

WYCKOFF PLANNING BOARD

FEBRUARY 8, 2023 AGENDA

The Planning Board of the Township of Wyckoff will conduct its regularly scheduled Public Work Session meeting and its Public Business meeting on the second floor of the Memorial Town Hall, Scott Plaza, Wyckoff, NJ.

Work Session meeting: 7:30 p.m.

Business meeting: 8:00 p.m.

Reading of the Open Public Meetings Act Statement

The Planning Board meeting will begin with the Pledge of Allegiance

OLD BUSINESS

Approval of the January 11, 2023 Work Session and Regular Business Minutes

RESOLUTION FOR MEMORIALIZING

Adoption of the Historic Preservation Element to the Master Plan.

In accordance with Municipal Land Use Law 40:55D-28(10), the Planning Board may take official action to amend the Master Plan by adopting an Historic Preservation Plan Element: (a) indicating the location and significance of historic sites and districts; (b) identifying the standards used to assess worthiness for historic site or district identification; (c) analyzing the impact of each component and element of the Master Plan on the preservation of historic sites and districts.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

Landusco 258 Everett Ave. Block 241 Lot 6

(The applicant proposes to install a 7.5 square foot ground mounted sign in the front yard setback on Franklin Avenue)

FOR COMPLETENESS REVIEW

Hackensack Meridian Ambulatory Care Center 327 Franklin Ave. 216.01/24.01

(The applicant proposes to convert 6,029 sf of the Stop & Shop building into an urgent care center)

CARRIED APPLICATION

Zarzar 551 Overlook Dr. Block 245 Lot 42.02

(The applicant proposes to construct a basketball court on the property involving soil movement in excess of 100 cubic yards requiring Planning Board approval)

Revised plans have been submitted.

CONTINUATION OF CAPITAL PROJECT REVIEW AND RECOMMENDATION

Ridgewood Water Cedar Hill Avenue, Block 392, Lot 24

Ridgewood Water Hartung Drive, Block 245, Lot 83

(The applicant proposes to construct water treatment facilities at the two locations. The applications are filed as capital projects mandated by the New Jersey Department of Environmental Protection to treat water within the Ridgewood system that exceeds the permitted maximum contaminant levels that have been established by the NJDEP)

APPLICATIONS CARRIED

T-Mobile Northeast, LLC Route 208 North Block 455 Lot 1

(The applicant proposes to install a 50 kw diesel emergency backup generator within the fenced equipment area on the site of the communications tower on 208 north at Cedar Hill Ave.)

The applicant has requested that the application be carried to the March 8, 2023 meeting.