

**WYCKOFF PLANNING BOARD
JANUARY 8, 2014 PUBLIC MEETING MINUTES**

Work Session: 7:30 p.m. Court Room, Second Floor, and Memorial Town Hall

Public Meeting: 8:00 p.m. Court Room, Second Floor, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meeting Statement by Richard Bonsignore, Chairman:

“The regular January 8, 2014 Public Hearing 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.

Board Member Attendance: Richard Bonsignore, Chairman; Robert Kane, Vice Chairman; Doug Christie, Mayor; Rudy Boonstra, Township Committee Representative; Jaime McGuire; Drita McNamara; Glenn Sietsma; Doug Macke, John Haboob, Alternate; Tom Madigan, Alternate.

Board Members Absent: Scott Fisher

Staff Present: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Township Consulting Engineer/Boswell Engineering; Susan Schilstra, Board Secretary

NEW BUSINESS

ORGANIZATIONAL BUSINESS:

- A. Oath of office to Board Members
- B. Election of Officers: Chairman, Vice Chairman
- C. Resolution 14-001 for: Appointment of Planning Board Attorney
- D. Appointment of Secretary
- E. Compliance with Open Public Meeting Act

The above items were acted upon at the work session meeting.

OLD BUSINESS

Approval of the December 11, 2013 Work Session and Regular Business Minutes
The minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-01– Approve vouchers for payment
Resolution #14-01 was approved at the work session meeting

RESOLUTION(S) TO BE MEMORIALIZED

BRIAN COLE BLK 222 LOT 1.01 (L1); 500 West Main Street. Amended site plan. *The applicant proposes to install a 36 KW generator for use during power outages.*

CEDAR HILL CONDOMINIUM ASSOCIATION BLK 449 LOT 1.02 (R-15); Cedar Hill Avenue and Sicomac Avenue. Amended site plan/variance. *The applicant proposes to install emergency generators for each individual unit and clubhouse.*

These resolution were memorialized at the work session meeting.

FOR COMPLETENESS REVIEW

CEDAR HILL CONDOMINIUM ASSOCIATION BLK 449 LOT 1.02 (R-15); Cedar Hill Avenue and Sicomac Avenue. Amended site plan/variance. *The applicant proposes to install a barrier gate on Wellfleet Lane.*

This application has been carried to the February 12, 2004 meeting at the request of the applicant.

FOR PUBLIC HEARING

WINDHAM COURT NORTH CONDOMINIUM ASSOCIATION BLK 203 LOT 3.03 (L2); 404-457 Windham Court North. *The applicant proposes to install emergency natural gas powered generators at the rear of each individual dwelling unit.*

David Becker, on behalf of Windham Court North Condominium Associates, was present. He said this application is for an amendment to the existing site plan to allow for emergency generator pads for the 30 unit condominium development which has 3 and 4 unit buildings and a pool house. Once the site plan is amended the unit owners will need to request a building permit for a generator without coming back before the Planning Board. He said that a waiver has been requested for a landscape plan but if the homeowner removes any bushes or trees they will be replaced with the same kind.

Township Engineer DiGennaro said in his initial review he had recommended that testimony be provided regarding the landscaping. He said that during the meeting the Board had discussed what the landscaping proposal would be. He said that a full landscape plan is not appropriate for this application.

Board Attorney Perconti said the Board's concern is screening of the generators. He said the Board will hear testimony regarding the landscape plan. He then asked that the following exhibits be marked for identification:

A-1 Application package

A-2 Site Plan by the applicant's engineer, Mr. Robert Busek

A-3 5 photos

B-1 Police Report dated December 3, 2013

B-2 Fire Report dated December 5, 2013

B-3 Township Engineer DiGennaro December 5, 2013 memorandum

Mr. Ken Shelton, President of the Board of Directors, 423 Windham Court North, Wyckoff, NJ. He said that over the past several years the area has had extensive power outages due to weather related conditions. He said that several residents have shown an interest in installing permanent generators for their units. The Association is proposing to give residents the option of installing natural gas permanent generators in the rear yards. The proposed generators will be located next to the existing air conditioning units which will not be visible from any street. He said that Windham North Condominium Association has 10 residential buildings plus a club house.

Mr. Becker asked Mr. Sheldon to explain the building types and where the generator pads are being proposed along with the screening and landscaping.

Mr. Shelton said that 6 of the buildings are 3 unit dwelling and 4 of the buildings are 4 unit dwellings. He said the generators will be placed next to the air conditioning units. He said there is existing vegetation that screens the air conditioners and it will be replanted as part of the Association regulations. The generators will be located 18" to 24" from the air conditioning units. He added that at the clubhouse the generator will be located next to the existing air conditioning units.

Mr. Becker asked if the amended Rules and Regulations have been adopted by the Windham Court North Condominium Association.

Mr. Shelton said the amended rules were adopted on December 10, 2013 at the annual meeting. He added that the Association is going to allow the homeowners to install, at their cost, a standby natural gas generator up to 20 KW in size. The generators will be installed by a licensed contractor in the State of New Jersey at the rear of the buildings in accordance with the amended site plan on a generator pad. He said that PSE&G has acknowledged that there is sufficient gas capacity to run the generators. He added that no standby generator can exceed 69 decibels and will be used only during an emergency situation. He said that trees and bushes will be replaced if they are removed. He said that the generators need to be exercised and will be done Monday through Friday between 12 noon to 3 pm.

Mayor Boonstra said that some of the condominium rear yards back up to some of the homes on Brookside Avenue.

Mr. Shelton said that the condominium rear yards back up to some of the rear property lines on Brookside Avenue. He said the nearest residential home is 71 yards on Brookside which are 2 stories higher than the condominium units and the residential homes are 39 yards on Stratton Avenue.

Board Member Madigan said the rear of some of the units are really located on the side of the units.

Mr. Shelton said the end unit generators will technically be located on the side of the unit.

Township Engineer DiGennaro suggested for purposes of standardization and application process to the building department that the condominium association come up with a checklist that would accompany the building department generator application listing the name of the licensed contractor; insurance certificate of the contractor, whether adequate natural gas

capacity, etc. This checklist would be standardized with the other condominiums complexes that also recently received generator approval. He added that each generator manufacturer has separate setback dimensions to combustibles and different noise levels and he will be able to work off of a copy of the proposed site plan that is attached with the permit request.

OPEN TO THE PUBLIC of any questions of Mr. Shelton

Alan Rubin, 355 Stratton Court, Wyckoff, NJ asked that additional landscaping be planted around the proposed generator units.

Mr. Sheldon said that whatever landscaping currently exists around the air conditioning units will be replaced when the generator is installed.

Board Attorney Perconti said the Board is also concerned with the screening from adjacent property owners.

Ted Radovici, 297 Brookside Avenue, Wyckoff, NJ said there is a buffer and a fence between his home and the condominium units that is elevated but it is neglected and the fence is in disrepair. He said that he is not against generators but would like the buffer re-planted. He said he would also like the decibel rating of the proposed generator to stay within the 69 decibel limit.

Board Attorney Perconti said the applicant will comply with noise regulation that is set forth by the State of New Jersey. He said that any testing will be staggered and the noise level will conform to State standards.

Mr. Becker said the proposed generators will be used for emergency situations only.

CLOSED TO THE PUBLIC

Chairman Bonsignore opened the meeting to the public for any questions from the public regarding this application

OPEN TO THE PUBLIC

Alan Rubin, 355 Stratton Court Wyckoff, NJ was sworn. He said his concerns are with the noise levels and that the original landscaping currently surrounding the air conditioning units. He asked that the proposed generators be screened and that the original landscaping plantings, which are white pines, have deteriorated and lost their lower branches, need to be replaced. He said that when he purchase his house 21 years ago he could not see Windham Court and now he sees backyards and air conditioning units. He added that a 40' pine tree from the condominium property had fallen down along his property line and it needs to be removed. He had pictures available for the Board which he had taken a week before the meeting. He said that the Condominium Association is not a good neighbor.

Township Engineer DiGennaro asked if Mr. Rubin had brought his concerns to the Property Maintenance Officer at Town Hall.

Mr. Rubin said he had spoken with Shade Tree Commission and they said they could not enforce his request that the tree be removed.

Township Engineer DiGennaro said the township has a Property Maintenance Officer who can address this issue from a code standpoint.

Chairman Bonsignore said the Board understands the screening issue. He added that the generator decibels do not amplify when 10 units are working at 69 decibels. He said the generators are being regulated.

Board Attorney Perconti asked that the following photographs be marked as identification:

O-1 Six (6) pictures taken by Mr. Rubin.

Board Member Macke asked that the checklist process depicting the location of the pad should also include landscaping plantings as part of the checklist.

Township Engineer DiGennaro said the building department checklist would only be interested in the location of the generator and not the screening since the Condominium Bylaws will include the landscaping around the property. He said it is up to the Board if screening is required and this screening should be an evergreen in nature that will cover and shield at least 2' to 3' in height.

Board Member Macke said that presently there is not much screening around the units anymore.

Township Engineer DiGennaro said that Mr. Rubin's testimony has merit that screening will be required to buffer the generator units.

Ted Radovici, 297 Brookside Avenue, Wyckoff, NJ was sworn. He asked if a block wall could be built around the generator then the noise will not affect the neighbors. He said he has lived in his home for 15 years and the buffer around the condominium property has disappeared. He also said that the Condominium Association is not a good neighbor.

Board Attorney Perconti said the condition's on the last generator application before the Planning Board required full screening, there was a supplement to the bylaws that homeowners come before the Board with a checklist, there was a noise regulations by the State, the association will obtain approval from PSEG for continued capacity, units will be tested weekly at staggered times, the checklist would include site location of the generator, conformation of gas supply, certificates of insurance, licenses of the contractor, manufacture specifications can be incorporated in the memorializing resolution.

Chairman Bonsignore said with respect to the screening the applicant's intent is to replace the landscaping if it is being disturbed during installation of the generator.

Mr. Becker said the applicant will provide full screening with regards to replacing issues with regards to the neighbors. He said this will be put into the Condominium Association Rules and Regulations. He added the Association will enforce the plantings.

Board Member Sietsma said the screening should be 3' deer resistant evergreen around the air conditioner and generator units.

CLOSED TO THE PUBLIC

Board Member Macke made a motion to approve this application for emergency generators with the following conditions: full deer resistant evergreen screening will be planted at a minimum of 3' in height on all mechanicals, the Association shall amend or supplement its Bylaws to require each unit owner to obtain written permission from the Windham Court North Condominium Association Board of Directors prior to applying for and obtaining any permit from the Township to install any generator, the Association shall be responsible for obtaining approval from PSE&G regarding natural gas continued capacity for each proposed generator installation, the generator units shall be exercised weekly and at staggered time intervals and said times shall be in accordance with Township Ordinance, the Association shall prepare a pre-application checklist for the benefit of the Wyckoff Township Engineer and Construction Official setting forth the specific site location of the generators, confirmation of adequate gas supply from PSE&S, certificate of insurance and license from the contractors, generator cycle time and cut sheet of manufacturers and specifications. Board Member Sietsma. Voting in favor: Mr. Haboob, Mr. Macke, Ms. McNamara, Ms. McGuire, Mr. Sietsma, Mr. Boonstra, Mr. Kane, Mayor Christie and Chairman Bonsignore.

A FIVE MINUTE RECESS WAS TAKEN AT THIS TIME

WYCKOFF FAMILY YMCA BLK 202 LOT 80.03 (RPP-1); 691 Wyckoff Avenue. *The applicant proposes to install a HVAC unit for the pool, install an emergency generator and co-generation unit to warm the pool water and to install a gazebo at the southwest corner of the building.*

Board Member Macke, Board Member McGuire and Township Committee Representative Boonstra recused themselves from discussion and removed themselves from the dais.

Mr. Frances P. Crotty, the applicant's attorney, was present. He said this application is a modification of the existing site plan to install a proposed HVAC unit to the rear of the existing building to service the 2 indoor pools, to place an ornamental gazebo outside the southwest corner of the existing building and proposed backup generator and co-generation unit outside the southeast corner of the existing building.

Board Attorney Perconti asked that the following exhibits be marked as identification:

- A-1 Application package
- B-1 Boswell Report dated November 11, 2013
- B-2 Boswell Report dated December 3, 2013
- B-3 Boswell Report dated December 5, 2013
- B-4 Wyckoff Fire Report dated December 5, 2013

Joyce K. Vottero, 521 Russell Avenue, Wyckoff, NJ, Executive Director of the Wyckoff Y for 33 years, was sworn.

Mr. Crotty questioned Ms. Vottero on the proposed amended site plan with regards to the HVAC unit, gazebo, generator and co-generation units.

Ms. Vottero said the purpose of replacing the HVAC is to replace an antiquated HVAC unit that is currently housed in the lower level of the Y. This unit governs the air quality of the first pool

that the Y installed in 1998. The second pool was built in 2005 which required an HVAC and this unit is located outside. The new proposed HVAC unit will be located to the south of the existing HVAC unit. She continued that an ornamental gazebo will be placed outside the southwest corner of the building and will be screened from Spring Meadow Condominiums. She added that the gazebo has been donated in memory of a long time donor and friend of the Y and is for people to gather in. She said the generator is for emergency use since the impact of super Storm Sandy and it shall also serve as a free warming/cooling center for the community just as it was for the Wyckoff residents and members of the Y when the Y did not lose electrical power and most of the Community did lose power. She said the Board of Directors of the Y have met with Wyckoff Emergency Management team, the Red Cross and the Wyckoff Police Department. Since the Y is a large commercial building we have the capability to offer this type of care during an emergency situation. She said that there are two (2) purposes of this generator which is to service the Y emergency needs and also to be a warming center for the community in the event of another major power failure. She said as far as the co-generation unit it is efficient for additional electric supply for the 2 pools.

OPEN TO THE PUBLIC for questions of Ms. Vottero

No one appeared.

CLOSED TO THE PUBLIC

Anthony Kurus, Neglia Engineering Associates, 34 Park Avenue, Lyndhurst, NJ was sworn. He stated that he is a licensed professional engineer in the State of New Jersey currently employed by Neglia Engineering Associates and have been practicing site engineering for the last 13 years. He added that he has a bachelor degree of engineering from Villanova University and a Master's degree in Engineering from Stevens Institute.

The Board accepted Mr. Kurus' credentials.

Board Attorney Perconti asked that the following exhibit be marked for identification:

A-2 Site Plan

Mr. Crotty questioned Mr. Kurus on the amended site plan.

Mr. Kurus said the existing site area is 13.66 acres. He said the proposed HVAC unit is 34' long, 8' wide and 8' high. He said it will be located along the westerly building wall. This unit will be setback 295.5' from the center line of Spring Meadow Drive, 41.9' from the side lot line on the west side and 190.5' from the railroad right of way (ROW) to the south. He said the proposed HVAC unit will be setback 110' south from the existing HVAC unit. The HVAC unit will be set on a concrete pad and enclosed with fencing and protected with bollards. The new unit will sit on the parking lot and will displace seven (7) parking spaces. These parking spaces will be compensated and placed next to the existing maintenance shed. The gazebo will be a 12' octagonal gazebo. The height is 13.75' to the top of the structure and will be located at the southwest corner of the existing building and will be setback approximately 423' from Spring Meadow Road, 59.3' from the side yard to the west and 84.5' to the railroad ROW to the south. The gazebo will be tucked behind the southwest corner of the building and next to a tree. It will have low level decorative accent lighting. He said the proposed generator unit will be 9' wide by 26' by 10' high and will be located outside the southeast corner of the building and will be setback 419.9' from Spring Meadow Drive, 298.1' from the side lot line to the west and 91.2' from the railroad ROW line to the south. This unit will be set on a concrete pad and the

generator will contain a typical sound attenuation enclosure. The area around the unit will be enclosed with fencing and protected with bollards for site safety. The pad will be set at the lower level of the two grades to limit the amount of grading that is required to construct the pad and to limit the overall height of the generator. There will be a short landscape wall with the maximum height of 1.9' built into the existing slope to allow us to create a flat pad for the generator. The proposed fencing will be 6' in height at grade. He continued with the co-generation unit which will be 8' long by 4' wide by 4' high and will be located to the southeast of the proposed generator unit and set on a concrete pad. It will be setback 438.9' to Spring Meadow Drive, 340.8' to the side lot line to the west and 77.2' to the railroad ROW to the south.

The area around this unit will be enclosed with fencing as well as protected with bollards for site safety. The proposed landscaping will consist of perennial plantings around the gazebo area and one new shade tree to compensate for the one tree that will be removed at the southwest entrance. There is no new site lighting proposed and no changes to the existing building lighting and site lighting. The drainage was designed to meet the township's storm water ordinance that requires that the project result in zero percent increase in runoff which will be accomplished by providing a shallow stone void storage for the new impervious areas. The increase in impervious coverage for the project is minor with respect to the overall site where it will be increased by 672 SF.

Mayor Christie asked if the parking spaces along the soccer field are included in the 408 parking spaces.

Mr. Crotty said they are included in the total parking count at the Y.

Board Member Sietsma asked if there will be plantings around the gazebo and lawn.

Mr. Kurus said there will be new lawn and plantings.

Chairman Bonsignore asked if in placing the generator and co-generation did you study its relation to the immediate adjacent parking spaces and consider the difficulty of people getting in and out of the cars especially with the bollards and no longer having a sidewalk to step upon.

Mr. Kurus said there currently is not a sidewalk along the parking spaces in front of the co-generation unit but it is a lawn area.

Chairman Bonsignore was concerned with the relocation of the seven (7) parking spaces with regards to the maintenance of the area.

Mr. Kurus said this area will need to be cleared in order to stripe those seven (7) parking spaces. He said there will not be any safety impact to the traffic coming in and out of the site.

Chairman Bonsignore said the gazebo will be 6' from the parking curb.

Mr. Kurus said the gazebo setback is far enough from the lawn on the parking curb.

Mr. Crotty added that the gazebo is ornamental.

Vice Chairman Kane said the gazebo will attract children who will come across the parking lot to

use the gazebo.

Mr. Crotty said the attraction to the Y building is for the use of the bathrooms. Boswell Engineering Representative Ten Kate asked for testimony to the KW size of the generator and the co-generation plan and the anticipated times of testing of the generator.

Mr. Crotty said that the mechanical engineer will answer those questions.

OPEN TO THE PUBLIC for questions of Mr. Kurus.

Jim Savage, 448D Bromley Place in Spring Meadow, asked if the seven (7) parking spaces will be taking the place of the dumpster.

Mr. Kurus said they will be placed next to the dumpster and closer to the railroad.

CLOSED TO THE PUBLIC

Mr. Joseph Hendershot, principle owner of ATI mechanical and electrical engineer, was sworn. He said that he is a licensed professional engineer in the State of New Jersey and have 20 years of experience. He said he is an electrical engineer by trade.

The Board accepted Mr. Hendershot's credentials.

Mr. Crotty questioned Mr. Hendershot on the generator, noise levels and the co-generation unit.

Mr. Hendershot said the generator will be an 800 KW natural gas fired outdoor self-contained outdoor generator. It will be mounted in a sound attenuated weather proof enclosure with an internal exhaust muffler. He said there will be underground conduits and gas piping going to the unit from the existing building with new electrical switch gear inside the building as well. He said this will be an emergency standby generator only in its size to handle the entire building load. He added that the generator will be tested once a month for 15 minutes and also annually for a period of one (1) hour. He said the enclosure that basis its design for this generator is set to attenuate noise at 72 DBA at a measured distance of 3 meters from the generator. He said the sound levels will be within the state noise ordinance which is 65 DBA daytime noise requirement. He added that the noise is tested at a certain distance from the generator and as you double the distance from the generator the noise level drops by 3 DB. He said that the distance from Spring Meadow Drive will be 420'. He continued and said the co-generation has not been decided upon at this time by the Y. He said when and if it is installed it will be within the State code with respect to noise generation and noise levels at property lines. It will have a similar type of weatherproof enclosure. He said the HVAC units will be in a standard outdoor manufactured enclosure and the noise level will be comparable with the existing unit that is on site. He said the proposed unit is going to be for the purposes of controlling temperature and humidity in the pool. He said that duct work will come off the unit and will run into the building. There will be fencing around the unit with a corridor and access door on each side in order to properly maintain the unit. It will be mounted on a concrete pad and will be within State Code.

Boswell Engineering Representative Ten Kate recommended that the testing of the generator be done between 9 am and 4 pm during the weekdays and not on the weekends.

Mayor Christie asked what type of unit the generator will be.

Mr. Hendershot said the generator will be a natural gas fired standby generator and will not be a turbo with the conduits underground.

Mayor Christie asked the details of the co-generation unit.

Mr. Hendershot said it will be a continuous duty co-generation unit. He said the applicant; has not done a detailed level of design but the conceptually we are looking at a unit that will be 75 to 100 KW. He said it will be fed by natural gas which will heat hot water and it will used to offset the pool load that is right now being fed by the pool heater inside the building. The co-generation unit will also generate electricity which we will use to offset the utility consumption in the building as well. The co-generation size is such that the peak load will not be larger than the unit so there is not a need to back feed to the grid and the electricity generated will be consumed by the building.

Mayor Christie said the applicant is not sure of the co-generation and the applicant may want to exclude this from the proposed application.

Mr. Crotty said the Y decided to include the co-generation unit and thought it would be more economical to the Board to apply to monocycle now. He said there is no definitive plan for the co-generation unit to be installed at this time.

Chairman Bonsignore asked if the existing sidewalk could remain and then place the HVAC pad to the west of the sidewalk.

Mr. Hendershot said the applicant is trying to optimize the duct runs to the building.

OPEN TO THE PUBLIC for any questions of Mr. Hendershot.

Jim Savage, 448D Bromley Place in Spring Meadow, asked what the size the motor is for the HVAC unit.

Mr. Hendershot said there are multiple compressors in the unit and it will not be more than 100 KW and is natural gas fired. He said he does not know what the noise level will be for the HVAC unit.

Mayor Christie said most of the noise for a commercial HVAC is vented through the top or roof of the unit.

Mr. Savage said Mr. Hendershot had mentioned an internal exhaust muffler for the generator.

Mr. Hendershot said the HVAC does not have an internal exhaust muffler.

Mayor Christie said the bulk of the noise from the air conditioner is the movement of air.

Chairman Bonsignore asked the Board if they were comfortable including the co-generation unit in this application.

Board Attorney Perconti said this application can be bifurcated where the co-generation unit would return to the Board as a new application.

Mr. Crotty said the Y may not install the co-generation unit at all.
Board Attorney Perconti said the co-generation unit can be withdrawn without prejudice.

Chairman Bonsignore asked the Board Members what their thoughts are concerning the gazebo.

The Board requested that 2 – 2” caliber maple trees be planted between the gazebo and the parking lot since the existing tree will be removed. They noted that perennials will be planted around the gazebo.

Mayor Christie asked Mr. Crotty if this building/facility will become a warming center for the Wyckoff community if the need arises during another storm?

Mr. Crotty said the Y Board strongly recommends that the building become a warming center for residents during a power outage.

CLOSED TO THE PUBLIC

Chairman Bonsignore then asked for a motion from the Board.

Mayor Christie made a motion to approve this application subject to the following conditions: 2 - 2" caliber maple trees will be planted near the gazebo; the co-generation unit will be eliminated from the site plan; the Y is agreeable to the Township OEM recommended this building as a free warming center to the community; the generator will be tested during daytime hours; 7 parking spaces will be moved by the dumpster with the removal of the trailers subject to onsite inspection; this area will be re-striped to accommodate these parking spaces; appropriate signage will be installed; the cones will be removed; privacy screening will be placed around the generator and HVAC unit. Second, Board Member McNamara. Voting in favor: Mr. Haboob, Mr. Madigan, Ms. McNamara, Mr. Sietsma, Mr. Kane, Mayor Christie and Chairman Bonsignore.

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There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 10:24 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board