

**WYCKOFF PLANNING BOARD
FEBRUARY 9, 2022 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 Fortunato.

“The regular February 9, 2022 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.

“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.”

OATH OF OFFICE

Chairman Fortunato administered the Board Member’s Oath of Office for 2022 to Kevin Purvin.

ROLL CALL

Board Members in attendance: Rudy Boonstra, Mayor; Rob Fortunato, Chairman; Kevin Purvin, Vice Chairman; Frank Sedita, Mike Homyachak, Glenn Sietsma, Mae Bogdanskyy, and Sarah Caprio. Absent: Pete Melchionne, Township Committeeman; Kelly Conlon, and Scott Fisher. Staff in attendance: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer; and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the January 12, 2022 Work Session and Regular Business Minutes

Mr. Homyachak made a motion to approve the January 12, 2022 Work Session and Regular Business Meeting minutes. Second, Mr. Sedita. Voting in favor: Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Ms. Bogdanskyy, Ms. Caprio, Mayor Boonstra, and Chairman Fortunato. Mr. Purvin abstained.

PAYMENT RESOLUTION #22-02

Mr. Homyachak made a motion to approve payment Resolution #22-02. Second, Mr. Sietsma. Voting in favor: Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Ms. Bogdanskyy, Ms. Caprio, Mr. Purvin, Mayor Boonstra, and Chairman Fortunato.

RESOLUTION FOR MEMORIALIZING

Canterbury Development/Township of Wyckoff Block 320, Lots 10.02 and 11

A Resolution of approval for an extension of time to record the perfecting deeds for the minor subdivision.

Mr. Homyachak made a motion to approve the Resolution. Second, Mr. Sietsma. Voting in favor: Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Ms. Bogdanskyy, Ms. Caprio, Mr. Purvin, Mayor Boonstra, and Chairman Fortunato.

FOR REVIEW AND RECOMMENDATION TO THE TOWNSHIP COMMITTEE

ORDINANCE #1954 – AN ORDINANCE TO VACATE A PORTION OF LEBANON STREET LOCATED IN BLOCK 498 LOT 23.02, BLOCK 498 LOT 18.01, BLOCK 500 LOT 1.01, AND BLOCK 500 LOT 18 WITHIN THE TOWNSHIP OF WYCKOFF.

Mayor Boonstra explained that at the end of Lebanon Street there is a wooded lot which was essentially a paper street which was contemplated to be extended to Colgate Street however it was never done. The Township has opted to vacate the right of way of the undeveloped street extension, and each of the four adjacent property owners will acquire a quarter of the vacated area. In doing so, it relieves the Township of any potential liability, and the burden of maintaining the wooded area.

Mr. Homyachak made a motion to recommend Ordinance #1954 to the Township Committee for adoption. Second, Mr. Sietsma. Voting in favor: Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Ms. Bogdanskyy, Ms. Caprio, Mr. Purvin, Mayor Boonstra, and Chairman Fortunato.

FOR COMPLETENESS REVIEW

T-Mobile Northeast, LLC 340 Franklin Ave. Blk 258 Lot 1.01

(The applicant proposes to install a 25KW diesel emergency backup generator within the fenced in equipment area for the existing cell tower on the Wyckoff Town Hall campus)

Chairman Fortunato announced that this application will not be heard this evening and will be carried to the March 9, 2022 meeting. The applicant will not need to re-notice the public.

FOR PUBLIC HEARING

Rosen, Richard 474 Ivy Lane Blk 422 Lot 8

(The applicant proposes to import soil in excess of 100 cubic yards and construct a retaining wall)

Chairman Fortunato announced that this application was deemed complete at the January 12, 2022 meeting and will be heard during the Public Business meeting.

OTHER BUSINESS

Mayor Boonstra stated that the Township's Municipal Planner, Bridgette Bogart, is looking at some issues that may be brought to the Planning Board for a recommendation to update the Township's Master Plan. He went on to say that some of the items are electric vehicle charging stations, outdoor dining, and rooftop solar panels which are becoming more prevalent. Once Planner Bogart prepares her report, the matter will be brought to the Planning Board for review and recommendation to the Township Committee.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 7:50 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board