

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

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

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 April 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 RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**1A RESOLUTION #08-04**

**2 RESOLUTION(S) TO BE MEMORIALIZED**

**2A 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).*

Board Attorney Perconti said that the resolution for Barrister at Deep Brook is still under review. A question arose as to what if the soil that is dredged out of the pond on the Temple Beth Rishon property is contaminated who is responsible to clean this soil.

There are certain limitations that a Board can impose on off-site conditions. This issue will need to be resolved before the resolution can be memorialized.

Township Consulting Engineer Ten Kate said the town will need permission from the Beth Rishon Synagogue in order to dredge the pond and can possibly sample and test the soil that presently exists for pesticide contaminates since there was previously a peach farm orchard where the synagogue exists today. The question is that off site contributions can not be unlimited. If the pond is contaminated who should bear the responsibility of cleaning it up. There would be about 400 truck loads of soil to be removed.

Chairman Stanley said the Township of Wyckoff cannot be obligated to clean it up when it is not in the town's budget or Township property.

Board Attorney Perconti said testing can be performed first on the pond. These issues will need to be resolved before the resolution can be memorialized.

- 2B 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 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).*

### **3 FOR COMPLETENESS REVIEW**

- 3A B.C. ESTATES** BLK 237 LOT 2.01 (B1A); 231 Madison Avenue. Minor site plan. (Kane) *(This applicant proposes to construct a second story addition to the existing building. The first floor is to serve as a dentist office and the second floor as a dwelling unit).*

Township Consulting Engineer Ten Kate said that the applicant has submitted additional information that was required and therefore he recommends to the Board that this application be deemed complete.

Chairman Stanley said this application can be placed on the Wednesday, May 14, 2008 Planning Board agenda.

### **4 PUBLIC HEARING - Continued**

- 4A 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).*

Vice Chairman Steinbruch asked if the YMCA has discussed certain items with the Township Committee pertaining to their application for expansion.

Mayor Alnor said the YMCA has been asked to show the Township Committee a letter of agreement that would be executed between the Condo Association and in turn have the Township Committee review this letter prior to the Planning Board meeting.

Vice Chairman Steinbruch said that at the February 13, 2008 meeting the Wyckoff YMCA said they were going to meet with the Township Committee for their approval and also meet with the Condo Association to review the encroachment into the buffer zone. He asked that the Board respond to this letter saying that when these issues have been completed the applicant will be placed on the agenda.

Board Secretary Schilstra said this application is under a 120 day time period. The applicant has agreed to sign extension of time forms.

Chairman Stanley said that postponements have been approved at the request of the applicant and extension of time forms will need to be signed by the applicant in order to carry this application until the following month.

Mayor Alnor asked the Board Secretary to contact the YMCA and advise them that the Planning Board will need ample time to review the agreement made between the YMCA and Spring Meadow Condominium Association.

Board Attorney Perconti said that he has discussed this issue with the applicant's attorney, Mr. Frank Crotty.

Chairman Stanley said the Board Secretary will contact the YMCA as to the agreement issue between Spring Meadow Condo Association and the Township of Wyckoff. He stated this application has been postponed until the Wednesday, May 14, 2008 public meeting at the request of the applicant.

## **5 PUBLIC HEARING – NEW**

### **5A EASTERN CHRISTIAN CHILDREN'S RETREAT** BLK 443 LOT 49.04 (RA-25); 700 Mountain Avenue. Amended site plan. (Hoogerheyde) *(The applicant proposes to install an emergency generator outside the building where previously it was located in the basement).*

Chairman Stanley said the Eastern Christian Children's Retreat is currently before the Board in order to install an emergency generator which is required by the State of New Jersey. This generator will be able to accommodate heating and cooling of all buildings during a power outage.

**5B MADIGAN, MICHAEL & KAREN** BLK 297 LOT 1 (RA-25); 78 Hurley Avenue. Minor site plan for a fence permit in a residential zone. (Scarpelli) *(The applicant is requesting to install a fence in the second front yard along Crescent Avenue since this property is a corner lot).*

Chairman Stanley said this application is a corner lot and located across the street from a shopping center.

Board Member McNamara questioned the sight distance at the intersection on Crescent Avenue.

Township Engineer DiGennaro said he had spoken with Police Captain Fox who had visited the site. Because of this conversation it is suggested that the fence be moved 2 feet further towards the house for sight visibility.

Vice Chairman Steinbruch said that presently there are two (2) trees within the 10' to 12' area that he would like to see remain.

**5C HEFFERNAN, TIMOTHY & MEG** BLK 421 LOT 75 (RA-25); 529 Sicomac Avenue. Minor site plan for a fence permit in a residential zone. (Kane) *(The applicant is requesting to install a fence in the rear yard which is a second front yard).*

Chairman Stanley said the right of way on Charnwood Avenue is beyond the cul-de-sac bulb and on the fence will be located clearly on the Heffernan property.

Township Engineer DiGennaro said the applicant is requesting a gate at the rear of the yard for access. Presently there are plantings around the yard.

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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