

**WYCKOFF PLANNING BOARD**  
**JANUARY 11, 2023 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 Maureen Mitchell.

"The regular January 11, 2023 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.

*"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."*

**ORGANIZATIONAL BUSINESS**

1. Oath of office to Board Members  
Kevin Hanly administered the Oath of Office to Mayor Madigan, Rudy Boonstra, and Sarah Caprio.
2. Roll call  
Board Members in Attendance: Frank Sedita, Michael Homaychak, Glenn Sietsma, Joe Vander Plaat, Rudy Boonstra, Kevin Purvin, Mae Bogdansky, Sarah Caprio, Mayor Madigan, and Rob Fortunato.  
Absent: Kelly Conlon  
Staff Present: Kevin Hanly Esq., Mark DiGennaro, Township Engineer, and Maureen Mitchell, Board Secretary.
3. Election of Chairman and Vice Chairman  
Mr. Homaychak made a motion to nominate Robert Fortunato as Chairman of the Wyckoff Planning Board for the year 2023. Second, Mr. Sietsma. Voting in favor: Mr. Sedita, Mr. Homaychak, Mr. Vander Plaat, Mr. Sietsma, Ms. Bogdansky, Ms. Caprio, Mr. Boonstra, and Mr. Purvin. Abstained: Mayor Madigan and Mr. Fortunato.

Mr. Sietsma made a motion to nominate Kevin Purvin as Vice Chairman of the Planning

Board for the year 2023. Second, Mr. Homyachak. Voting in favor: Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Mr. Vander Plaat, Ms. Bogdansk, Ms. Caprio, Mr. Boonstra, and Chairman Fortunato. Abstained: Mr. Purvin, and Mayor Madigan.

4. Resolution #23-001 for: Appointment of Planning Board Attorney

Chairman Fortunato made a motion to reappoint Kevin Hanly, Esq. as the Wyckoff Planning Board Attorney for the year 2023. Second, Mr. Homyachak. Voting in favor: Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Mr. Vander Plaat, Ms. Bogdansk, Ms. Caprio, Mr. Purvin, Mr. Boonstra, Mayor Madigan, and Chairman Fortunato.

5. Appointment of Board Secretary

Mr. Homyachak made a motion to reappoint Maureen Mitchell as the Board Secretary for the year 2023. Second, Ms. Caprio. Voting in favor: Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Mr. Vander Plaat, Ms. Bogdansk, Ms. Caprio, Mr. Purvin, Mr. Boonstra, Mayor Madigan, and Chairman Fortunato.

6. Compliance with Open Public Meeting Act: Annual Notice of Meetings; Continuation of Current Rules and Regulations; Official Newspapers – The Record, the Ridgewood News and the North Jersey Herald and News Acceptance of Annual Report

Mr. Sietsma made a motion to accept compliance with the Open Public Meeting Act. Second, Mr. Homyachak. Voting in favor: Mr. Sedita, Mr. Homyachak, Mr. Sietsma, Mr. Vander Plaat, Ms. Bogdansk, Ms. Caprio, Mr. Boonstra, Mr. Purvin, Mayor Madigan, and Chairman Fortunato.

### OLD BUSINESS

Approval of the December 14, 2022 Work Session and Regular Business Minutes

Mr. Homyachak made a motion to approve the December 14, 2022 Work Session and Regular Business Meeting minutes. Second, Mr. Sedita. Voting in favor: Mr. Sedita, Mr. Homyachak, Ms. Caprio, Mr. Boonstra, Mr. Purvin, and Chairman Fortunato. Abstained: Mr. Vander Plaat, Mr. Sietsma, Ms. Bogdansk, and Mayor Madigan.

### REQUEST FOR EXTENSION OF TIME

Rosen, Richard 474 Ivy Lane Block 422 Lot 8

An application for soil movement, construction of retaining walls, and the installation of a fence was approved in February of 2022. The Resolution was memorialized on March 9, 2022 however the applicant has not begun work on the proposed project for a number of reasons. He is requesting a one-year extension of the approval.

Chairman Fortunato stated that the Board approved an application for soil movement in February of 2022. The applicant has not yet begun work on the project and is requesting an extension of time for the approval. He asked for Mr. DiGennaro's opinion on the matter.

Mark DiGennaro, the Township Engineer, said he does not think it is necessary for the applicant to request the extension of time from the Board since the approval was for a soil movement application which did not involve any variances. He added that the Board may wish to vote to



approve the extension of time just as a formality.

Kevin Hanly, the Board Attorney, stated that he does not believe the approval for soil movement requires an extension of time approval by the Board. The applicant is required to obtain a permit from the Building Department and subsequently begin work within one (1) year of obtaining the permit. He added that the Board could vote on a motion to extend the Board approval as a formality.

Mr. Boonstra made a motion to grant the request by Richard Rosen for a one (1) year extension of time of the Planning Board approval for soil movement. Second, Mr. Homaychak. Voting in favor: Mr. Sedita, Mr. Homaychak, Mr. Sietsma, Mr. Vander Plaat, Ms. Bogdansky, Ms. Caprio, Mr. Boonstra, Mr. Purvin, Mayor Madigan, and Chairman Fortunato.

#### **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.)

Chairman Fortunato announced that this application will be carried to the February 8, 2023 meeting at the request of the applicant.

#### **FOR PUBLIC HEARING**

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)

Mr. DiGennaro provided the following technical update on the application:

The application was deemed complete at the December Planning Board meeting however there were a few outstanding items that were required to be submitted for this public hearing. We received an updated application packet which includes the required checklists, waiver requests, and proposed lighting specs. We also requested that the applicants professional be present at the public hearing to provide testimony on the areas of disturbance as it pertains to the presence or absence of wetlands.

The Chairman announced that testimony will be heard during the Public Business meeting.

#### **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)

The applications will be presented during the Public Business meeting.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 7:45 p.m.

Respectfully submitted,

Maureen Mitchell  
Land Use Administrator

**WYCKOFF PLANNING BOARD  
JANUARY 11, 2023 PUBLIC BUSINESS 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 January 11, 2023 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.

*“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.”*

The meeting began with the Pledge of Allegiance.

**ROLL CALL**

Board Members in Attendance: Frank Sedita, Michael Homaychak, Glenn Sietsma, Joe Vander Plaats, Rudy Boonstra, Kevin Purvin, Mae Bogdansk, Sarah Caprio, Mayor Madigan, and Rob Fortunato.

Absent: Kelly Conlon

Staff Present: Kevin Hanly Esq., Mark DiGennaro, Township Engineer, and Maureen Mitchell, Board Secretary.

**ORGANIZATIONAL BUSINESS**

1. Oath of office to Board Members
2. Election of Chairman and Vice Chairman
3. Resolution #23-001 for: Appointment of Planning Board Attorney
4. Appointment of Board Secretary
5. Compliance with Open Public Meeting Act: Annual Notice of Meetings; Continuation of Current Rules and Regulations; Official Newspapers – The Record, the Ridgewood News and the North Jersey Herald and News Acceptance of Annual Report

The organizational business items were voted on during the Work Session.



**OLD BUSINESS**

Approval of the December 14, 2022 Work Session and Regular Business Meeting minutes  
The meeting minutes were approved during the Work Session.

**FOR PUBLIC HEARING****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)

Donna Vellekamp, on behalf of Matthew Capizzi the applicant's Attorney, stated that this is an application for soil movement at 551 Overlook Drive. The purpose of the soil movement is to regrade the property and construct a basketball court. The total amount of cut soil is 328 cubic yards, 169 cubic yards of which will be used for fill, and a net amount of 159 cubic yards will be exported.

Chairman Fortunato asked if the fence along Franklin Avenue is also part of this application, to which Ms. Vellekamp replied yes.

Jeff Egarian, the applicants Engineer, was sworn in. Mr. Egarian stated that he is a licensed Engineer in the State of New Jersey and his license is in good standing. The Chairman recognized Mr. Egarian as an expert in Engineering.

Mr. Egarian provided the following details of the application:

The lot area is 107,816 square feet. The existing conditions are that the lot is improved with a single family residential dwelling, driveway, walkways, swimming pool and associated patios. There is a pond in the rear of the home. The topography slopes from east to west or front to back towards the pond. There are mature trees along the southerly side of the property. We are proposing to install a 60'x40' sports court. There will be two (2) lights associated with the sports court to illuminate the court. The proposed lights will have a maximum height of 12'. The lights will be directed towards the house and will be operated within the requirements of the Township ordinance. No light spillage is anticipated due to the placement of the lights and the comprehensive screening that is proposed along the southerly property line. We are proposing small retaining walls to allow some grading around the area, and none of the retaining walls will exceed a height of 4'. A 1,290 gallon seepage pit is proposed to manage the stormwater runoff from the new project as well as perimeter drains around the court to route water to the pit. The area is supported with several mature trees which will remain. In addition, we are proposing to plant green giant arborvitae, Colorado spruce and Norway spruce trees with a height of 6'-7' at time of planting. We are proposing to replace the existing wooden fence on Franklin Avenue with a similar 6' high privacy fence. The project meets all of the bulk requirements according to the RA-25 zone.

Chairman Fortunato asked if the proposed replacement fence will be the same height as the existing fence.

Mr. Egarian stated that the height of the existing fence is 5' and we are proposing 6'.

Mayor Madigan asked for clarification on the type of fence being proposed.

Mr. Egarian stated that it will be a wood fence, which he believes will be board on board, however

he will have to confirm that with the applicant. Ms. Vellekamp stated the applicant is looking to install a 6' stockade cedar fence.

There was a lengthy discussion about the location of the existing and proposed fence which is right on the property line on Franklin Avenue. The Chairman pointed out that the Township's ordinance requires screening in front of a solid fence however this fence is on the property line and there is no room for screening. The Chairman recommended moving the fence further back onto the property to allow room to add screening in front of the fence on Franklin Ave.

Ray Zarzar, the applicant, was sworn in. Mr. Zarzar said his fence along Franklin Avenue is in horrible condition and is falling apart. He stated that he wants to replace the 5' tall fence with a 6' fence in the same location for privacy and to protect the trees on his property from the salt that gets sprayed onto the property during the winter months. He added that there is no room to plant in front of the fence.

Chairman Fortunato reiterated that the Township ordinance requires screening in front of a solid fence in a front yard. If there is no room for plantings in front of the fence in the existing location then perhaps the new fence should be moved back to allow room for screening.

Mr. Sietsma said there would not be enough room to plant arborvitaes in that location because they will grow to wide. He recommended planting something with a narrower growth pattern.

Mr. DiGennaro recommended replacing that portion of the fence with a board on board fence because it would be stronger and look better aesthetically. Mr. Zarzar said his fence company advised him that a cedar stockade fence will hold up very well. Mayor Madigan said the submitted plan proposes a board on board fence and that is what he believes should be installed. The Chairman said if they replace the 5' fence with a 5' fence, they will not even need the Board's approval therefore he would be more inclined to keep the height at 5' rather than the proposed 6'.

Ms. Vellekamp stated that the applicant is willing to consider the board on board fence however he would like the 6' fence. Mr. Boonstra said he cannot support a 6' fence that close to the road without screening. Mr. Sietsma recommended swapping out the proposed white pines behind the fence with green giant arborvitaes.

Ms. Bogdansk asked if they are proposing a fence for the rest of the backyard since they have a pool. Chairman Fortunato said they are proposing to install an aluminum pool code fence.

Ms. Caprio asked about the proposed lighting. She said it appears that one of the lights is pointing straight down the driveway onto Overlook Drive with no screening in between. Mr. Egarian said the lights will be shining down on the court.

Mr. Homyachak asked about drainage and runoff. Mr. DiGennaro said the engineer submitted a certification stating that there will be a zero net increase in runoff.

#### OPEN TO THE PUBLIC

John Swanson who resides at 419 Parmley Street was sworn in. Mr. Swanson stated that his backyard faces the subject backyard on the other side of the pond. He asked about fencing around the proposed sports court, the color of the proposed sports court, and the brightness of the lights. Mr. Zarzar said he would like to install a 6' tall chain link fence around the court, and the surface of the court will be green. Mr. DiGennaro added that the lighting must meet the Township Code



requirements. Mr. Swanson said he is in favor of the 6' fence on Franklin Avenue to help keep litter out of the pond.

Suzanne Brown who resides at 415 Parmley Street was sworn in. Ms. Brown stated that her home is directly across the pond from the subject property and expressed concerns about the lighting and screening of the court. She also said she is in favor of the 6' fence to keep litter out of the pond.

There was discussion about the location of the basketball hoop. Mr. Zarzar stated that the hoop will be on the side closest to the house. Mr. DiGennaro said the plan shows the hoop on the other side of the court closest to the pond, so the plan is incorrect.

John Peel was sworn in. Mr. Peel stated that he is an Engineering Consultant for PK Environmental specializing in DEP land use issues for over 35 years and has testified before many land use boards in the State of New Jersey. The Chairman recognized him as an expert in his field.

Mr. DiGennaro referred to the report prepared by PK Environmental dated March 9, 2022 regarding wetlands and state open water assessments with regard to the applicant's pool and grading plan. Mr. DiGennaro said he advised the applicant to apply to the NJDEP for the flood hazard applicability determination for the grading of the sport court and the replacement of the wire fence in the riparian zone. The PK Environmental report states that the proposed activities comply with the NJDEP FHA permit by rule. However, the NJDEP letter affirming the permit by rule, dated November 21, 2022 states that the letter does not relieve the applicant of the responsibility to obtain any Federal, State, or local approvals that may be required such as local permits or freshwater wetlands approvals. Mr. DiGennaro asked Mr. Peel to discuss the wetlands conditions and any observations that he made at the site, what samples were taken and what his professional opinion is about the presence or absence of wetlands on the site.

Mr. Peel stated that the presence of a well-defined State Open Water Pond was confirmed during a site inspection in January of 2022 however, no freshwater wetlands were observed within 50' of the limits of disturbance associated with the pool, proposed sports court, or additional site improvements.

Mr. DiGennaro asked Mr. Peel, if based on his experience, it is an acceptable practice to act upon the construction based upon PK Environmental's determination, without the NJDEP's affirmation of that determination.

Mr. Peel stated yes, it is frequently the case.

Mr. DiGennaro recommended that the Board advise the applicant that he will be proceeding at his own risk in the absence of the NJDEP determination and Letter of Interpretation.

Chairman Fortunato asked Mr. Zarzar if he understands, that if he proceeds with the project without the NJDEP determination, he does so at his own risk to which Mr. Zarzar replied yes.

Mr. DiGennaro asked Mr. Peel if he is aware of any plantings or vegetation which are indigenous to the area that the State prefers to see in riparian zones, especially in light of the fact that the neighbors are asking for additional screening in that area.



Mr. Peel said there are restrictions on what types of vegetation may be planted in a riparian zone. The NJDEP will require native species, and we can advise Mr. Zarzar on specific native species to plant within the riparian zone.

Chairman Fortunato summarized by saying that there are a number of issues before the Board including the orientation of the hoop, the fence height, the type of fence, and screening for both the fence and the sports court.

Mr. Boonstra said there are too many unanswered questions about the plans to vote on this application at this point. Mayor Madigan agreed stating that the Board needs to see a plan that reflects what is actually being proposed.

Mr. Sietsma said that in his opinion the 5' fence would be better aesthetically, especially since it is so close to the road. He added that the proposed white pines behind the fence are a poor choice and should be swapped out for green giant arborvitaes which will provide the additional screening the applicant is looking for.

Ms. Bogdanský pointed out that there is a set of stairs proposed on the side of the court where they are proposing to move the hoop. Mr. Zarzar stated they can be eliminated or moved.

Mr. Vander Plaat recommended moving the fence back a few feet from the sidewalk if possible.

The Chairman said the application will be adjourned until the February 8, 2023 meeting.

**A five (5) minute recess was taken.**

#### **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)

Bruce Whitaker, the applicant's Attorney, provided the following overview of the application for the proposed Hartung Drive water treatment facility:

The property is in the RA-25 zone and consists of over eight (8) plus acres of land. Ridgewood Water, the applicant, is a public utility, and is required to put a water treatment facility on the site. The rider to the application explains what the facility is about and reasons for it. The State has mandated that the treatment facility be built. The letter dated November 30, 2021 which has been provided to the Board, shows that Ridgewood Water has an issue as it pertains to being compliant with the water quality requirements imposed by the State. New Jersey has some of the most stringent requirements in the country, and Ridgewood Water must comply with them. As part of the plan they need to put a water treatment facility at the Hartung well site. The Hartung property was acquired in the 1930's and well drilling began in 1941. There is a requirement for a certain size building by State mandate to bring water quality to safe standards. The applicant is proposing to construct a residential style building on the site. No one will be living in the structure and there will be no bathroom on the site. The building will have Hardie board siding, shutters, and landscaping typical of a residential neighborhood. There will be lighting and cameras because Ridgewood Water is governed by the regulations and requirements of Homeland Security. There

will be some small signs on the fencing which are required by Homeland Security. A driveway is proposed for access to the building. A Ridgewood Water employee currently visits the site to check the site and to perform some testing. That will continue to be the case 7 days a week 365 days a year for approximately one hour a day. There will be no fire hazardous materials or chemicals at the site; only a water treatment facility. The applicant is not seeking any variances. The building will meet and exceed all of the bulk requirements. The building cannot be pushed further back from the road due to wetlands on the site. The applicant is proposing a sewer line which will be helpful for other homeowners in the neighborhood who wish to connect to the sanitary sewer system in the future.

Richard Calbi, the Director of Operations for Ridgewood Water, was sworn in. Mr. Calbi stated that he is a licensed Engineer and Professional Planner in the State of New Jersey, and he has a degree in Environmental Engineering. The Chairman recognized Mr. Calbi as an expert in the field of Engineering.

Mr. Calbi provided the following details of the application:

In 2020 NJDEP promulgated regulations requiring a new maximum contaminant limit for a contaminant class called Perfluorooctanoic Sulfonic Acid (PFOS). They regulated three (3) of those substances PFNA, PFOA and PFOS. Unfortunately, after a year of monitoring, Ridgewood Water determined that PFOA was predominantly in every one of the fifty-two (52) wells in the system. Additionally, several wells were also over the limit for PFOS. At that point we were required by State regulation to provide treatment. In the State of New Jersey, and throughout the United States, utilities are required to treat the water at the source. What we are proposing here today is that very treatment to strip the ground water of the contaminants. We received a letter from the NJDEP dated November 30, 2021 which stated that we were in noncompliance with the NJ Safe Drinking Water Act. A timeline was set forth to comply with the drinking water standards, and failure to meet the timelines will constitute fines up to \$25,000 a day. We are already beyond the deadline at this point however no fines have been assessed as of yet and we are working with the State to correct the issues with the water.

Mr. Calbi then described the treatment facilities as follows:

The size of the facility we are proposing is what is required to take care of the problem. We are required to construct six (6) treatment vessels filled with granulated activated carbon at the site. Water will come into the facility, enter the top of the vessel, run through the carbon, and the water coming out for distribution will be free of PFOS. Ridgewood Water already has two (2) similar facilities in operation since 2019. Both facilities are located in Ridgewood. There is no noise associated with the water running through the vessels at these operational facilities. There will be an auxiliary generator at the site for emergency use when the power goes out. The generator is required by the State to keep the treatment facility running in the event of a power outage. The carbon in the vessels reaches a point of saturation once the PFOS takes over the granules. At that point a truck will come in, remove the old carbon, and replace it with new carbon granules. The process can take up to two (2) hours per vessel and only one (1) to two (2) vessels will be affected at a time. There will be 480 gallons of liquid chlorine similar to household bleach stored at the site for disinfection as well as 240 gallons of poly orthophosphate which is a food grade chemical which is used to prevent corrosion.

Ms. Caprio asked how often the chemicals onsite will need to be replenished. Mr. Calbi stated approximately every two (2) weeks.



Mr. Vander Plaat asked what size truck will be entering the site to replace the carbon granules. Mr. Calbi said it will be a tractor trailer.

Mayor Madigan asked for confirmation that this project is mandated by the State of New Jersey to which Mr. Calbi replied yes.

Chairman Fortunato pointed out that there have been issues in the past with property maintenance at the site and asked what kind of guarantee will there be that the new building, grounds, and landscaping will be properly maintained as shown in the rendering.

Mr. Calbi stated that the previous issues were addressed when it was brought to his attention. He added that Ridgewood Water is required by the State to maintain all of its properties. If the residents have any issues they can call, or email Ridgewood Water and we will respond.

Mr. Whitaker stated that a contracted landscaping company will maintain the property.

Mr. Vander Plaat recommended installing, at the very least, a minimal irrigation system to maintain the landscaping on the site.

The Mayor pointed out that there was a long ongoing issue regarding complaints from residents that live near other Ridgewood Water well sites or pump houses about the upkeep of the properties and he does not want to see that happen here.

Ms. Bogdanský inquired about noise from the pumps, generator and exhaust system if proposed. She also questioned if the proposed driveway could accommodate a tractor trailer. Mr. Whitaker said the Engineer will address those issues when he testifies.

Mr. Homyachak asked if the proposed carbon filtration system will remove all contaminants from the water supply including gasoline.

Mr. Calbi stated the system does not remove everything. It will have secondary benefits to taste and odor and it will remove volatile organic compounds which are a byproduct of gasoline and other contaminants.

Chairman Fortunato asked how water from other well sites will be piped to the Hartung treatment facility and if it will require new pipes to be installed in the street. He also asked if it will require major site work to install the piping.

Mr. Calbi stated that some easements will be utilized however the pipes will predominantly be installed in the street. It will have less of a disturbance than installing a typical water main because the pipes are only 6"- 8" in diameter. We are anticipating the project will take a year at best or eighteen (18) months to complete.

Mr. Sedita asked if there will be video surveillance and an alarm system to prevent the facility from being tampered with.

Mr. Calbi stated that safe drinking water is considered a vital resource under Homeland Security. The building will be under lock and key and the access controls will only be given to people who have been granted permission to enter the building. There will be video camera systems which will monitor all access to the site back to Ridgewood Water headquarters.

## OPEN TO THE PUBLIC

Janet Wallendal, who resides at 425 Hartung Drive, was sworn. With regard to opening the road to install water and sewer pipes, Ms. Wallendal asked if just the openings would be repaved or if the entire street would be paved. Mr. Calbi stated that the road work will be subject to the Township's requirements.

Curtis Bajak, who resides at 451 Hartung Drive, was sworn. Mr. Bajak asked if research was done on any different water treatment methodologies to achieve the same result in treating the water. He cited an article from The Journal of Hazardous Materials regarding hydrogen polarized vacuum ultraviolet photolysis. Mr. Whitaker objected to the testimony stating that the document has not been authenticated. Mr. Calbi said he was not aware of that method. To that point, the Chairman asked if the proposed treatment facility would become obsolete if the State were to regulate another contaminant which would have to be removed from the water. Mr. Calbi stated that the treatment facility will not become obsolete. He added that the State is already looking at other PFOS compounds which we have considered with the design of this facility. The method we are proposing has been accepted by the State to treat PFOS.

William Soukas, who resides at 620 Wishing Well Road, was sworn. Mr. Soukas expressed concerns about potential noise, the orientation of the surveillance cameras, and the large garage doors in the rear of the proposed building. Mr. Whitaker said the Engineer will speak about the noise. Mr. Calbi stated that the surveillance cameras will cover the facility and the grounds only. With regard to the doors on the back of the building, Mr. Calbi stated they are removable panels for the purpose of removing and replacing the water treatment vessels when they reach the end of their useful life which is approximately fifty (50) years.

Martin Mutsch, who resides at 490 Carlton Road, was sworn. He asked who was responsible for selecting this location for the water treatment facility. Mr. Calbi stated that when the regulations came into effect, knowing the problem that Ridgewood Water had, we evaluated the entire system and determined what the likely options for treatment were, and the Ames well site made sense. We need the property to construct the size building we need for the water treatment facility. A cost analysis was also performed.

Robert Capomaggi, who resides at 490 Hartung Drive, was sworn. He stated that he has safety concerns about the diesel generator and diesel fuel being stored on the site which is directly across the street from his home. Mr. Capomaggi also asked for assurance that the property will be maintained. Mr. Calbi stated that it will be no different from what has been existing on the site as there is and has been a diesel generator and diesel fuel storage at the Ames well field site. Chairman Fortunato asked if Ridgewood Water had considered a natural gas generator instead of the diesel. Mr. Calbi said as a rule, we do not like to back up a utility (Ridgewood Water) with another utility (natural gas). If the power goes down, we have an adequate supply of diesel fuel on site in Ridgewood that we can access at any time. If the natural gas utility goes down, Ridgewood Water cannot continue providing safe drinking water if we have a natural gas emergency backup generator. Regarding the property maintenance Mr. Calbi stated that the property will be maintained.

Gary Haar, who resides at 474 Hartung Drive, was sworn. Mr. Haar said chlorine is currently being delivered to the site once a week or once every other week. He asked if this would continue, to which Mr. Calbi replied yes.



Andrea Mateo, who resides at 421 Hartung Drive, was sworn. She asked how much of the road will be opened up for the new water pipes, and why Ridgewood Water needs a sewer connection. Mr. Calbi stated that approximately 7,000 feet of new pipe will be needed to get the water where it needs to go so 7,000 feet of road will be opened. Regarding the sewer line Mr. Calbi stated that when the charcoal granulated active carbon, which comes out of the ground, is placed in the vessels, it drops sediment. The sediment has to be drained from the vessels before we put them in use so we need to connect to the sewer for that reason. Also, very infrequently, we need to perform a backwash, so we need the sewer line for that purpose as well.

#### CLOSED TO THE PUBLIC

The Chairman announced that the Ridgewood Water application for the Hartung Drive site will be continued at the February 8, 2023 meeting followed by the application for the Cedar Hill Avenue treatment facility.

#### 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.)

Chairman Fortunato announced that this application will be carried to the February meeting at the request of the applicant.

There being no further business, a motion to adjourn the Public Business Meeting was made, seconded, and passed unanimously. The meeting concluded at 10:50 p.m.

Respectfully submitted,  
Maureen Mitchell  
Land Use Administrator