

WYCKOFF PLANNING BOARD
July 8, 2020 PUBLIC WORK SESSION MEETING MINUTES

Public Work Session: 7:30 p.m. via ZOOM video conferencing and YouTube live stream

Public Business Meeting: 8:00 p.m. via ZOOM video conferencing and YouTube live stream

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

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act NJSA 10:4-6 et seq., and in consideration of Executive Order #103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency in the State of New Jersey, the Planning Board of the Township of Wyckoff does hereby notify the public that to protect the health, safety and welfare of our citizens, the meeting of the Zoning Board of the Township of Wyckoff scheduled for Wednesday July 8, 2020 will be conducted virtually through Zoom technology and it will be live-streamed on the Township of Wyckoff's YouTube channel. The Work Session is scheduled for 7:30 and the Public Business meeting will begin at 8:00 pm.

These measures are implemented to allow members of the public to observe the meeting via live streaming and to provide the ability to comment during the periods for public comment during the meeting through Zoom telephone call in technology. Joining the meeting by telephone will be utilized as security against the sharing of inappropriate video content.

General instructions regarding access to the meeting is posted on the Wyckoff web site's home page at www.wyckoff-nj.com as a "News" item.

"The regular July 8, 2020 Public Work Session 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.

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.

Mr. Fortunato 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"*

"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."

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Board Members in Attendance: Robert Fortunato, Chairman; Kevin Purvin, Vice Chairman; Tim Shanley, Mayor; Rudy Boonstra, Township Committeeman; Michael Homaychak, Glenn Sietsma, Anthony Riotto, Scott Fisher, George Alexandrou and John An.

Staff Present: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the June 10, 2020 Work Session and Public Business meeting minutes.

Board Member Riotto made a motion to approve the June 10, 2020 Work Session and Public Business meeting minutes. Second, Mr. Homyachak. Voting in favor: Mr. Riotto, Mr. Homyachak, Mr. Fisher, Mr. Boonstra, Mr. An, Mr. Purvin, Mayor Shanley and Chairman Fortunato. Mr. Sietsma and Mr. Alexandrou abstained.

RESOLUTIONS TO BE MEMORIALIZED

KAYAL, GARY 225 Van Houten Avenue BLK 258 LOT 13 (RA-25).

At Planning Board request, of the Building Department of the Township of Wyckoff, a stay of enforcement of the resolution denying the soil movement application for sixty (60) days to allow the applicant to submit a new application for the construction of a swimming pool (which will require a new hearing before the Board).

Chairman Fortunato announced that he was recusing himself and turned the chair over to Vice Chairman Purvin. Mr. Purvin asked for a motion to approve the Resolution.

Mr. Homyachak made a motion to approve the Resolution. Second, Mr. An. Voting in favor: Mr. Riotto, Mr. Homyachak, Mr. Fisher, Mr. Sietsma, Mr. Purvin, Mr. An, Mr. Alexandrou and Mayor Shanley. Mr. Boonstra and Chairman Fortunato abstained.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1917

AN ORDINANCE TO AMEND CHAPTER 186 "ZONING" OF THE CODE OF THE TOWNSHIP OF WYCKOFF TO AMEND SECTION 186-26, "OFF STREET PARKING", TO AMEND THE PARKING REQUIREMENTS FOR PERSONAL CARE USES

Mr. Boonstra explained the changes to the Township's parking ordinance. He stated that personal care businesses have historically experienced difficulty complying with the parking requirements that have been in place in the Township of Wyckoff. The Professional Planner for the Township reviewed the parking requirements and recommended changing the required number of spaces from 1 parking space per 50 sf of floor space to 1 parking space per 200 sf of floor space. This will bring the parking requirements in line with other types of similar businesses in the Township while maintaining safe traffic flow and parking capacity.

The Planning Board Members were satisfied with the details and did not suggest any revisions to the Ordinance as presented.

Mr. Homyachak made a motion to recommend Ordinance #1917 as presented to the Township Committee for approval. Second, Mr. Purvin. Voting in favor: Mr. Riotto, Mr. Homyachak, Mr. Fisher, Mr. Sietsma, Mr. Alexandrou, Mr. An, Mr. Boonstra, Mr. Purvin, Mayor Shanley and Chairman Fortunato.

FOR PUBLIC HEARING AND FURTHER CONSIDERATION OF THE RE-EXAMINATION

REPORT**RESOLUTION TO ADOPT THE RE-EXAMINATION REPORT OF THE TOWNSHIP OF WYCKOFF MASTER PLAN**

Chairman Fortunato announced that the 2020 Re-examination Report of the Master Plan will be discussed during the Public Business meeting.

APPLICATIONS CARRIED

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)

Chairman Fortunato announced that the applicant's Attorney has requested that the application be carried to the August 12, 2020 meeting or until an in-person hearing can be held.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 7:55 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board