

**WYCKOFF PLANNING BOARD**  
**NOVEMBER 10, 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 commenced with the reading of the Open Public Meeting Statement by Chairman Robert Fortunato.

“The regular November 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 emailed to said newspapers.”

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](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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**ROLL CALL**

Board Members present: Rob Fortunato; Chairman, Kevin Purvin; Vice Chairman, Rudy Boonstra; Township Committeeman, Kelly Conlon, Glenn Sietsma, Frank Sedita, Mike Homaychak, and Scott Fisher.

Board Members absent: Melissa Rubenstein, Mayor; George Alexandrou, and Mae Bogdansky.  
Staff present: Kevin Hanly; Board Attorney, Mark DiGennaro; Township Engineer, and Maureen Mitchell; Board Secretary.

**OLD BUSINESS**

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

Mr. Sietsma made a motion to approve the October 13, 2021 Work Session and Regular Business Meeting minutes. Second, Mr. Sedita. Voting in favor: Ms. Conlon, Mr. Sietsma, Mr. Sedita, Mr. Fisher and Chairman Fortunato. Abstained: Mr. Homaychak, Mr. Boonstra, and Mr. Purvin.

**NEW APPLICATION FOR COMPLETENESS REVIEW AND PUBLIC HEARING IF DEEMED COMPLETE**

Hajinlian, Noreen 327 Brookside Ave. Block 203 Lot 18  
(Minor Subdivision. The applicant proposes to obtain land from adjacent lot 17 of block 203 in order to subdivide her property, lot 18, into two (2) conforming lots).

Mr. Boonstra announced that he would be recusing himself and stepped down from the dais.

Mark DiGennaro, the Township Engineer, provided the following technical summary of the application:

I have reviewed the Minor Subdivision Plat prepared by Conklin Associates dated 9/17/21, last revised 10/21/21, Metes and Bounds description for proposed lots 17.01, 18.01 and 18.02, dated 9/17/21, Plot Plan last revised 10/21/21, Application for Subdivision Approval, and Zoning Application. The subject property is located on a corner lot in the RA-25 residential zone and is conforming. The application proposes to subdivide the property to create two separate conforming lots. The proposal includes a lot line amendment with adjacent lot 17 in order to merge approximately 5254 SF to newly created lot 18.02. The resultant three lots 17.01, 18.01 and 18.02 will be conforming to the RA-25 Residential Zone district. The proposed dwelling shown on lot 18.02 is for illustrative purposes only and any development proposed on the newly created lot will be subject to prior zoning review and approval. Any approval should be conditioned upon the following:

- The applicant must submit a final deed and property survey for review and approval prior to recording.
- The applicant shall submit an original final subdivision map for signature by the Planning Board Chairman, Secretary and Township Engineer.
- All costs associated with filing and amending tax maps shall be borne by the applicant.

Based on my review, the Board may wish to deem the application complete and move to public hearing as notice to the public is not required with a conforming minor subdivision application.

Mr. Fisher asked if this is the same applicant that came before the Board a few years ago with a subdivision application for this lot.

Mr. DiGennaro affirmed that it is the same applicant adding that the previous application would have resulted in one of the lots being nonconforming which the Board members expressed concerns about. The applicant subsequently withdrew that application and has now acquired land from the adjacent property owner in order to create two (2) conforming lots.

Mr. Fisher made a motion to deem the application complete. Second, Mr. Homyachak. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Fisher, Mr. Sietsma, Mr. Purvin, and Chairman Fortunato.

Mr. Boonstra returned to the dais.

**FOR PUBLIC HEARING AND CONSIDERATION OF THE UPDATED TOWNSHIP OF WYCKOFF MUNICIPAL STORMWATER PLAN ELEMENT OF THE MASTER PLAN**

Chairman Fortunato announced that Frank Rossi, of Boswell Engineering, and Robert Shannon, the Township Administrator are present at the meeting to provide information regarding the updated Stormwater Management Plan.

Mr. Boonstra stated that it is necessary for the Planning Board to approve the Resolution this

evening because the Township Committee will add the updated Stormwater Management plan to the Township's Master Plan. He added that Mr. Rossi and Mr. Shannon are present to answer any questions the Board members may have about the SWMP.

Chairman Fortunato asked Mr. Rossi to provide some of the highlights of the updated plan.

Mr. Rossi stated that currently, all towns operate under a general permit for the recharging of stormwater which is issued by the New Jersey Department of Environmental Protection (NJDEP). The NJDEP has adopted new regulations that govern stormwater management and then required each municipality to update its SWMP to reflect the new requirements. Municipal Governing Bodies were required to adopt a new stormwater management control ordinance. The emphasis the NJDEP has placed in this policy is termed green infrastructure. Most of the significant changes in the regulations incorporate green practices into the function of stormwater management. Mr. Rossi went on to say that one of the new green infrastructure requirements is to bring retention systems above ground where up to this point, they have been placed below ground. Mr. Rossi stated that the new requirements, from this point forward, will apply to all new major development of residential and commercial properties that are greater than one (1) acre in size however it will not apply to single family homes. In addition, all stormwater recharge systems dating back to 1984 will be required to undergo annual inspections.

Mr. Shannon stated that all development applications of properties exceeding one (1) acre will trigger an Engineering report to be requested by the Planning Board. He added that Boswell Engineering has been appointed by the Township Committee for the purpose of providing information or reports to the Planning Board so that the taxpayers of the Township could be protected.

Chairman Fortunato announced that the Work Session would adjourn at this time and the SWMP discussion would resume during the Public Business meeting.

A motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 8:00 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary  
Wyckoff Planning Board