

**WYCKOFF PLANNING BOARD
FEBRUARY 13, 2008 WORK SESSION MINUTES**

Work Session: February 13, 2008 – 7:00 p.m.

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

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

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 February 13, 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 RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

1A RESOLUTION #08-02

2 RESOLUTION(S) TO BE MEMORIALIZED

2A 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*).

3 FOR CONSIDERATION

3A ORDINANCE 1575 – AN ORDINANCE TO AMEND 186-37 OF THE CODE OF THE TOWNSHIP OF WYCKOFF “CONTINUANCE FO EXISTING USES AND STRUCTURES” TO PROHIBIT SECOND STORY ADDITIONS TO NONCONFORMING STRUCTURES WITHOUT THE ISSUANCE OF A VARIANCE.

Township Committeeman Fiorenzo said that the basis and intent of this ordinance is when a homeowner/developer has a pre-existing non-conforming structure and they would like to modify it. This proposed ordinance prohibits vertical expansion in the area of the non-conforming structure. This proposed ordinance limits vertical expansions of existing non-conformities especially on smaller lots which impact adjacent neighbors.

3B ORDINANCE 1576 – AN ORDINANCE ESTABLISHING A MAXIMUM IMPERVIOUS LIMITATION COVERAGE AREA FOR RESIDENTIAL PRPOERTIES.

It was explained that this ordinance establishes another limitation on development of residential lots for the purpose of maintaining more open area on residential lots. The current building coverage limitation does not include improvements which create impervious coverage like driveways, walkways, patios, pools, etc. The proposed impervious coverage limitation expands this restriction by adding a new impervious coverage limitation which is in addition to the building structure coverage limitation.

4 PUBLIC HEARING - Continued

4A 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*).

This application will continue at the public hearing meeting at 7:30 p.m.

5 PUBLIC HEARING – NEW

5A 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*).

Township Engineer DiGennaro said that parking has been verified and he is comfortable with how the YMCA calculated the parking requirement with the expansion of the previous building. He added that barrier free parking has also been placed near this proposed building.

Township Committeeman Fiorenzo asked if a parking calculation was performed.

Township Engineer DiGennaro said the applicant is going to submit this evening a parking calculation that will support the existing information that I have.

Board Member McNamara asked if there is an existing gate by Spring Meadow Drive.

Township Engineer DiGennaro said the YMCA would like access through this gated entrance.

Chairman Stanley asked if the YMCA is still adhering to the intent of the Tri-Party Agreement.

Township Engineer DiGennaro said the agreement will be part of the YMCA testimony tonight.

Township Committeeman Fiorenzo stated that there may be wording that prohibits further encroachment into the 150' buffer area.

Board Member Depken asked if additional screening will be required to be planted between the commercial use at the YMCA and the residential Spring Meadow Condominiums.

5B 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 Stream Encroachment approval requires that 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).*

The application has been postponed until the March 12, 2008 Planning Board meeting at the request of the applicant.

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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 7:30 p.m.

Respectfully Submitted,

Susan Schilstra, Planning Board
Administrative Officer/Secretary