

WYCKOFF PLANNING BOARD
APRIL 9, 2008
AGENDA

The Planning Board of the Township of Wyckoff will hold its regularly scheduled work session and regular meeting on April 9, 2008 on the second floor of the Town Hall, Scott Plaza, Wyckoff, NJ

Work Session: 7:00 pm - West Wing Conference Room

Regular Meeting: 7:30 pm - Court Room

Reading of the Open Public Meetings Act statement

Approval of the minutes from the March 12, 2008 work session and public meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

A. RESOLUTION #08-04

RESOLUTION(S) TO BE MEMORIALIZED

- B. BARRISTER HOME CONSTRUCTION, INC. (BARRISTER AT RUSSELL FARMS)** BLK 377 LOTS 1 & 18.05 (RA-25); Sicomac/Russell Avenue. Preliminary Major Subdivision/ variance. *(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).*
- C. WYCKOFF-MAIN, LLC** BLK 224 LOT 5.01 (L1); 420 West Main Street. Amended site plan/ variance. *(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).*

FOR COMPLETENESS REVIEW

- 1. B.C. ESTATES** BLK 237 LOT 2.01 (B1A); 231 Madison Avenue. Minor site plan. *(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).*

PUBLIC HEARING – POSTPONED UNTIL THE APRIL 9, 2008 MEETING AT 7:30 P.M.

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

PUBLIC HEARING – NEW

- 3. EASTERN CHRISTIAN CHILDREN'S RETREAT** BLK 443 LOT 49.04 (RA-25); 700 Mountain Avenue. Amended site plan. *(The applicant proposes to install an emergency generator outside the building where previously it was located in the basement).*
- 4. MADIGAN, MICHAEL & KAREN** BLK 291 LOT 1 (RA-25); 78 Hurley Avenue. Minor site plan for a fence permit in a residential zone. *(The applicant is requesting to install a fence in the second front yard along Crescent Avenue since this property is a corner lot)*
- 5. HEFFERNAN, TIMOTHY & MEG** BLK 421 LOT 75 (RA-25); 529 Sicomac Avenue. Minor site plan for a fence permit in a residential zone. *(The applicant is requesting to install a fence in the rear yard which is a second front yard).*

Adjourn

FORMAL ACTION MAY BE TAKEN AT THIS MEETING