

**WYCKOFF PLANNING BOARD
DECEMBER 9, 2020 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 was also streaming live on the Township of Wyckoff YouTube channel.

The meeting commenced with the reading of the Open Public Meeting Statement by Chairman Fortunato.

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act NJSA 10:4-6 et seq., and in consideration of Executive Order #103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency in the State of New Jersey, the Planning Board of the Township of Wyckoff does hereby notify the public that to protect the health, safety and welfare of our citizens, the meeting of the Planning Board of the Township of Wyckoff scheduled for Wednesday December 9, 2020 will be conducted virtually through Zoom technology and it will be live-streamed on the Township of Wyckoff's YouTube channel. The Work Session is scheduled for 7:30 and the Public Business meeting will begin at 8:00 pm.

These measures are implemented to allow members of the public to observe the meeting via live streaming and to provide the ability to comment during the periods for public comment during the meeting through Zoom telephone call in technology. Joining the meeting by telephone will be utilized as security against the sharing of inappropriate video content.

General instructions regarding access to the meeting is posted on the Wyckoff web site's home page at www.wyckoff-nj.com as a "News" item.

"The regular December 9, 2020 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.

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"*

"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 Members in Attendance: Rob Fortunato, Chairman; Tim Shanley, Mayor; Rudy Boonstra, Township Committeeman; Michael Homaychak, Scott Fisher, Anthony Riotto, Kelly Conlon, George Alexandrou, and John An.

Absent: Kevin Purvin, Vice Chairman and Glen Sietsma

Staff Present: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the November 9, 2020 Work Session and Public Business meeting minutes.

Board Member Homyachak made a motion to approve the November 9, 2020 Work Session and Public Business meeting minutes. Second, Mr. Riotto. Voting in favor: Ms. Conlon, Mr. Riotto, Mr. Homyachak, Mr. An, Mr. Boonstra, and Mayor Shanley. Chairman Fortunato and Mr. Alexandrou abstained.

Approval of Payment Resolution #20-12

Board Member Riotto made a motion to approve Payment Resolution #20-12. Second, Mr. Homyachak. Voting in favor: Ms. Conlon, Mr. Riotto, Mr. Homyachak, Mr. Fisher, Mr. Alexandrou, Mr. An, Mr. Boonstra, Mayor Shanley and Chairman Fortunato.

RESOLUTIONS TO BE MEMORIALIZED

Robert Sokoly 370 Sicomac Avenue Block 379 Lot 25.01
(The applicant proposes to subdivide existing lot 25.01 into two lots)

Board Member Riotto made a motion to approve the Resolution. Second, Mr. Homyachak. Voting in favor: Ms. Conlon, Mr. Riotto, Mr. Homyachak, Mr. An, Mr. Boonstra and Mayor Shanley. Chairman Fortunato, Mr. Alexandrou and Mr. Fisher abstained.

FOR COMPLETENESS REVIEW

Awad, Reda & Mary 490 Vance Avenue, Block 337 Lot 14
(The applicant demolished the existing residential structure and proposes to alter the grading of the property resulting in soil movement in excess of 100 cubic yards in order to construct a new residential dwelling on the lot)

Mark DiGennaro, the Township Engineer, provided the following technical summary of the application: The applicant has demolished the existing residential structure and proposes to improve the property to construct a new dwelling, circular driveway, install a new 5-bedroom septic system and alter the grading of the property resulting in soil fill in excess of 100 cubic yards requiring Planning Board approval under 186-22H of the Township Code. The proposed 5 bedroom septic system is currently under review. Multiple items on checklists 46-40 B and 46-40 C are incomplete. Certification that property tax payments and assessments are current is required and has not been submitted. An ownership disclosure statement is required and has not been submitted. The property owner permission form which grants Board Members permission to step on the property was not provided. Proposed principal building, accessory structures with dimensions, finished grade elevations, floor plans, area measurements and building height are required and have not been provided. A landscape plan is required and has not been submitted. The submitted plot plan shows that approximately fifty-two (52) trees are to be removed however it does not propose any new landscaping.

Chairman Fortunato stated that several of the missing items could be submitted subject to approval however the landscape plan is inadequate. Fifty-two (52) trees are proposed to be

removed and no new plantings have been proposed. He added that he does not believe the application can be deemed complete for that reason.

Saverio Cereste, the applicant's Attorney, stated that he understands that a more substantial landscape plan is needed in light of the fact that a substantial number of trees are going to be removed. He added that whatever is needed to make the application complete will be submitted.

Mr. Fortunato suggested trying to lessen the number of trees to be removed adding that past experience has shown that generally the Board Members like to see that some of the natural landscaping remains.

Mr. DiGennaro said that he and a member of the Shade Tree Commission, such as Mr. Sietsma, could walk the site and provide a report for the members of The Board for the next meeting. He added that the applicants could join them as well when they visit the site.

Chairman Fortunato stated that before the application can be deemed complete, the applicant must submit the certification of paid taxes, an ownership disclosure statement, the property owner permission form, an affidavit certifying no protective covenants or deeds exist, and a landscape plan.

Mr. Hanly stated that architectural plans with elevations must also be submitted. He added that the applicant will not have to re-notice.

Mr. DiGennaro stated that the height of the proposed structure, from the lowest finished grade to the highest peak must be reflected on the plans as well as the proposed siding materials.

Mr. Boonstra made a motion to deem the application incomplete for the aforementioned reasons. Second, Mayor Shanley. Voting in favor: Ms. Conlon, Mr. Riotto, Mr. Fisher, Mr. Homaychak, Mr. Alexandrou, Mr. An, Mr. Boonstra, Mayor Shanley and Chairman Fortunato.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 8:04 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board