

**WYCKOFF PLANNING BOARD**  
**September 21, 2021 PUBLIC WORK SESSION 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 commenced with the reading of the Open Public Meeting Statement by Chairman Robert Fortunato.

“The regular September 21, 2021 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 emailed 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.

*“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.”*

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**ROLL CALL**

Board Members present: Rudy Boonstra; Township Committeeman, Rob Fortunato; Chairman, Kevin Purvin, Vice Chairman; Kelly Conlon, Mike Homyachak, Glenn Sietsma, Scott Fisher, Frank Sedita, Mae Bogdanskyy, and George Alexandrou.

Board Members absent: Melissa Rubenstein, Mayor

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

**OLD BUSINESS**

Approval of the July 14, 2021 Work Session and Regular Business Minutes

Mr. Homyachak made a motion to approve the July 14, 2021 Work Session and Regular Business Meeting minutes. Second, Mr. Sietsma. Voting in favor: Ms. Conlon, Mr. Homyachak, Mr. Sietsma, Mr. Boonstra, and Chairman Fortunato. Abstained: Mr. Sedita, Mr. Alexandrou, Ms. Bogdanskyy, Mr. Fisher, and Mr. Purvin.

**PAYMENT RESOLUTION #21-09**

Mr. Hodaychak made a motion to approve Payment Resolution #21-09. Second, Chairman Fortunato. Voting in favor: Ms. Conlon, Mr. Hodaychak, Mr. Sedita, Mr. Sietsma, Mr. Fisher, Mr. Alexandrou, Ms. Bogdanskyy, Mr. Purvin, Mr. Boonstra, and Chairman Fortunato.

**RESOLUTION FOR MEMORIALIZATION**

G.S.A. LLC 511 Goffle Road Block 498 Lot 104.01

(The applicant is requesting a modification to conditions in the Resolution of Approval dated November 9, 2009. The request is to allow the existing building to be used for all of the permitted uses in the B-1 zone. The applicant is also proposing to install a ground mounted directory sign in the front of the building)

Mr. Boonstra made a motion to approve the Resolution. Second, Mr. Hodaychak. Voting in favor: Ms. Conlon, Mr. Hodaychak, Mr. Sietsma, Mr. Boonstra, and Chairman Fortunato.

**NEW APPLICATION FOR COMPLETENESS REVIEW**

TD Bank 292 Godwin Ave. Block 219 Lot 17.01

(The applicant seeks amended site plan approval for the purpose of installing eleven (11) six-inch diameter bollards in front of the existing building)

Mark DiGennaro, the Township Engineer, provided the following technical summary of the application:

I have received and reviewed the Site Plan prepared by Core States, Inc. titled "TD Bank Wyckoff Godwin – Bollard Installation" latest revision date 5/6/21, Sheet A-101, application and photos. The applicant received approval by the Wyckoff Planning Board in 2009 to consolidate lots 15, 16, 17 into one lot and subdivide the consolidated lot into lots 17.01 and 17.02. At that time the applicant received preliminary and final major subdivision approval. The applicant now seeks an amended site plan approval for the purpose of installing (11) bollards to the front of the building requiring Planning Board Approval. The property is in the B-1 Central Business Zone and appears conforming with no proposed changes to the structure or site, except for the proposed bollards. In 2017, TD Bank located at 8 Wyckoff Avenue applied to the Planning Board and obtained approval for a similar application. Based on the information provided for engineering review, I am satisfied with the application as submitted and the Board may wish to deem the application complete and move to public hearing if the applicant has provided the required notice acceptable to the Board Attorney.

Mr. Hodaychak made a motion to deem the application complete. Second, Mr. Alexandrou. Voting in favor: Ms. Conlon, Mr. Hodaychak, Mr. Sietsma, Mr. Sedita, Ms. Bogdanskyy, Mr. Alexandrou, Mr. Fisher, Mr. Purvin, Mr. Boonstra, and Chairman Fortunato.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 7:40 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary  
Wyckoff Planning Board