

**WYCKOFF PLANNING BOARD
DECEMBER 8, 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 December 8, 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”

“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, Frank Sedita, Mike Homaychak, Scott Fisher, Mae Bogdansky, and George Alexandrou.

Board Members absent: Melissa Rubenstein, Mayor; and Glenn Sietsma.

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

Staff absent, Mark DiGennaro, Township Engineer.

OLD BUSINESS

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

Mr. Homaychak made a motion to approve the November 8, 2021 Work Session and Regular Business Meeting minutes. Second, Mr. Sedita. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homaychak, Mr. Fisher, Mr. Boonstra, Mr. Purvin, and Chairman Fortunato.

PAYMENT RESOLUTION #21-12

Mr. Homyachak made a motion to approve Payment Resolution #21-12. Second, Mr. Sedita. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Ms. Bogdanskyy, Mr. Alexandrou, Mr. Fisher, Mr. Boonstra, Mr. Purvin, and Chairman Fortunato.

RESOLUTION TO BE MEMORIALIZED

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).

Board Attorney Hanly stated that he amended the Resolution by adding two (2) additional conditions to the resolution based on Mr. DiGennaro's technical memo dated 11/5/2021. Condition number four (4) has been added which states corrections to drawings and the zoning table need to be filed with the Board Secretary and approved by the Township Engineer prior to recording of the subdivision deeds, and condition number five (5) which states to the extent that the applicant needs approvals from Bergen County, such approvals must be obtained and filed with the Board Secretary prior to recording of the subdivision deeds.

Chairman Fortunato said that he will make sure these conditions are met before he signs the mylar or the final subdivision plan.

Mr. Hanly said that apparently the County is involved because Brookside Avenue is a county road, and the applicant should have mentioned that at the application hearing.

Mr. Homyachak made a motion to approve the Resolution as amended. Second, Mr. Sedita. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Homyachak, Mr. Fisher, Mr. Purvin, and Chairman Fortunato.

A motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 7:45 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board