

**WYCKOFF PLANNING BOARD  
OCTOBER 13, 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 October 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 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.”*

\* \* \* \* \*

**ROLL CALL**

Board Members present: Rob Fortunato; Chairman, Kelly Conlon, Glenn Sietsma, Frank Sedita, Mae Bogdanský, and George Alexandrou.

Board Members absent: Melissa Rubenstein, Mayor; Rudy Boonstra, Township Committeeman; Kevin Purvin, Vice Chairman; Mike Homaychak, Scott Fisher,

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

**OLD BUSINESS**

Approval of the September 21, 2021 Work Session and Regular Business Minutes

Mr. Alexandrou made a motion to approve the September 21, 2021 Work Session and Regular Business Meeting minutes. Second, Mr. Sietsma. Voting in favor: Ms. Conlon, Mr. Sietsma, Mr. Sedita, Mr. Alexandrou, Ms. Bogdanský, and Chairman Fortunato.

**PAYMENT RESOLUTION #21-10**

Mr. Alexandrou made a motion to approve Payment Resolution #21-10. Second, Ms. Bogdanský.

Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Sietsma, Mr. Alexandrou, Ms. Bogdanský, and Chairman Fortunato.

#### **RESOLUTION FOR MEMORIALIZATION**

TD Bank 292 Godwin Ave. Block 219 Lot 17.01

(The applicant seeks amended site plan approval for the purpose of installing eleven (11) six-inch diameter bollards in front of the existing building)

Mr. Sietsma made a motion to approve the Resolution. Second, Mr. Sedita. Voting in favor: Ms. Conlon, Mr. Sietsma, Mr. Sedita, Ms. Bogdanský, Mr. Alexandrou, and Chairman Fortunato.

#### **REQUEST FOR EXTENSION OF TIME**

Township of Wyckoff/Canterbury Development Corp. Block 320 Lots 10.02 and 11

The Township Attorney is requesting a six (6) month extension of the April 14, 2021 resolution which is scheduled to expire on October 21, 2021 to provide the applicant with sufficient time to record the perfecting deeds.

Chairman Fortunato stated that the Township Attorney has requested that the Board extend the expiration of the Board's April 14, 2021 resolution, which is scheduled to expire on October 21, 2021, for an additional six (6) months to April 21, 2021 to provide the applicant with sufficient time to record the perfecting deeds.

Board Attorney stated that the facts were well stated under the applicable law in the letter of request and should be allowed by the statute.

Mr. Alexandrou made a motion to approve the request for a six (6) month extension of time to record the perfecting deeds. Second, Ms. Bogdanský. Voting in favor: Ms. Conlon, Mr. Sedita, Mr. Sietsma, Mr. Alexandrou, Ms. Bogdanský, and Chairman Fortunato.

#### **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).

Chairman Fortunato announced that this application will be heard at the November 10, 2021 meeting at the request of the applicants Attorney. Since the application is for a minor subdivision, there was no public notice required.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 7:40 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary  
Wyckoff Planning Board