

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

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

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 October 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 #07-10**

**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.*

### **3 FOR CONSIDERATION**

- 3A WYCKOFF CAPITAL ADVISORS (Vander Plaat Funeral Home) BLK 259 LOT 26.02**  
– Fence permit in a residential/business zone (RA-25/B3); 257 Godwin Avenue.  
(Hartigan)  
*(The applicant is requesting to install a fence in the rear yard)*

Board Member Scarpelli said that she has visited the site. There is a natural buffer of trees that will screen the fencing.

Board Member Depken said this fence will provide a line of demarcation where the residential property begins and the commercial use ends.

### **4 FOR COMPLETENESS REVIEW**

- 4A PAUL & ROSE FERRARO (MANE ON MADISON) BLK 238 LOT 13 (B1A); 238**  
Madison Avenue. Amended site plan/ variance.  
*(Applicant is requesting to expand the existing building to include an elevator).*

Township Engineer DiGennaro said the applicant is proposing to expand the building in order to construct and elevator. Currently there are several items missing from the application package. This application has been deemed incomplete.

### **5 PUBLIC HEARING – Continued**

- 5A BARRISTER HOME CONSTRUCTION, INC. (BARRISTER AT RUSSELL FARMS)**  
BLK 377 LOTS 1 & 18.05 (RA-25); Sicomac/Russell Avenue. Preliminary Major Subdivision/variance. (Hartigan) *(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).*

Chairman Stanley said that revised maps have been received and reviewed by the Consulting Engineer. This application will continue with testimony.

\* \* \* \* \*

Board Attorney Perconti said that the Board will need to clarify a statement in the resolution of approval for the Boulder Run Shopping Center application that was approved in November 2006. Planters are to be located outside the Stop & Shop building in order to break up the façade of the building.

Township Consulting Engineer Ten Kate said planters need to be placed across the front of the façade of the Stop & Shop building to soften the look of the building due to its size. The minutes refer to breaking up the façade with planters. The resolution states that 4 planters are to be placed under the Stop & Shop sign. Planters only under the sign would be unacceptable. After a brief discussion the Board suggested that a landscape architect prepare a plan for review by the Township Consulting Engineer.

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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