

**WYCKOFF PLANNING BOARD
SEPTEMBER 10, 2007 WORK SESSION MINUTES**

Work Session: September 10, 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; 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 September 10, 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 #07-09

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. (Chi)

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.

Chairman Stanley said that the Boards members received a copy of the letter brief from Mr. Huntington and copy of the letter brief from Mr. Lieberman.

Board Attorney Perconti had one comment on the letter brief from Mr. Lieberman. He attaches an exhibit which is improper. It is his letter from a February meeting and this issue was addressed at that meeting. It is not proper to include this letter as an exhibit. Any decision made by this Board is made by reviewing the exhibits of the applicant, board and objectors.

Chairman Stanley said it is the Planning Board Attorney's recommendation that exhibit A be removed from the letter brief of Mr. Lieberman. Both letter briefs will be marked as exhibits at the public hearing meeting. He said that a vote may be taken this evening depending on the information presented and if the Board Members are comfortable in making a decision tonight. There has been a lot of information presented over the past months and the Board Members may want time to review this information and vote next month at the October meeting.

Township Committeeman Fiorenzo said there is a lot of testimony and reports to review and it will also depend on the lateness of the evening as to whether there is a vote taken tonight on this application.

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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