

**WYCKOFF BOARD OF ADJUSTMENT
MAY 22, 2018 SPECIAL MEETING MINUTES**

Special Meeting: 7:30 p.m. – Wyckoff Memorial Town Hall, Second Floor Court Room, 340 Franklin Avenue, Wyckoff, NJ

The meeting commenced with the reading of the Open Public Meetings Statement by Susan Yudin, Acting Chairman:

This special meeting of the Wyckoff Board of Adjustment dated Wednesday May 22, 2018 is now in session. In accordance with Section 8 of the Open Public Meetings Act, I wish to advise that notice of this meeting has been posted in the lower level of Memorial Town Hall since Wednesday, April 25, 2018. A copy of the notice has been filed with the Township Clerk and copies were sent to the Ridgewood News, the Bergen Record and the North Jersey Herald and News all papers with general circulation throughout the Township of Wyckoff. This notice establishes a special meeting for the Christian Health Care Center application.

Board Member Attendance: Susan Yudin; Brian Hubert; Ed Kalpagian; Rich DeLeo, Alt; Robert Ebel, Alt.

Board Member Absent: Carl Fry, Chairman; Erik Ruebenacker, Vice Chairman; Mark Borst; Brian Tanis.

Staff Present: David Becker, Board Attorney Susan McQuaid, Board Secretary.

Staff Absent: Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative.

Roll call was taken.
Pledge of Allegiance.

APPLICATION

RESOLUTION #18-002 for: Appointment of Special Board of Adjustment Attorney for the CHCC application

Board Attorney Becker said that he will be stepping down as Board Attorney for this application. He recommended that the Board appoint Harold P. Cook as Board Attorney for this application. Acting Chair Yudin said Mr. Cook is familiar with this application since he was Board Attorney when this application started. Board Member Kalpagian made a motion to appoint Harold P. Cook as the acting board attorney for the special Christian Health Care Center application. Second, Board Member Hubert. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Kalpagian, Mr. Hubert and Acting Chair Yudin.

EXTENSION OF TIME - CHRISTIAN HEALTH CARE CENTER (CHCC) BLK 443 LOTS 49.03, 52.01 & 51; 301 Sicomac Avenue; Amended site plan/Variance/Use Variance. (*The applicant is requesting an extension of the existing approvals for an additional period of one (1) year since this project has some magnitude which requires the concurrence of other governmental agencies*).

Board Attorney Becker said that 2 years ago the Board gave the applicant a 1 year extension.

The applicant is now before the Board for another 1 year extension. Board Member Hubert made a motion to grant a one year extension for the Vista application. Second, Board Member DeLeo. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Kalpagian, Mr. Hubert and Acting Chair Yudin.

CHRISTIAN HEALTH CARE CENTER BLK 443 LOTS 49.03, 52.01 & 51 (RA-25); 301 Sicomac Avenue. *(The applicant proposes to amend the Vista's previously approved variance and site plan to comply with the Bergen County Planning Board approval, dated January 18, 2018, for dedication of property to increase the width and improve Sicomac Avenue along the frontage of the CHCC with a revised driveway at the intersection of Sicomac Avenue and Cedar Hill Avenue. The improvements to Sicomac Avenue and Cedar Hill Avenue intersection include road widening, dedicated turning lanes and signalization. The applicant also proposes to include additions to the lower campus Building No. 1 and Southgate Building).*

Board Attorney Becker stated that the CHCC has requested an adjournment, and that if granted a new special meeting date be announced publicly so no further notice be required. A special meeting date of Wednesday, May 30, 2018 at 7:30 p.m. has previously been proposed and could now be confirmed as Board Members are available as well as Attorney Harold P. Cook, Esq. (who was just appointed by the Board). Mr. Becker also stated that CHCC's attorney, Jerome A. Vogel, Esq., sent out letters to the neighbor's informing them that this application would not be heard tonight, that an adjournment would be requested and that the public hearing would likely commence on May 30, 2018.

Acting Chairman Yudin opened the meeting to the public. Stanley Goodman, 691 Birchwood Drive, Wyckoff, NJ was sworn and said that at the regularly scheduled Board of Adjustment meeting on Thursday, May 17, 2018 it was discussed that the May 30, 2018 meeting was canceled. He said that he and his neighbors have conflicts with attending the May 30, 2018 meeting. Board Attorney Becker said that additional meeting dates were discussed at that meeting to include May 30, 2018 but none were actually confirmed nor was May 30, 2018 eliminated as a possible hearing date. The concern raised regarding scheduling a hearing date for May 30, 2018 was that two of the attorneys being considered for appointment by the board had already expressed their unavailability as to this date. He said the Board is present this evening to confirm the next special meeting date of Wednesday, May 30, 2018 at 7:30 p.m.

Board Member Hubert made a motion to adjourn this special meeting to May 30, 2018 at 7:30 p.m. without any further notice. Second, Board Member Kalpagian. Voting in favor: Mr. Ebel, Mr. DeLeo, Mr. Kalpagian, Mr. Hubert and Acting Chair Yudin.

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Board Member Kalpagian made a motion to adjourn this discussion. Second, Board Member DeLeo. All in favor. The meeting concluded at 7:53 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Wyckoff Board of Adjustment