

# WYCKOFF PLANNING BOARD

## December 14, 2022 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 October 12, 2022 Work Session and Regular Business Minutes

### **PAYMENT RESOLUTION #22-12**

#### **RESOLUTION FOR MEMORIALIZING**

Abma & Sons Inc. 700 Lawlins Rd. Block 202 Lots 2 and 4

(The applicant proposes to construct a new 50' by 114' pole barn, a 135' by 175' greenhouse building, an addition to an existing cabana, and an addition to the store building requiring site plan and variance approval by the Planning Board)

#### **ADOPTION OF THE HISTORIC 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.

#### **COMPLETENESS REVIEW**

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)

#### **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)

***This matter has been adjourned until the January 11, 2023 meeting.***

#### **APPLICATIONS CARRIED**

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

(The applicant proposes to install a 50 kw natural gas 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 February 9, 2023 Planning Board meeting.***