

**WYCKOFF PLANNING BOARD  
JANUARY 9, 2008 WORK SESSION MINUTES**

Work Session: January 9, 2008 – 7:00 p.m.

Location: West Wing Conference Room  
Second floor, Memorial Town Hall

Board Member Attendance: Gordon Stanley, Chairman; Robert Steinbruch, Vice Chairman; Rick Alnor, Mayor; Joseph Fiorenzo, Twp. Comm. Rep.; Randy Hoogerheyde; Fred Depken; Kathy Scarpelli; Dan Hartigan; Gerry Chi; Robert Kane, Alt. Absent: Henry McNamara, Alt.

Staff Attendance: Mark DiGennaro, Township Engineer; 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 January 9, 2008 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 NEW BUSINESS**

**1A ORGANIZATIONAL BUSINESS:**

A. Election of Officers: Chairman, Vice-Chairman

Board Attorney Perconti asked for a nomination for the position of Chairman of the Wyckoff Planning Board for the year 2008. Board Member Scarpelli made a motion to nominate Gordon Stanley for Chairman of the Wyckoff Planning Board. Second, Mayor Alnor. Voting in favor: Mr. Kane, Ms. Scarpelli, Mr. Chi, Mr. Hartigan, Mr. Depken, Mr. Hoogerheyde, Mayor Alnor, and Vice Chairman Steinbruch.

Board Attorney Perconti asked for a nomination for the position of Vice Chairman of the Wyckoff Planning Board for the year 2008. Chairman Stanley made a motion to nominate Robert Steinbruch for Vice Chairman of the Wyckoff Planning Board. Second, Ms. Scarpelli. Voting in favor: Mr. Kane, Ms. Scarpelli, Mr. Chi, Mr. Hartigan, Mr. Depken, Mr. Hoogerheyde, Mayor Alnor, and Chairman Stanley.

B. Introduction of new members

Chairman Stanley welcomed Mayor Rick Alnor and Mr. Henry McNamara as new members of the Wyckoff Planning Board.

C. Resolution #08-001 for: Appointment of Planning Board Attorney

Vice Chairman Steinbruch made a motion to appoint Joseph C. Perconti as Attorney to the Wyckoff Planning Board for the year 2008. Second, Board Member Scarpelli. Voting in favor: Mr. Kane, Ms. Scarpelli, Mr. Chi. Mr. Hartigan, Mr. Depken, Mr. Hoogerheyde, Mr. Steinbruch, Mayor Alnor, and Chairman Stanley.

D. Appointment of Administrative Officer/Secretary

Vice Chairman Steinbruch made a motion to appoint Susan Schilstra as Secretary to the Wyckoff Planning Board for the year 2008. Second, Board Member Kane. Voting in favor: Mr. Kane, Ms. Scarpelli, Mr. Chi. Mr. Hartigan, Mr. Depken, Mr. Hoogerheyde, Mr. Steinbruch, Mayor Alnor, and Chairman Stanley.

E. Compliance with Open Public Meetings Act:

Annual Notice of Meetings

Continuation of Current Rules and Regulations

Official Newspapers - The Record, The Ridgewood News and  
The North Jersey Herald and News.

Board Member Scarpelli made a motion to comply with the Open Public Meetings Act; ; the Annual Notice of Meetings; Continuation of Current Rules and Regulations and the Official Newspaper shall be; The Record, The Ridgewood News and The North Jersey Herald and News. Second, Board Member Hartigan. Voting in favor: Voting in favor: Mr. Kane, Ms. Scarpelli, Mr. Chi. Mr. Hartigan, Mr. Depken, Mr. Hoogerheyde, Mr. Steinbruch, Mayor Alnor, and Chairman Stanley.

**2 RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**2A RESOLUTION #08-01**

This resolution will be acted upon at the public hearing meeting at 7:30 p.m.

**3 FOR COMPLETENESS REVIEW**

- 3A WYCKOFF FAMILY YMCA** BLK 202 LOT 80.03 (RPP-1). 691 Wyckoff Avenue. Amended site plan. (Steinbruch) (*Applicant is requesting amended site plan approval in order to rebuild the pavilion/ snack bar building and replace the bathhouse for ADA compliance*).

Chairman Stanley questioned whether the YMCA comes before the Board first or first negotiates with the Township over the lease before the Planning Board can act on this application.

Township Consulting Engineer Ten Kate said any approval would be subject to negotiating a lease with the Township.

Mayor Alnor said that he will check into this issue.

Vice Chairman Steinbruch said it is an existing land lease.

Chairman Stanley said it would be an amendment to an existing land lease. He said that any approval by the Planning Board would be subject to approval by the Township Committee. DEP approval will also need to be obtained.

Board Member Depken asked if the Planning Board needs the approval of the Township Committee first.

Township Engineer DiGennaro said this application is subject to DEP approval, Township Committee approval and the Tri-Party Agreement. This application is complete.

Chairman Stanley said this application can be scheduled for a public hearing meeting on February 13, 2008 at 7:30 p.m.

- 3B WYCKOFF-MAIN, LLC** BLK 224 LOT 5.01 (L1); 420 West Main Street. Amended site plan/variance. (Chi) (Applicant received Planning Board approval in 2006 for a new building for 100% medical use along with 70 parking spaces. The applicant is requesting an amendment to the previously approved site plan since the NJDEP required the building be relocated 1.81 feet toward the street and required a wider buffer at the rear of the property resulting in the elimination of 8 parking spaces).

Chairman Stanley said that after the DEP reviewed the original approved site plan the building will now need to be shifted forwards the street because of the wetlands encroachment. The applicant will also lose eight (8) parking spaces.

Township Consulting Engineer Ten Kate said there is also a change in use since it was

originally approved for a 100% medical use and is now a combination use of half medical and half office use. The general office use has a less parking demand so the applicant made the parking conform. I recommend that it be deemed complete.

Vice Chairman Steinbruch asked if the applicant is requesting any additional variances.

Township Consulting Engineer Ten Kate said no additional variances are being requested.

#### **4 PUBLIC HEARING – Continued**

##### **4A 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*).**

Vice Chairman Steinbruch said he had some issues with the expanded use of the property so the Board encouraged the applicant to reduce the size of the addition to accomplish just an elevator. The revised drawings have been modified. We will need to hear testimony from the applicant.

Board Member Kane said that his concern is with the addition it may increase traffic to the building. The applicant said that they are not looking to expand.

Township Consulting Engineer Ten Kate said that the mechanical room as it is shown on the plan consists of a hydraulic tank and some piping which could be placed in the basement. He questioned if there is another place where this tank can be placed.

Board Member Chi said he is concerned with the parking spaces and any future owners with a change in use.

Vice Chairman Steinbruch said that with the change in the ordinance it significantly increases the amount of parking that is needed. He added that by just adding the elevator to the rear of the building it does not change the intensity of the use.

Board Member Scarpelli said that the purpose of this elevator is to transport people safely to the second floor. I traversed the staircase myself in a very awkward manner. It is architecturally beautiful and the integrity of the building has been maintained in a very nice manner. The depth of the staircase is very short and the handrail is very low. I understand now that safety is a big issue.

Township Consulting Engineer Ten Kate said it also appears that part of the addition is to enlarge the second floor bathroom as handicapped accessible. That is why the bathroom is the size it is.

The Board will continue listening to testimony regarding this application.

- 4B 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 this application will continue where the applicant's planner, Mr. Steck, had left off.

\* \* \* \* \*

*There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 7:30 p.m.*

Respectfully Submitted,

Susan Schilstra, Planning Board  
Administrative Officer/Secretary