

WYCKOFF PLANNING BOARD
FEBRUARY 13, 2019 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 Fortunato.

“The regular February 13, 2019 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.

Mr. Fortunato read this statement into the record: *“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.”

* * * * *

Board Member Attendance: Robert Fortunato, Chairman; Kevin Hanly, Vice Chairman; Tom Madigan, Mayor; Rudy Boonstra, Township Committee Representative, Board Members Michael Homyachak, Sarah Caprio and John An.

Board Members Absent: Kevin Purvin, Glen Sietsma, Scott Fisher and George Alexandrou.

Staff Present: Joseph Perconti, Planning Board Attorney; Peter Ten Kate, Boswell Engineering Representative and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the January 9, 2019 Work Session and Regular Business Minutes

Board Member Homyachak made a motion to approve the January 9, 2019 Work Session and Regular Business Meeting minutes. Second, Mr. Hanly. Voting in favor: Mr. An, Ms. Caprio, Mr. Hanly, Mr. Homyachak, Mr. Boonstra, Mayor Madigan and Chairman Fortunato.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**RESOLUTION #19-02**

Board Member Homaychak made a motion to approve Resolution #19-02 for payment of vouchers. Second, Mr. Boonstra. Voting in favor: Mr. Hanly, Mr. Homaychak, Mr. An, Ms. Caprio, Mr. Boonstra, Mayor Madigan and Chairman Fortunato.

RESOLUTION(S) TO BE MEMORIALIZED

ROBERT A. MILANESE BLK 235 LOT 18.02 (B1); 406 Highland Avenue. Site plan. *(The applicant proposes to remove the existing garage, construct an addition to the side of the building and construct four (4) parking spaces).*

Board Member Homaychak made a motion to memorialize the Resolution. Second, Vice Chairman Hanly. Voting in favor: Mr. An, Mr. Homaychak, Mr. Boonstra, Mr. Hanly and Chairman Fortunato.

PUBLIC HEARINGS – CARRIED

DAIRY QUEEN BLK 219 LOT 14 (B1-CORNER); 299 Franklin Avenue. *(The applicant proposes to install a generator in the second front yard along Godwin Avenue).*

Chairman Fortunato stated that the site plan has been amended and there is no longer any requirement for a variance. The application will be heard at the Public Business Meeting.

INTERNATIONAL CENTER FOR MINIMALLY INVASIVE SURGERY BLK 492 LOT 18.01 (B2); 461 Goffle Road. *(The applicant proposes to erect an 8' x 20' storage shed in the rear yard within the setback line).*

Chairman Fortunato announced that this application has been withdrawn.

FOR COMPLETENESS REVIEW

GALASSO ENTERPRISES, LLC BLK 203 LOT 3.04 (L-2) 825 Windham Court North. *(Amendment to Existing Site Plan. Applicant proposes to add 56 additional parking spaces to the site which currently has 50 parking spaces)*

Pete Ten Kate of Boswell Engineering gave a summary of the updated engineer report on behalf of Township Engineer Mark DiGennaro who was unable to attend the meeting. Mr. Ten Kate stated that the applicant submitted revised plans based on the recommendations of Mr. DiGennaro. The updated report is dated February 1, 2019.

Completeness Review Comments**Checklist Section 46-40 C**

- 21) This application includes a soil moving permit approval by the Planning Board as the project contemplates moving in excess of 100 CY.
- 22) Formal waiver for traffic study is requested.

- 23) Formal waiver for EIS is requested.
- 27) Applicant to provide information and testimony about the proposed use and estimated number of employees.

Site Plan

1. 168-20(F) - a planting strip not less than six feet wide, consisting of suitable shrubbery or hedges maintained at a height of 10 feet and a density to shield effectively the year-round undesirable visual exposure so as to provide a natural protective screen from incompatible uses and surroundings. The landscape plan satisfies this requirement.
2. 186-26 – Tree planting required at 50 foot intervals along parking lot. The landscape plan satisfies this requirement.
3. 168-20(D) – Dumpster enclosure. The plan proposes to enclose the existing dumpster area to comply.
4. Traffic circulation and signage has been shown on the plan where currently no traffic control exists on the site.
5. Stormwater management design has been submitted which satisfies the Township requirements.

Based on the items required to be reviewed by the Township Engineer, the application has been satisfactorily submitted and the Planning Board may wish to deem this application complete and schedule a public hearing.

Chairman Fortunato called for a motion to deem this application complete. Board Member Hodaychak made the motion to deem the application complete and be placed on the agenda for the March 13, 2019 Planning Board Public Hearing meeting. Second, Mr. Hanly. Voting in favor: Mr. Hodaychak, Mr. Hanly, Mr. Boonstra, Mr. An, Mayor Madigan and Chairman Fortunato. Ms. Caprio abstained.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded and passed unanimously. The meeting concluded at 8:00 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board