTION VIII-E; BLK 421 LOT 3.12 – Final approval for Lots 78, 80, 83, 84 & 85.

3 PUBLIC HEARING(S) SCHEDULED FOR THE 7:30 P.M. BUSINESS MEETING**3A 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.

Boswell Engineering Representative Ten Kate advised the Board that the revised plans primarily are 100% drainage related. An underground detention system is shown as well as shallower retention systems instead of seepage pits due to the higher rock elevation. The retention systems connect into the street storm system which then connects into the underground detention system. There is no change in the limit of disturbance so there is no effect of the steep slopes. The revised drainage calculations reflect and support the new plans. Dr. Hormoz Pazwash is present this evening and he will testify as to the drainage calculations.

Committeeman Fiorenzo said the drainage calculations will also need to be reviewed by the NJDEP.

Dr. Pazwash said yes. He said he reviews the drainage calculations in terms of the RSIS and the NJDEP regulations.

Boswell Engineering Representative Ten Kate said a NJDEP permit will be required because of the scope of this project and the discharge of water into a stream corridor.

Committeeman Fiorenzo asked what if the NJDEP disagrees with the drainage calculations.

Dr. Pazwash said the drainage calculations will be revised until the NJDEP approves the calculations.

Boswell Engineering Representative Ten Kate added that a Bergen County Soil Conservation permit will also be required and will have further input into this application and the drainage calculations.

Mayor Connolly said that multiple people are checking and rechecking these calculations. NJDEP will make the final decision.

Boswell Engineering Representative Ten Kate said that the Boswell Report dated August 8, 2007 is the review of the drainage calculations by Dr. Pazwash.

Vice Chairman Steinbruch said that on page 2, #6 of the August 8, 2007 Boswell Report, it states that the proposed water quality device appears to be oversized. Is this based on the number of filters or the size of the filters.

Dr. Pazwash said it is based on the discharge of the water. It should have been calculated to differentiate the turf grass from pavement surfaces.

Boswell Engineering Representative Ten Kate said it was not sized accounting for the turf grass but for the total impervious coverage therefore the unit itself is more conservative being larger than it has to be. He noted that there are no individual lot size changes in the revised plans.

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BOULDER RUN SHOPPING CENTER UPDATE

Boswell Engineering Representative Ten Kate said that because of some residential concerns the county, the objectors and the applicant came up with a plan that does not indicate an exit lane towards Birch Parkway. The two exit lanes will be for turning left or right onto Godwin Avenue. An island will prevent vehicles from going straight towards Birch Parkway. The County Planning Board is to act on this plan tonight. There was also concern about the expanse of landscaping to help break up the façade.

Vice Chairman Steinbruch said he was not aware that the plantings should be clustered. Planters were to be spaced across the front of the building in order to break up the façade.

Board Attorney Perconti updated the Board as to the Boulder Run Shopping Center litigation. He said this matter is before Judge Conti on August 24, 2007. His recollection is that trees in planters were considered for the front façade of this building.

The Board discussed changes with Mr. Ten Kate. Mr. Ten Kate will have a revised landscape plan drafted.

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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 7:35 p.m.

Respectfully Submitted,

Susan Schilstra, Planning Board
Administrative Officer/Secretary