

**WYCKOFF PLANNING BOARD  
JULY 11, 2007 WORK SESSION MINUTES**

Work Session: July 11, 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; Randy Hoogerheyde; Fred Depken; Kathy Scarpelli; Dan Hartigan; Robert Kane, Alt. Absent: Joseph Fiorenzo, Twp. Comm. Rep.; Gerry Chi.

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 July 11, 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 #07-07**

**FOR CONSIDERATION**

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

Chairman Stanley recused himself from discussion.

Boswell Engineering Representative Ten Kate said there have been no changes to the subdivision since the 2000 preliminary approval. The applicant is requesting final approval of the five (5) remaining lots. No public notice is required for final approval.

**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.*

Chairman Stanley said that new drawings have not been submitted by the applicant. The objector's planner, Mr. Zimmerman, has submitted a report of an alternate roadway.

Vice Chairman Steinbruch said the proposed roadway has been moved closer to the ravine.

Board Member Hartigan said there may be fewer disturbances but the proposed roadway still requires a variance for steep slope disturbance.

Vice Chairman Steinbruch and Board Member Hartigan discussed Planning Board approval of each lot. It was noted that the applicant's engineer could certify in writing that no changes have been made to the individual lots and each building permit should contain a certified survey of that building lot.

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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 7:20 p.m.*

Respectfully Submitted,

Susan Schilstra, Planning Board  
Administrative Officer/Secretary