

**WYCKOFF PLANNING BOARD
NOVEMBER 10, 2021 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 November 10, 2021 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.”

“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.”

The meeting began with the Pledge of Allegiance.

ROLL CALL

Board Members present: Rob Fortunato; Chairman, Kevin Purvin; Vice Chairman, Rudy Boonstra; Township Committeeman, Kelly Conlon, Glenn Sietsma, Frank Sedita, Mike Homaychak, and Scott Fisher.

Board Members absent: Melissa Rubenstein, Mayor; George Alexandrou, and Mae Bogdanský. Staff present: Kevin Hanly; Board Attorney, Mark DiGennaro; Township Engineer, and Maureen Mitchell; Board Secretary.

OLD BUSINESS

Approval of the October 13, 2021 Work Session and Regular Business Minutes

The minutes were approved during the Work Session.

FOR PUBLIC HEARING AND CONSIDERATION OF THE UPDATED TOWNSHIP OF WYCKOFF MUNICIPAL STORMWATER PLAN ELEMENT OF THE MASTER PLAN

Chairman Fortunato stated that Mr. Rossi and Mr. Shannon were very helpful in providing information during the Work Session and he asked if any Board members had any additional questions.

Frank Rossi was sworn in. He stated that he has been employed at Boswell Engineering for 37 years and he heads the Environmental Department with the company. Mr. Rossi said he has a

bachelor's degree in chemistry, a master's in chemical engineering, and he is a national stormwater inspector and wetland delineator. The Board recognized Mr. Rossi as an expert in his field.

Mr. Hodaychak inquired how the new requirements will affect public lands in the Township such as the new turf football field that was recently installed and the drainage system beneath the field.

Mr. Rossi stated that the newly installed field will not be affected by the new requirements because a very elaborate stone drainage system was constructed beneath the field to hold a 100 year storm and all of that water is being recharged.

Chairman Fortunato asked if the updated SWMP has been prepared for the Township in accordance with the State mandates.

Mr. Rossi affirmed that the new requirements are mandated by the NJDEP with specific guidance for the minimum requirements of complying with the general permit for stormwater, and the Township of Wyckoff is in compliance with that requirement.

Robert Shannon, the Township of Wyckoff Administrator, was sworn in. Mr. Shannon said he would like to point out, that in accordance with the Township Committee's transparency plan, the entire SWMP, or public information pertaining to the plan is posted on the Wyckoff website www.wyckoff-nj.com where there are a number of quick links at the bottom of the home page, one of which is the Stormwater Management Act. Everything is posted there for public information. Mr. Shannon went on to say that updating the SWMP is a compliance matter. The Governing Body, Rob Landel, the Township Attorney, and Frank Rossi worked hard to put together the Stormwater Control Ordinance which is a component in the plan under appendix A, and the plan is consistent with the law that has been developed by the NJDEP. Finally, Mr. Shannon stated that the project team, which consisted of himself, Mr. Rossi, Mr. Boonstra, Mr. DiGennaro, and Mr. Landel, focused on protecting the town to ensure that whatever development triggers the stormwater control, the new requirements will be complied with.

OPEN TO THE PUBLIC
NO ONE FROM THE PUBLIC COMMENTED
CLOSED TO THE PUBLIC

Chairman Fortunato stated that the new requirements updated in the SWMP are state mandated and Mr. Rossi has testified that the updated plan meets the requirements of the State. The Chairman asked for a motion to adopt the updated SWMP.

Mr. Sietsma made a motion to adopt the updated Municipal Stormwater Manage Plan Element of the Master Plan. Second, Mr. Hodaychak. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Hodaychak, Mr. Fisher, Mr. Boonstra, Mr. Purvin, and Chairman Fortunato.

RESOLUTION TO ADOPT THE UPDATED STORMWATER MANAGEMENT PLAN ELEMENT OF THE TOWNSHIP OF WYCKOFF MASTER PLAN

Mr. Sietsma made a motion to approve the Resolution. Second, Mr. Hodaychak. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Hodaychak, Mr. Fisher, Mr. Boonstra, Mr. Purvin, and Chairman Fortunato.

NEW APPLICATION FOR COMPLETENESS REVIEW AND PUBLIC HEARING IF DEEMED COMPLETE

Hajinlian, Noreen 327 Brookside Ave. Block 203 Lot 18
(Minor Subdivision. The applicant proposes to obtain land from adjacent lot 17 of block 203 in order to subdivide her property, lot 18, into two (2) conforming lots).

The application was deemed complete during the Work Session. Mr. Boonstra recused himself and stepped down from the dais.

Bruce Whitaker, the applicant's Attorney, stated that this is an application for a minor subdivision to create conforming lots without requiring any variances. The application was marked exhibit A-1, the subdivision plat was marked exhibit A-2, and the subdivision plot plan showing the conceptual drawing of a new home on lot 18.02 was marked exhibit A-3.

Tibor Latincsecs, the applicant's Engineer was sworn in. Mr. Latincsecs professional address is 29 Church Street in Ramsey New Jersey.

Board Attorney Hanly stated Mr. Latincsecs has appeared before this Board many times and recognized him as an expert in Engineering.

Mr. Latincsecs provided the following summation of the application:

Exhibit A-2 subdivision plat, which was last revised on 10/21/2021, shows existing lot 17 consisting of 36,925 sf and existing lot 18 consisting of 45,747 sf. Both lots are oversized for the RA-25 zone which requires 25,000 sf. This is a minor subdivision to create a third lot which will be conforming in all regards. The proposed subdivision will create lot 17.01 which will consist of 31,671 sf, lot 18.01 which will consist of 25,001 sf and a third newly formed lot 18.02 consisting of 26,000 sf. All three (3) lots will be conforming in all aspects. With the creation of the new lot 18.02 we took into consideration the prospect of the construction of a new home on the lot and the conceptual drawing shows that a 75' wide home can easily be constructed on the lot and conform to all zoning requirements.

Chairman Fortunato stated that the two (2) existing lots with houses will remain conforming and one (1) vacant lot will be created which will also be conforming. No variances are being sought and the applicant was not required to notice for the minor subdivision. The Chairman then asked for a motion.

Mr. Homyachak made a motion to approve the subdivision application. Second, Mr. Sietsma. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Fisher, Mr. Sietsma, Mr. Purvin, and Chairman Fortunato.

There being no further business, a motion to adjourn the Public Business Meeting was made, seconded, and passed unanimously. The meeting concluded at 8:45 p.m.

Respectfully submitted,
Maureen Mitchell, Secretary
Wyckoff Planning Board