

**WYCKOFF PLANNING BOARD**  
**OCTOBER 7, 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 October 7, 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, Kevin Purvin, Scott Fisher, George Alexandrou, Glenn Sietsma, Sarah Caprio and John An.

**Staff Present:** Thomas Garlick, Acting Planning Board Attorney; Mark DiGennaro, Township Engineer and Maureen Mitchell, Board Secretary.

**OLD BUSINESS**

Approval of the September 11, 2019 Work Session and Regular Business Minutes

Mr. Homaychak made a motion to approve the September 11, 2019 Work Session and Regular Business Meeting minutes. Second, Mr. Purvin. Voting in favor: Mr. Purvin, Ms. Caprio, Mr. An, Mr. Homaychak, Mr. Sietsma, Mr. Alexandrou, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

**RESOLUTIONS TO BE MEMORIALIZED**

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

Board Member Caprio made a motion to approve the amended Resolution for 555 Russell Avenue. Second, Mr. Hanly. Voting in favor: Mr. Homaychak, Ms. Caprio, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

**403 GOFFLE PARTNERS** 403 Goffle Road BLK 491 LOT 11 (B-2)

The applicant proposes to add a free standing sign 5' from the property line, add 2 ADA compliant parking spaces and 3 additional parking spaces for a total of 5 new parking spaces Approved.

Board Member Homaychak made a motion to approve the Resolution for 403 Goffle Road. Second, Ms. Caprio. Voting in favor: Mr. An, Ms. Caprio, Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

**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. The applicant requested an adjournment of the Public Hearing until the October 7, 2019 Planning Board meeting.

The application was carried to the October 7, 2019 meeting, at the applicant's request, with the condition that the applicant or his Professional Representative appear before the Board to provide a status update of the application. Bruce Whitaker, the applicant's Attorney, will provide an update during the Public meeting.

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

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

The applicant will provide testimony during the Public meeting.

**FOR REVIEW AND RECOMMENDATION**

There was a lengthy discussion amongst the Board Members who had many questions regarding the clarity and specificity of some of the language in the Ordinances. A motion was made to recess the Work Session at 8:15 p.m. in order to allow for the Public hearings of the two (2) carried applications on the agenda. The Board voted unanimously to recess the Work Session and resume after the Public meeting to fully review and vote on Ordinances 1889 – 1894. The Work Session resumed at 8:57 p.m.

ORDINANCE #1889: AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND PEDESTRIAN CIRCULATION AND SAFETY STANDARDS  
The Board Members had a lengthy discussion about Ordinance 1889. The consensus was that

the language in the Ordinance is not clear with regard to the following:

- The Ordinance does not state if this applies only to the development of the overlay zones or to all new development in Wyckoff.
- Will the Ordinance trigger a requirement for anyone developing a residential property to install sidewalks on both side of the street where no sidewalks currently exist on that street?
- Would a builder developing a single residential lot with no intention of putting in sidewalks have to seek relief or obtain a waiver by of a Planning Board hearing?
- Clarify handicapped passage requirement for a residential property required to put in a sidewalk under the new ordinance.
- Required bicycle parking areas will be restrictive for businesses by eliminating vehicle parking spaces.

Vice Chairman Hanly made a motion not to recommend the adoption of Ordinance 1889 as written until clarification as to which properties it will apply to and under which circumstances. Second, Mr. Alexandrou. Voting in favor: Mr. Purvin, Mr. Homaychak, Mr. Fisher, Mr. Sietsma, Mr. Boonstra, Mayor Madigan and Chairman Fortunato.

ORDINANCE #1893: AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMENED BUFFER AND PLANTING STANDARDS

Following a discussion, the Board Members voted unanimously to recommend the adoption of Ordinance 1893 subject to the following changes in bold and underlined:

- 186-36.2D. Buffers shall be required where noted in the Township's Land Use Ordinance **or when required by a Land Use Board.**
- 186-36.2O. A mixture of plant species for each planting type (evergreen trees, deciduous trees, evergreen shrubs, etc.; **excluding white pine trees**)
- 186-36.2P. An irrigation system **should** be used to establish plant material and sustain adequate moisture needs.
- 186-36.2Q. Street trees may be required along all public and private streets. **(eliminate "at a spacing of not less than 40 feet")**
- 186-36.2R. Mr. Boonstra stated that this may be a duplication of an existing ordinance and if so it will be removed from Ordinance 1893.

ORDINANCE #1890: AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

ORDINANCE #1891: AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING AND FAIR SHARE PLAN.

ORDINANCE #1892: AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING AND FAIR SHARE PLAN.

ORDINANCE #1894: AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY

MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING AND FAIR SHARE PLAN

The Board Members voted unanimously to recommend the adoption of Ordinances 1890, 1891, 1892 and 1894 with the following conditions:

- Ask the Township Attorney to investigate if the Town can dictate, by ordinance, the design of a building as deeply stated in the ordinances.
- Include a requirement for underground utilities.
- Include a requirement for types of lighting.
- Include "green building materials" guidelines.
- Establish a percentage of required green space; lawns etc.
- Address fire safety/sprinklers.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded and passed unanimously. The Work Session, which resumed at 8:57 p.m., concluded at 9:52 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary  
Wyckoff Planning Board