

**WYCKOFF PLANNING BOARD**  
**FEBRUARY 12, 2020 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 Chairman Fortunato.

“The regular February 12, 2020 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](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.”*

The meeting began with the Pledge of Allegiance.

**Board Members in Attendance:** Robert Fortunato, Chairman; Tim Shanley, Mayor; Rudy Boonstra, Township Committee Representative; Michael Homaychak, Sarah Caprio, Anthony Riotto, and John An.

**Board Members Absent:** Kevin Purvin, Scott Fisher, Glenn Sietsma and George Alexandrou.

**Staff Present:** Kevin Hanly, Planning Board Attorney and Maureen Mitchell, Board Secretary.

**OLD BUSINESS**

Approval of the January 8, 2020 Work Session and Regular Business Minutes

The January 8, 2020 Work Session and Business Meeting Minutes were approved during the Work Session.

**MEMORIALIZING RESOLUTION**

FRANKLIN MONROE REALTY 345 Franklin Avenue BLK 239 LOT 2.

The applicant is proposing to amend the previously approved design of the roof peak and to replace the previously approved solid front door with a clear glass door. No variance was required. The Resolution was memorialized during the Work Session.

**APPLICATIONS CARRIED**

**GALASSO ENTERPRISES, LLC** BLK 203 LOT 3.04 (L-2) 825 Windham Court North.  
Amendment to Existing Site Plan. Applicant proposes to add 56 additional parking

spaces to the site which currently has 50 parking spaces.

It was announced during the Work Session that the application will be carried to the March 11, 2020 meeting. The applicant will re-notice the Public.

**KAYAL, GARY** 225 Van Houten Avenue BLK 258 LOT 13 (RA-25).

The applicant imported approximately 774 cubic yards of soil to raise the level of the rear yard and constructed a 3'-4' boulder retaining wall to contain the soil.

It was announced during the work Session that the application will be carried to the March 11, 2020 meeting. The applicant will not be required to re-notice for that hearing.

### **COMPLETENESS REVIEW/PUBLIC HEARING**

AZZAWI 612 Lawlins Rd BLK 230 LOT 17

(The applicant proposes to install a 6' white vinyl privacy fence in the front yard of this corner lot)

The application was deemed incomplete during the Work Session. Mr. Azzawi, the applicant, asked if he could respond to the comments made by the Board during the Work Session. He said he was not aware of the technicalities listed in the Engineer's report. Chairman Fortunato stated that all fence applications require plantings as per the Township Ordinance. Mr. Azzawi's architect, Rami Bitar, came forward to speak on behalf of his client. He stated that in his opinion, revising the plans and adding landscaping will impose an unnecessary expense on his client. He said that the proposed fence will be installed behind the existing plantings along Franklin Avenue. Mr. Fortunato stated that the plans need to reflect where the fence will be installed in relation to the property line as well as what plantings will remain and what will be added. He advised Mr. Bitar to contact the Township Engineer to find out exactly what needs to be reflected on the plans. He also recommended considering alternative styles of fencing that are not solid. Mr. Shanley said that there are non-solid fence options to choose from that will not require a variance. Chairman Fortunato stated that The Azzawi application will be heard first at the next meeting pending submission of revised plans.

### **OPEN TO THE PUBLIC**

Ray Schwab, who resides at 555, Franklin Avenue came forward. He stated that the applicant's rear property line abuts his property and he would like to know what the plans are for the fencing in that area. Mr. Fortunato stated that the fence application does not pertain to the rear property line. The variance application is for the installation of a fence along Franklin Avenue and Lawlins Road. Mr. Fortunato suggested that Mr. Schwab contact the Township Engineer, Mark DiGennaro, regarding the rear property line fence requirements.

Steve McNally, who resides at 617 Lawlins Road, came forward. He said that he was concerned when he received the Public Notice regarding the installation of a fence in the front yard and would like to know exactly where the fence will be installed. Mr. Fortunato suggested that Mr. McNally stop by the Planning Board office to review the revised plans prior to the next meeting.

### **CLOSED TO THE PUBLIC**

There being no further business, a motion to adjourn the Public Business Meeting was made, seconded and passed unanimously. The meeting concluded at 8:16 p.m.

Respectfully submitted,  
Maureen Mitchell, Secretary  
Wyckoff Planning Board