

WYCKOFF PLANNING BOARD
MARCH 14, 2018 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 commenced with the reading of the Open Public Meeting Statement by Robert Fortunato, Chairman:

“The regular March 14, 2018 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.

Chairman 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 Member Attendance: Robert Fortunato, Chairman; Kevin Hanly, Vice Chairman; Brian Scanlan, Mayor; Rudy Boonstra, Township Committee Representative; George Alexandrou; Michael Homaychak

Board Member(s) Absent: Scott Fisher; Glenn Sietsma; Kevin Purvin; Drita McNamara, Alt.; Justin Hoogerheyde, Alt.

Staff Present: Joseph Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

OLD BUSINESS

Approval of the February 14, 2108 Work Session and Regular Business Minutes
The February 14, 2018 minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #18-03

Resolution #18-03 was approved at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

EHRlich, JOSEPH & ALLISON BLK 320 LOT 62 (RA-25 CORNER); 390 West Shore Drive.
Minor site plan for a fence permit in a residential zone. *(The applicant proposes to install a 5'*

privacy fence along Wyckoff Avenue on this corner lot which will encroach into the front yard setback).

BANK OF AMERICA BLK 239 LOT 1 (B1); 339 Franklin Avenue. Amended site plan. *(The applicant proposes to replace an existing drive-through teller lane with a drive-through ATM along with related site improvements).*

The above referenced resolutions were memorialized at the work session meeting.

KUIKEN, DOUGLAS & MIRIAM BLK 354 LOTS 4.01 & 49 (RA-25); 207 Hillside Avenue & 304 Paul Court. Major Subdivision. *(The applicant is proposing a major subdivision application, extending the existing sewer system and the demolition of the existing house on Lot 4.01 and construct a new home on property that is non-conforming in lot area and side yard setback).*

The above referenced resolution will be memorialized at the April 11, 2108 meeting.

FOR COMPLETENESS REVIEW

JERSEY MIKE'S BLK 219 LOT 17.02 & 18 (B1 & RA-25); 300 & 302 Godwin Avenue. *(The applicant proposes to construct a 2,000 square foot retail store on this property which will require 27 parking spaces and 26 parking spaces are provided.*

This application was deemed complete at the work session meeting. It has been scheduled for a public hearing meeting on April 11, 2018 at 8 p.m.

WERNER, MATTHEW & AMY BLK 354 LOT 29.01, 30 & 1.02 (RA-25); 322, 318 & 310 Newtown Road. *(The applicant proposes to realign property lines to be more conforming).*

This application was deemed complete at the work session meeting. It has been scheduled for a public hearing meeting on April 11, 2018 at 8 p.m.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

VANDERWIELE, LINDA BLK 214 LOT 77 (RA-25 CORNER); 304 Wiley Place. *(The applicant proposes to install a privacy fence on this corner lot which will encroach into the front yard setback).*

The following exhibits were marked as identification at this time:

A-1 Application package

A-2 Picture of proposed fence

Linda Vander Wiele, 304 Wiley Place, Wyckoff, NJ was sworn. She said she would like to install a 6' privacy fence in her front yard on this corner lot for the safety of her dogs and privacy in her rear yard. Chairman Fortunato said only open 4' fence are allowed in the front yard and the applicant is requesting a 6' solid privacy fence. Ms. Vander Wiele said the existing fence is on township property and she is moving it onto her property. Township Engineer DiGennaro said the applicant is placing the new fence well within the limits of her property so as not to disturb the existing shrubbery. He said plantings will need to be place in front of the fence half the height of the fence and 3' on center. Mayor Scanlan noted that there is an existing section of fence along Birch Parkway that will connect to a new fence in the rear of the yard and along the property line on Wiley Place. Township Committee Representative Boonstra said the proposed fence will be 5' solid with 1' of lattice work on top for a total of 6'. Ms. Vander Wiele said the fencing to the

house will be gated. The Board agreed that the front of the fence in the front yard will need to be aesthetically pleasing. Ms. Vander Wiele said she will plant the required shrubbery in front of the fence. Township Engineer DiGEnnaro suggested that the new fence be installed on the property line where the existing fence is located and plantings be provided. He offered to meet with Ms. Vander Wiele on site and discuss the location of the fence and the area for plantings.

OPEN TO THE PUBLIC

No one appeared.

CLOSED TO THE PUBLIC

Township Committee Representative Boonstra made a motion to approve this application for a 6' fence as submitted with the location to be determined with an onsite consultation with the Township Engineer and landscaping will be planted along the outside of the fence per town code. Second, Mayor Scanlan. Voting in favor: Mr. Alexandrou, Mr. Homyachak, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

FOR PUBLIC HEARING – NEW

ROBERT A. MILANESE BLK 235 LOT 18.02 (B1); 406 Highland Avenue. Site plan. *(The applicant proposes to remove the existing garage, construct an addition to the side of the building and construct four (4) parking spaces).*

This application has been carried to the Wednesday, April 11, 2018 public hearing meeting.

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

Susan McQuaid, Secretary
Wyckoff Planning Board