

**WYCKOFF PLANNING BOARD  
DECEMBER 12  
DECEMBER 12, 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 December 12, 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; Rudy Boonstra, Township Committee Representative, George Alexandrou, Kevin Purvin, Michael Homaychak, Scott Fisher, Glenn Sietsma, Drita Haznedari-McNamara and John An.

**Board Members Absent:** Brian Scanlan, Mayor

**Staff Present:** Joseph Perconti, Planning Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan McQuaid, Board Secretary; Maureen Mitchell, Board Secretary; Denise Capparelli, Administrative Support Assistant.

**OLD BUSINESS**

Approval of the November 14, 2018 Work Session and Regular Business Minutes  
Approval of the November 14, 2018 Special Meeting Minutes

Board Member Homaychak made a motion to approve the November 14, 2018 work session and regular business meeting minutes. Second, Vice Chairman Hanly. Voting in favor: Mr.

Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. An, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**  
**RESOLUTION #18-12**

Vice Chairman Hanly made a motion to approve Resolution #18-12 for payment of vouchers as amended. Second, Board Member Homaychak. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. An, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

**FOR COMPLETENESS REVIEW**

**LEE, JOONHEE AND HELEN** BLK 340 LOT 25 (RA-25 CORNER) 468 Vance Avenue. *(The applicant proposes to install a privacy fence on this corner lot which will encroach into the front yard setback).*

As per Township Engineer DiGennaro, the property is located in the RA-25 Zone and is a corner property having frontage on three sides, Vance Avenue, Evergreen Drive and Wellington Drive. The applicant is proposing to install a 6 foot high privacy fence in the front yards along Evergreen Drive and Wellington Drive to enclose the yard to the rear of the dwelling requiring variance relief. The applicant provided the additional information requested by Mr. DiGennaro regarding dimensions and more landscaping plans. He found the application to be complete.

Board Member Alexandrou made a motion to deem the application complete. Second, Mr. Boonstra. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. An, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

This application will be heard at the public hearing meeting at 8:00 p.m.

**PUBLIC HEARINGS – CARRIED**

**FOUR GEMS, LLC** BLK 237 LOT 8 (B1A CORNER); 244 Everett Avenue. *(The applicant is proposing to expand the current building and to completely renovate the exterior and interior of the enlarged building for office use).*

At the November 14, 2018 meeting the Board made recommendations for the applicant to reduce the porch depth by 6" and raise the grade of the front property to facilitate eliminating one stair riser and there by lessen the front yard setback. Peter Ten Kate, Boswell Engineering Representative stated that the changes are reflected in the revised plans.

This application will be heard at the public meeting at 8:00 p.m.

**DAIRY QUEEN** BLK 219 LOT 14 (B1-CORNER); 299 Franklin Avenue. *(The applicant proposes to install a generator in the second front yard along Godwin Avenue).*

This application will be heard at the public meeting at 8:00 p.m.

There being no further business, a motion to adjourn the Business meeting was made and seconded and passed unanimously. The meeting concluded at 8:02 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary  
Wyckoff Planning Board