

WYCKOFF PLANNING BOARD
FEBRUARY 10, 2021 PUBLIC WORK SESSION MEETING MINUTES

Public Work Session: 7:30 p.m. Via the Zoom Video Conferencing Application and streaming live on the Township of Wyckoff YouTube channel

Public Business Meeting: 8:00 p.m. Via the Zoom Video Conferencing Application and streaming live on the Township of Wyckoff YouTube channel

The meeting commenced with the reading of the Open Public Meeting Statement by Chairman Robert 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 February 10, 2021 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 January 13, 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." 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.

"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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ROLL CALL

Board Members present: Melissa Rubenstein, Mayor; Rudy Boonstra, Township Committeeman; Rob Fortunato, Chairman; Frank Sedita, Mike Homyachak, Glenn Sietsma, George Alexandrou, and Mae Bogdanskyy.

Board Members absent: Scott Fisher, Kevin Purvin and Kelly Conlon.

Staff present: Mark DiGennaro, Township Engineer and Maureen Mitchell, Board Secretary.

OLD BUSINESS

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

Mr. Homyachak made a motion to approve the January 13, 2021 Work Session and Regular Business Meeting minutes. Second, Mr. Sietsma. Voting in favor: Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Mr. Boonstra, Mr. Alexandrou, Ms. Bogdanskyy, Mayor Rubenstein, and Chairman Fortunato.

REQUEST FOR 90-DAY EXTENSION OF APPROVAL OF MINOR SUBDIVISION

Township of Wyckoff/Timothy Brackett Land Swap Block 203 Lots 1.02 and 1.03
(The applicant is requesting a ninety (90) day extension of time to record the perfected deeds)

Chairman Fortunato stated that the applicant's Attorney submitted a letter requesting additional time to record the perfected deeds. Board Attorney Hanly stated that the applicant has attempted to obtain all of the necessary permits expeditiously however additional time is needed and may be granted by the Board.

Mr. Homyachak made a motion to approve the 90 extension. Second, Mr. Sietsma. Voting in favor: Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Mr. Alexandrou, Ms. Bogdanskyy, Mr. Boonstra, Mayor Rubenstein, and Chairman Fortunato.

COMPLETENESS REVIEW**Dimitrakiou, Nick 802 Albemarle Street, Block 429 Lot 32**

(The applicant proposes to demolish the existing residential structure and alter the grading of the property resulting in soil movement in excess of 100 cubic yards in order to construct a new home on the lot)

Mark DiGennaro, the Township Engineer provide the details of the application as follows:
The applicant is seeking to demolish the existing residential structure and improve the property to construct a new dwelling, driveway and change the grading of the property resulting in soil movement in excess of 100 cubic yards requiring Planning Board approval. The applicant has already removed in excess of 37 trees from the property without prior approvals which is in violation of Section 163 of the Stormwater Management Ordinance of the Township of Wyckoff which suggests a penalty of \$2500 per tree. In consideration of the application, the Board may wish to recommend an appropriate penalty to be imposed. The property is served by municipal sanitary sewers. A post construction certification of zero net increase in runoff, by the design engineer of record, must be provided together with a final as-built site plan including topography is required to obtain a certificate of occupancy. Underground electric utility is required. Prior to import of any soil, a soil manifest certificate of origin shall be provided to the Township Engineer

to ensure all imported material is free of debris and does not contain contaminants which exceed the Residential Direct Contact Soil Remediation Standards (NJRDCSRS). Bergen County Soil Conservation approval is required and has been satisfied. Finally, Mr. DiGennaro suggested that because of the violation of Section 163, penalties should be issued by the Building Department prior to the issuance of construction permits.

Chairman Fortunato asked Mr. DiGennaro to provide the Board with a brief explanation of the Ordinance and how it was violated. Mr. DiGennaro stated that whenever you are dealing with a stormwater management plan and approval requirements, the landscaping and tree removals come into play. When any work requires storm management, the applicant has an obligation to fulfill in requesting plan review and approval prior to beginning work on the property, and this includes the removal of trees.

Chairman Fortunato stated that he and Board Attorney Hanly discussed the matter and have agreed that enforcement of penalties is not within the purview of the Board. Mr. Hanly said that any penalties should be determined by the Code Enforcement Officer.

Board member Homaychak made a motion to deem the application complete. Second, Mr. Sietsma. Voting in favor: Mr. Sedita, Mr. Homaychak, Mr. Sietsma, Mr. Boonstra, Mr. Alexandrou, Ms. Bogdansk, Mayor Rubenstein, and Chairman Fortunato.

Kayal, Gary 225 Van Houten Avenue, Block 258 Lot 13

(The applicant proposes to construct an inground pool with patio resulting in soil movement in excess of 100 cubic yards)

Chairman Fortunato announced that this application would not be heard at this time.

PUBLIC HEARING - CARRIED

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)

Chairman Fortunato announced that this application was heard during the January 13, 2021 Planning Board meeting and testimony will continue this evening. The applicant submitted a revised landscape plan, and the architect also made a few minor changes to the plan.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 7:50 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board