

WYCKOFF PLANNING BOARD
MARCH 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 March 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 March 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." 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: Rudy Boonstra; Township Committeeman, Rob Fortunato; Chairman, Kevin Purvin; Vice Chairman, Kelly Conlon, Frank Sedita, Mike Homyachak, Glenn Sietsma, and Mae Bogdanskyy.

Board Members absent: Melissa Rubenstein, Mayor; Scott Fisher, and George Alexandrou.

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

OLD BUSINESS

Approval of the February 10, 2021 Work Session and Regular Business Minutes

Mr. Homyachak made a motion to approve the February 10, 2021 Work Session and Regular Business Meeting minutes. Second, Mr. Boonstra. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Mr. Boonstra, Mr. Purvin, Ms. Bogdanskyy, and Chairman Fortunato.

RESOLUTIONS TO BE MEMORIALIZED**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)

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)

Mr. Homyachak made a motion to approve the two (2) Resolutions. Second, Mr. Sietsma. Voting in favor: Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Ms. Bogdanskyy, Mr. Boonstra, Mr. Purvin, and Chairman Fortunato. Ms. Conlon abstained.

COMPLETENESS REVIEW**Kayal, Gary 225 Van Houten Avenue, Block 258 Lot 13**

(The applicant proposes soil movement in excess of 100 cubic yards)

Chairman Fortunato announced that this application will be addressed at the April 14, 2021 meeting.

Township of Wyckoff Maple Lake Minor Subdivision Block 320, Lots 10.02 and 11

Mark DiGennaro, the Township Engineer, provided the following summary of the application: The subject properties are located in the MF/AH-7 inclusionary residential zone created by Township Ordinance #1885 on 8/20/19. The general intent of the subdivision is to effectuate the terms of a land purchase by the Township as Open Space via a Bergen County grant. The resultant parcel was developed to satisfy the Township's 2018 Master Plan Amendment and Third Round Housing Element and Fair Share Plan adopted by the Planning Board in 2018. The application proposes to merge the parcels and re-subdivide the parcel to create two newly configured lots. The proposal also includes the delineation of a newly created sanitary sewer

easement to be dedicated to the developed housing tract.

Existing lot 10.02 contains 1,119,673.69 SF and existing lot 11 contains 34,544.31 SF for a combined total of 1,154,218.00 SF. The proposed merging and subdividing of the lots will result in new lot 10.02B with 916,468.26 SF of open space for the Township of Wyckoff and new lot 10.02A with 237,749.74 SF of developer owned land for a total of 1,154,218.00 SF. The plan appears to have a mathematical error for lot area of lot 10.02A. 237,749.74 appears to be the correct area. The newly created lot 10.02 should be identified as 10.02B, however, tax assessor should provide guidance on new lot number designation. The plan should clearly identify the newly created lot line between 10.02 and 10.02A. Any approval may be subject to Bergen County review as Cedar Hill Avenue is a county roadway. Amended plans must be prepared for signature and recording.

Mr. DiGennaro stated that the majority of the larger lot is environmentally sensitive and environmentally restricted meaning it is largely wetlands and riparian buffers, so it is ideally suited for open space preservation.

Mr. Boonstra stated that the two (2) existing lots both have Maple Drive addresses. He referred to a letter he received from Wyckoff Chief of Police, Dave Murphy, recommending that Maple Drive be given a new name prior to any development of the new lot 10.02A since it is so similar to Maple Avenue which is a street also located in Wyckoff. Having two (2) streets with the same name can cause confusion for emergency responders and dispatchers. Mr. Boonstra stated that the Township is now naming and renaming streets after former Wyckoff mayors adding that they are considering former Mayor and Senator McNamara for the renaming of Maple Drive. Mr. Boonstra said he would like to rename Maple Drive in an expedient fashion before the deeds for the subdivision are completed. He added that he will present this to the Township Committee.

Chairman Fortunato asked for a motion. Mr. Sietsma made a motion to deem the application complete. Second: Mr. Homyachak. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Ms. Bogdansk, Mr. Boonstra, Mr. Purvin, 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 7:57 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board