

**WYCKOFF PLANNING BOARD**  
**NOVEMBER 9, 2020 PUBLIC BUSINESS MEETING MINUTES**

Public Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall  
Public Business Meeting: 8:00 p.m. Second Floor Court Room, Memorial Town Hall  
The meeting was also streaming live on the Township of Wyckoff YouTube channel.

The meeting commenced with the reading of the Open Public Meeting Statement by Vice Chairman Purvin.

“The regular November 9, 2020 Public Business Meeting of the Wyckoff Planning Board is now in Session. In accordance with the Open Public Meeting 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.” Formal action may be taken.

Vice Chairman Purvin read this statement into the record: *“All applicants are hereby reminded that your application, if approved, may be subject to the terms, conditions and payment of the Affordable Housing Development Fee requirements of the Township. Information can be obtained from the Code of the Township of Wyckoff, Chapter 113-8 on the Township’s website, [www.wyckoff-nj.com](http://www.wyckoff-nj.com)”*

*“This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.”*

Pledge of Allegiance.

**Board Members in Attendance:** Kevin Purvin, Vice Chairman; Tim Shanley, Mayor; Rudy Boonstra, Township Committeeman; Michael Homyachak, Glenn Sietsma, Anthony Riotto, Kelly Conlon, and John An.

**Absent:** Robert Fortunato, Chairman; Scott Fisher, and George Alexandrou.

**Staff Present:** Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer; Pete Ten Kate, Boswell Engineering; and Maureen Mitchell, Board Secretary.

**OLD BUSINESS**

**Approval of the October 14, 2020 Work Session and Public Business meeting minutes.**

The October 14, 2020 Work Session and Public Business meeting minutes were approved during the Work Session.

**Approval of Payment Resolution #20-11**

Payment Resolution #20-11 was approved during the Work Session.

**Memorializing Resolutions**

**MERSE, RYAN 209 Zachary Court BLK 428 LOT 3.05**

(Minor subdivision. The applicant proposes to acquire 21,098 sf of land from an adjacent property owner)

**GALASSO ENTERPRISES, LLC BLK 203 LOT 3.04 (L-2) 825 Windham Court North.** (Amendment to Existing Site Plan. Applicant proposes to add 34 additional parking spaces to the site which currently has 50 parking spaces, and 58 spaces are required)

The two (2) Resolutions were approved during the Work Session.

**REQUEST FOR EXTENSION OF TIME**

**Township of Wyckoff/Timothy Brackett Land Swap Block 203 Lots 1.02 and 1.03**

(The applicant is requesting a ninety (90) day extension of time to record the perfected deeds)

The requested 90-day extension of time to record the perfected deeds was approved during the Work Session.

**PUBLIC HEARING**

**Robert Sokoly 370 Sicomac Avenue Block 379 Lot 25.01**

(The applicant proposes to subdivide existing lot 25.01 into two lots)

The application was deemed complete during the Work Session. Bruce Whitaker, the applicant's Attorney stated that the application is for a minor subdivision. Existing lot 25.01 will be subdivided to create two (2) conforming lots. There are no protective covenants or deed restrictions connected to the subject property.

Robert Weissman, the applicant's Engineer was sworn. Mr. Weissman stated that he prepared the Minor Subdivision Plan dated 9/2/2020. Both lots will be conforming and will meet all the bulk requirements of the Township of Wyckoff Code. Currently there are no plans to develop the new lot however it will be sold for development in the future.

Mr. Whitaker stated that he is aware that the Township is in the process of requiring sanitary sewer lines on Terhune Terrace in the near future and that he is willing to add a stipulation that the appropriate contribution towards the sewer connection would be paid in lieu of installing a new septic system on the newly created lot. The cost of the sewer connection would be the responsibility of the future buyer of the new lot. Mr. Whitaker requested that if the application is approved, the Resolution state that the purchaser of the newly created lot would have to be made aware of that responsibility, and it will be made part of the contract of the sale.

Mr. Hanly asked how the cost of a septic system would be determined.

Mr. Boonstra stated that it would have to be agreed upon with the Township Engineering Department.

**OPEN TO THE PUBLIC**

Vice Chairman Purvin announced that the time for public questions and comments is now open. If you wish to ask a question of the witness or make a comment regarding the witness's testimony, please dial 201-891-7000, extension #222. We will take calls in the order in which they are received. If the line is busy, please wait a moment and then try again. You will be able to easily observe when a call has been completed, as you are watching the meeting live on YouTube. Once you are on the line, we will ask that you mute the device on which you are watching the live stream, as to minimize any interference with the audio."

**NO ONE APPEARED OR CALLED IN TO COMMENT**

CLOSED TO THE PUBLIC

Board member Boonstra made a motion to approve the application with the stipulation that a contribution, equal to the cost of installing a new septic system on the newly created lot, will be made towards the future sewer connection project on Terhune Terrace.

Second, Mr. Sietsma. Voting in favor: Ms. Conlon, Mr. Riotto, Mr. Homyachak, Mr. An, Mr. Sietsma, Mr. Boonstra, Mayor Shanley and Vice Chairman Purvin.

There being no further business, a motion to adjourn the Public Business Meeting was made, seconded, and passed unanimously. The meeting concluded at 8:40 p.m.

Respectfully submitted,  
Maureen Mitchell, Secretary  
Wyckoff Planning Board