

**WYCKOFF PLANNING BOARD
NOVEMBER 14, 2007 WORK SESSION MINUTES**

Work Session: November 14, 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; Joseph Fiorenzo, Twp. Comm. Rep.; Randy Hoogerheyde; Kathy Scarpelli; Fred Depken; Gerry Chi; Robert Kane, Alt. Absent: David Connolly, Mayor; Dan Hartigan.

Staff Attendance: 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 November 14, 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 #07-11

2 RESOLUTION(S) TO BE MEMORIALIZED

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. (Hoogerheyde)

(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).

- 2B 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. (Scarpelli)
(The applicant is requesting to install a fence in the rear yard)

3 FOR COMPLETENESS REVIEW

- 3A PAUL & ROSE FERRARO (MANE ON MADISON)** BLK 238 LOT 13 (B1A); 238 Madison Avenue. Amended site plan/ variance. (Scarpelli)
(Applicant is requesting to expand the existing building to include an elevator).

The Board said that the existing conditions on site have not been built as to the original site plan approval in 2006. This application is complete and will be scheduled for the December 12, 2007 public hearing meeting.

4 FOR CONSIDERATION

- 4A JOSEPH & KIM SALERNO** BLK 214 LOT 92 (R-15); 329 Birch Parkway. Minor site plan for a fence permit in a residential zone. (Hartigan)
(The applicant is requesting to install a fence in the second front yard along Godwin Avenue since this property is a corner lot)

Chairman Stanley said this application is before the Planning Board because the property is located on a corner lot which has 2 front yards.

- 4B TADEUSZ & GRAZYNA ZIARKO** BLK 231 LOT 10 (RA-25); 490 Clinton Avenue. Conditional use variance/minor site plan. (Kane)
(The application is requesting a waiver due to the excess amount of soil movement on the site for construction of the proposed dwelling, driveway, pool and grading for the site)

The Board was concerned with the amount of soil that will be cut and filled on this site due to the topography of the land and with regards to drainage.

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

The Board will hear testimony from the applicant's engineer and the applicant's planner.

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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. (Hoogerheyde)

Board Attorney Perconti said that with regards to the resolution it was his intent to keep the Board's testimony consistent with the ten month's of meetings. I have received many changes and feel the Board should review the current changes that they received this evening. Therefore, he recommended that the resolution should not be acted upon this evening.

The Board agreed to memorializing the resolution at the December 12, 2007 Planning Board meeting.

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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