

**WYCKOFF PLANNING BOARD  
JUNE 12, 2019 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 June 12, 2019 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.

Mr. 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; Tom Madigan, Mayor; Rudy Boonstra, Township Committee Representative; Michael Homaychak, Glenn Sietsma, Kevin Purvin and George Alexandrou.

**Board Members Absent:** Scott Fisher, Sarah Caprio and John An.

**Staff Present:** Joseph Perconti, Planning Board Attorney; Mark DiGennaro, Township Engineer; Pete Ten Kate, Boswell Engineering Representative and Maureen Mitchell, Board Secretary.

**OLD BUSINESS**

Approval of the May 8, 2019 Work Session and Regular Business Minutes

Board Member Homaychak made a motion to approve the May 8, 2019 Work Session and Regular Business Meeting minutes. Second, Mr. Hanly. Voting in favor: Mr. Homaychak, Mr. Boonstra, Mayor Madigan and Vice Chairman Hanly and Chairman Fortunato.

**RESOLUTIONS TO APPROVE VOUCHERS FOR PAYMENT**

Resolution #19-06

A motion was made by Mr. Hanly to approve payment Resolution #19-06. Second, Mr. Homaychak. Voting in favor: Mr. Alexandrou, Mr. Sietsma, Mr. Purvin, Mr. Homaychak, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

**RESOLUTIONS TO BE MEMORIALIZED**

**VAN ALSTYNE, ANITA & MICHAEL** BLK 214 LOT 95 (RA-25) 370 Harvey Court.

The applicant proposes to install a 37' length of 6' high solid fence from the end of the existing fence to the side of the home.

Vice Chairman Hanly made a motion to memorialize the Resolution for 370 Harvey Court. Second, Mr. Boonstra. Voting in favor: Homaychak, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

**CARAFELLO, KELLY & WILLIAM** BLK 455 LOT 34 (RA-25) 185 Fox Hollow Rd.

The applicant proposes to install a 6' white vinyl privacy fence on front yard #2 facing Fox Hollow Road and an address sign post on the corner of the property where the 2 front yards meet.

Board Member Boonstra made a motion to memorialize the Resolution for 185 Fox Hollow Road. Second, Mr. Homaychak. Voting in favor: Mr. Homaychak, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

**FOUR GEMS** BLK 237 LOT 8 (B1A) 244 Everett Avenue.

Amended Site Plan. The applicant proposes to replace the existing brick foundation with masonry block.

Board member Homaychak made a motion to memorialize the Resolution for 244 Everett Avenue. Second, Vice Chairman Hanly. Voting in favor: Mr. Boonstra, Mr. Homaychak, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

**FOR PUBLIC HEARING**

**726 WYCKOFF NORTH, LLC** BLK 216 LOT 10.01 (RA-25) 726 WYCKOFF AVE.

Minor Subdivision.

Chairman Fortunato announced that this application was deemed complete at the May 8, 2019 Planning Board Work Session meeting and it was then referred to The Shade Tree Commission for review. He then read the recommendations presented by The Commission with regard to the removal of trees on the property which states:

Members of the Shade Tree Commission conducted informal site visits to the property located at 726 Wyckoff Avenue. The Commission desires to preserve as many of the existing mature trees as possible. The Board should recognize that there are many mature trees on this lot. These trees must be preserved if at all possible. The existing buffers with mature trees located between the subject property and the surrounding properties should be preserved and maintained. Once the subdivision is approved, the Shade Tree Commission would like to review the site plan. This site plan must show existing trees marked for removal, as well as existing trees to remain.

Board Member Sietsma stated that once the property is subdivided and there are building plans, we will see what the footprint of the proposed building will be and will then be able to determine which trees have to come down. If the possibility exists to save any of the mature trees, that is what we will strive to do.

Chairman Fortunato stated that the applicant will provide testimony during the Public meeting.

### **APPLICATION 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.

Chairman Fortunato announced that the applicant has requested that the application be carried until the July 10, 2019 meeting.

### **FOR COMPLETENESS REVIEW & PUBLIC HEARING**

**PIANELLI, MARCO** BLK 201 LOT 2 (RA-25) 447 Lake Road  
The applicant proposes to bring in 565 cubic yards of soil.

Township Engineer DiGennaro provided the following summary of the application:  
The applicant has obtained all required approvals to demolish the existing residential structure and accessory structure on the property to construct a new dwelling which is currently under construction. Due to the existing sloping conditions, the applicant desires to grade the right side of the property to minimize the extent of the slope, requiring a Planning Board approval as the amount of soil required exceeds 100 CY. The property is served by municipal sanitary sewer. The proposed retaining wall does not exceed 3.5 feet and is setback from the property line as required. The proposed site includes an approved storm water management plan which will result in a zero net increase in runoff from the developed property. In consideration of the above, it is recommended that the application be deemed complete by the Planning Board.

Board Member Sietsma mad a motion to deem the application complete. Second, Mr. Homaychak. Voting in favor: Mr. Alexandrou, Mr. Purvin, Mr. Homaychak, Mr. Sietsma, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.  
The applicant will provided testimony at the Public meeting.

### **FOR COMPLETENESS REVIEW**

**GRACE METHODIST CHURCH** BLK 411 LOT 2 (RA-25) 555 Russell Avenue  
Minor Subdivision

Township Engineer DiGennaro presented the following report on the application:  
The subject property is located in the RA-25 zone on a corner lot with frontage on three roadways; Eder Avenue, Russell Avenue and Farview Avenue. The lot is non-conforming as it has two principal structures on one lot and the principal church building is in the side yard setback. The applicant proposes to subdivide the existing 310,185 square foot parcel to create separate lots. One lot will retain the existing single family home fronting Farview Avenue, one new conforming residential building lot along Eder Avenue and one to continue to house the existing church building and parking lot unaltered. Mr. DiGennaro went on to say that the applicant is requesting waivers for the following checklist items:

Landscape plan  
Grading plan  
Locations of wells and septic  
Site topography and contours  
Locations of drainage features and watercourses  
Storm water management plan.

He added that he feels it is acceptable to grant the waivers at this time since the application is solely for a subdivision. No building is being proposed however, when the residential building is proposed a landscape plan will be required for that new lot. In addition to the landscape plan, 186-26E of the Township Code requires a buffer strip between the off street parking area of the church and the adjacent property located in a residential zone. Mr. DiGennaro stated that The Board may want to make that a condition of the Resolution. Mayor Madigan stated that the requirement of installing the buffer on the church property should be included as part of the approval of the subdivision application.

Finally Mr. DiGennaro stated that the applicant must submit a final deed and property survey for approval prior to recording. The applicant shall submit an original final subdivision map for signature by the Planning Board Chairman, Secretary and Township Engineer. All costs associated with filing and amending tax maps shall be the responsibility of the applicant. Any proposed improvements upon the newly created lot 2.02 must comply with current Zoning requirements.

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

The application will be heard at the July 10, 2019 Planning Board Public meeting.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded and passed unanimously. The meeting concluded at 8:10 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary  
Wyckoff Planning Board