

**WYCKOFF PLANNING BOARD
MAY 12, 2021 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 Robert Fortunato.

“The regular May 12, 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 emailed 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 Homaychak, Glenn Sietsma, Board Members absent: Melissa Rubenstein, Mayor; Scott Fisher, Mae Bogdansk, and George Alexandrou.

Staff present: Kevin Hanly; Board Attorney, and Maureen Mitchell; Board Secretary.

Staff absent: Mark DiGennaro.

OLD BUSINESS

Approval of the April 14, 2021 Work Session and Regular Business Minutes

Mr. Homaychak made a motion to approve the April 14, 2021 Work Session and Regular Business Meeting minutes. Second, Mr. Purvin. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homaychak, Mr. Sietsma, Mr. Boonstra, Mr. Purvin, and Chairman Fortunato.

PAYMENT RESOLUTION #21-05

Mr. Hodaychak made a motion to approve Payment Resolution #21-05. Second, Mr. Sietsma. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Hodaychak, Mr. Sietsma, Mr. Boonstra, Mr. Purvin, and Chairman Fortunato.

RESOLUTIONS TO BE MEMORIALIZED

DeLorenzo, Mark 359 Ruit Farm Rd. Blk 429 Lot 44

(The applicant is seeking approval to move soil in excess of 100 cubic yards to install an inground pool)

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

Mueller, Maggi 478 Ellis Pl. Blk 347 Lot 13

(The applicant is seeking approval to install a 6' high, solid fence on a corner lot with two front yards)

Chairman Fortunato stated that he was aware that Ms. Mueller spoke with Ms. Mitchell about the type of fence she would have to install as per the approval by the Board at the April 14 meeting. Before memorializing the Resolution, he asked Ms. Mitchell to explain what transpired during the conversation with the applicant. Ms. Mitchell stated that Ms. Mueller was questioning why the fence has to have the lattice or non-solid topper. Ms. Mueller also said that the fence company was going to charge five thousand dollars (\$5000) more for a gray fence than a solid white vinyl fence. Ms. Mitchell said that she reminded Ms. Mueller that the Township has an Ordinance which prohibits 6' tall solid fences in a front yard, which was discussed at the meeting, however the Board recognizes the need for safety and privacy, so they granted the 6' tall fence that is not 100% solid. Ms. Mitchell told Ms. Mueller that although the Ordinance was discussed during the April 14 meeting, she could attend the Planning Board meeting on May 12 to ask any questions she failed to ask at the April meeting or make any additional statements she wished to make to the Board members. Upon speaking again later in the day, Ms. Mueller informed Ms. Mitchell that she will install the gray fence with the lattice or picket topper as approved by the Board and will not attend the May 12 Planning Board meeting.

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

Four Gems 244 Everett Ave. Blk 237 Lot 8

(Authorized field change to the previously approved landscape plan)

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

APPLICATION WITHDRAWN

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

(The applicant proposes soil movement in excess of 100 cubic yards requiring Planning Board approval)

Chairman Fortunato announced that this application has been withdrawn and read the following letter from Bruce Whitaker, the applicant's Attorney, into the record:

This letter is to advise you that my client has directed me to withdraw the above referenced application without prejudice. Instead of proceeding as contemplated with that application, my client is going to do the following:

He is coordinating with Mark DiGennaro the removal of all soil that was previously imported without a permit. He has directed his engineer to prepare a regrading plan for purposes of importing less than 100 cubic yards of soil which does not require a formal application before the Planning Board. That application will be submitted to Mr. DiGennaro for his review and approval and my client will then proceed with importing that soil after he provides to Mr. DiGennaro the appropriate soil testing certification as required by the Township of Wyckoff for all Applicants. Mr. Kayal will provide walls that will be less than 2 feet in height. It is understood that based upon the Township's standards, an Engineer's Certification for structural stability of a wall is not required for those walls that are less than 2' in height.

Mr. Boonstra stated that for purposes of enforcement by the Building Department, he wants to place on the record that Mr. Whitaker's letter is dated April 19, 2021.

Mr. Homyachak pointed out that the applicant was to install an additional seepage pit on the property to prevent runoff from his property onto the Library property as had happened in the past. Chairman Fortunato stated that according to Mr. Whitaker's letter, Mr. Kayal will submit a new engineering plan to Mr. DiGennaro.

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