

**WYCKOFF PLANNING BOARD  
MAY 9, 2018 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 Robert Fortunato, Chairman:

“The regular May 9, 2018 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.

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](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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**Board Member Attendance:** Robert Fortunato, Chairman; Kevin Hanly, Vice Chairman; Brian Scanlan, Mayor; Rudy Boonstra, Township Committee Representative; George Alexandrou; Michael Homaychak; Scott Fisher; Kevin Purvin.

**Board Member(s) Absent:** Glenn Sietsma; Drita McNamara, Alt.

**Staff Present:** Joseph Perconti, Planning Board Attorney; David Becker, Board of Adjustment Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary.

**OLD BUSINESS**

Approval of the April 11, 2108 Work Session and Regular Business Minutes

Township Committeeman Boonstra made a motion to approve the April 11, 2018 work session and regular business minutes. Second, Vice Chairman Hanly. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT  
RESOLUTION #18-05**

Board Member Alexandrou made a motion to approve Resolution #18-05 for payment of vouchers. Second, Mayor Scanlan. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

**RESOLUTION(S) TO BE MEMORIALIZED**

**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).*

Board Attorney Perconti said that the following paragraph will be incorporated into the resolution of approval: "the type of piping to be installed for the sewer system must be approved by the Township Committee".

Township Committeeman Boonstra made a motion to memorialize this resolution as amended. Second, Mayor Scanlan. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Boonstra, Mr. Hanly, Mayor Scanlan, and Chairman Fortunato.

**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).*

Township Committeeman Boonstra made a motion to memorialize this resolution. Second, Board Member Purvin. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

**PUBLIC HEARING - CARRIED**

**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.*

Chairman Fortunato said that the dumpster has been relocated to the opposite side of the property, 1 additional parking space was achieved eliminating a parking variance, a rear fence has been added with additional planting, and the paver sidewalk has been extended along Godwin Avenue. Board Member Homaychak noted that the fire report states that a fire truck cannot get around the building. Board Member Hanly said the Wyckoff Police Report is concerned with the lane pattern in front of the proposed building.

**FOR COMPLETENESS REVIEW/PUBLIC HEARING**

**BOTTINO, WILLIAM & ALEXANDRA** BLK 423 LOT 3 (RA-25); 715 Laurel Lane. *(The applicant proposes (The applicant proposes soil moving and grading in excess of 100 cubic yards).*

Boswell Engineering Representative Ten Kate said he reviewed Township Engineer's Memorandum and recommends that the application be deemed complete at the work session

meeting and heard at the 8 p.m. public hearing meeting. Board Member and Shade Tree Commissioner's Fisher & Sietsma said they walked the site and review the trees that are going to be removed and the trees that will remain. He said he can see justification for most of the tree removal. Board Member Fisher made a motion to deem this application complete and schedule it for the 8 p.m. public hearing meeting. Second, Board Member Purvin. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homyachak, Mr. Fisher, Mr. Boonstra, Mr. Hanly, Mayor Scanlan and Chairman Fortunato.

### **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*).

Chairman Fortunato said there may be jurisdictional issues with regards to this application. Attorney David Becker, who was sitting in for Board Attorney Perconti, said the first thing to do is hear the issues. Then the applicant's attorney will be given time to respond.

### **INFORMAL**

**GROENEWAL, HENRY** BLK 239 LOT 1 (B1); 345 Franklin Avenue. Conceptual review

Nylema Naby, the attorney representing the applicant, said Hank Groenewal is the contract purchaser of 345 Franklin Avenue. She said the applicant will demolish part of the existing building and construct a new building with a mixed use of a bank on the first floor with a single drive through lane and 2 residential apartments on the second floor. The building will be reduced to 1500 square feet so as to provide sufficient parking for this project. She said this is a permitted use in this B1 zone. Mr. Groenewal said the bank will be the main tenant. Chair Fortunato said the minimum size of the apartments can be 600 square feet per apartment per town ordinance. He suggested that the variances for this property be kept at a minimum. Ms. Naby said that approximately 600 square feet will be removed from the building to accommodate the parking requirements.

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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 8:10 p.m.

Respectfully submitted,

Susan McQuaid, Secretary  
Wyckoff Planning Board