

**WYCKOFF PLANNING BOARD
MAY 10, 2017 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 Richard Bonsignore, Chairman:

“The regular May 10, 2017 Public Business 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 Fortunato, Vice Chairman; Rudy Boonstra, Mayor; Tom Madigan, Township Committee Representative; Glenn Sietsma; Justin Hoogerheyde, Alt.; Kevin Purvin, Alt.

Board Member(s) Absent: Scott Fisher; Drita McNamara; Kevin Hanly; George Alexandrou

Staff Present: Joseph Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Susan McQuaid, Board Secretary.

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Chairman Bonsignore read this statement into the record: *“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”*

OLD BUSINESS

Approval of the April 3, 2017 Special Meeting Minutes
Approval of the April 10, 2017 Work Session and Regular Business Minutes
Approval of the April 19, 2017 Special Meeting Minutes

The minutes were approved at the work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #17-05

The Resolution for Payment #17-05 was approved at the work session meeting.

RESOLUTION TO BE MEMORIALIZED

WYCKOFF PROPERTIES, LLC (The Brick House) BLK 293 LOT 6.01 (B2); 179 Godwin Avenue. Amended site plan. *(The applicant is seeking approval for the construction of an 867*

square foot patio in front of the existing restaurant building with access to the patio from the restaurant itself on Godwin Avenue for outdoor dining).

Vice Chair Fortunato made a motion to memorialize this resolution as amended. Second, Board Member Purvin. Voting in favor: Mr. Purvin, Mr. Madigan, Mayor Boonstra and Vice Chair Fortunato.

INFORMAL REVIEW/CONCEPTUAL PLAN

BLK 239 LOT 2 (B1); 345 Franklin Avenue.

This plan was discussed at the work session meeting.

FOR COMPLETENESS REVIEW

BANK OF AMERICA BLK 239 LOT 1 (B1A); 339 Franklin Avenue. *(The applicant proposes to replace an existing drive-through teller lane with a drive-through ATM along with related site improvements).*

This application has been carried to the June 14, 2017 regularly scheduled meeting at the request of the applicant. Boswell Engineering Representative Mike Kelly said he has not received the requested required information. Therefore, the application remains incomplete.

DiSENSO, WILLIAM BLK 498 LOT 48.01 (R-15); 50 Ravine Avenue. *(The applicant proposes to subdivide an existing conforming lot into 2 non-conforming lots with deficiencies in lot frontage).*

This application was deemed incomplete at the work session meeting.

CHERST ENTERPRISES, INC. BLK 241 LOT 5 (B1); 377 Franklin Avenue. *(The applicant proposes to update the façade of the building with a sign element which will increase the height of the roof line).*

This application was deemed incomplete at the work session meeting.

PUBLIC HEARING - NEW

RIDGEWOOD WATER - AMES WELL FIELD BLK 282 LOT 3.01 (RA-25); 482 Hartung Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – LAFAYETTE TRANSFER STATION BLK 483 LOT 33 (RA-25); 451 Lafayette Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – LAKEVIEW TRANSFER STATION & WELL BLK 320 LOT 61.01 (RA-25); 394 Wyckoff Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – SICOMAC TRANSFER STATION/MOUNTAIN WELL BLK 443 LOT 33 (RA-25); 342 Holly Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – VANCE TRANSFER STATION BLK 337 LOT 9 (RA-25); 488 Vance Avenue. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER – VAN HOUTEN TREATMENT FACILITY BLK 292 LOT 3 (RA-25); 2 Neelen Drive. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

RIDGEWOOD WATER - WEISCH WELL BLK 455 LOT 36 (RA-25); 457 Weisch Lane. Amended site plan. *(The applicant proposes to install emergency generators which will provide emergency power during power outages so Ridgewood Water can continue to provide drinking water to the area).*

Matt Rogers, attorney for Ridgewood Water, said he is present this evening with regard to seven site applications for the installation of backup generators which were mandated under an Administrative Order (SDWA-02-2016-8049) from May 2016 by the U.S. Environmental Protection Agency (EPA) to implement this project. The Administrative Order states “pursuant to N.J.A.C. 7-10-11.6(i): a. Auxiliary power must be provided for a water supply source and/or treatment facility when such facility is a primary component of a water system and is indispensable to the effective operation of the water system. b. Auxiliary power equipment, when provided or required, shall be designed and have sufficient capacity so as to effectively operate all pumping and water treatment processes in the event of failure of the primary power source for the water system.” He said he has several witnesses this evening one of which is Richard Calbi, Director of Operations, and he will discuss with the Board to explain what this project is about and why the mandated generators are a necessary aspect of the municipal water with the EPA. The second witness is Justin Mahon, an engineer, who will describe the site conditions, the location of the generators, setbacks, noise issues and screening.

Board Attorney Perconti said the first application packet will be marked as A-1

Rich Calbi, Director of Operations for Ridgewood Water, was sworn. He said he has been employed by Ridgewood Water for the past 2 years. He said that in 2015 there was a study under way to determine critical locations for the aqua system for the placement for backup power generators. The study began in 2012 and was completed in 2015. The EPA study looked at wells, transfer stations and tanks and recommended 12 critical sites throughout the water system of which 7 sites were located in the Township of Wyckoff. He added that this year Ridgewood Water will be getting proposals from Arcadis Design for the engineering project design and permits for the construction during the summer of 2017. He said in 2016 the sites were coordinated with the utility companies PSE&G and Rockland Electric for the location and setting up of the emergency generators. The EPA has set up a time line for completion of July 15, 2018.

Arcadis did the work on the sites and needed to be coordinated with the utility companies. Rockland and PSE&G. He said the EPA has set a timeline for completion of construction for the entire project is July 15, 2018. He added that contract for construction deadline is August 1,

2017.

Mr. Rogers asked Mr. Calbi what the purpose is of the installation of the generators. Mr. Calbi said that according to N.J.A.C. 7:10-11.6(i) all systems are required to provide primary components of a system for backup generator power. The generators will run only if there is an emergency outage and will be tested once a month. Mr. Rogers asked Mr. Calbi to describe the difference between each locations. Mr. Calbi said that the site that contain well fields the generator power would provide backup for the pumps that take the water out of the ground, treat the water and then put the water back into the system. The transfer stations also contain pumps that bring water from a lower zone to a higher zone by valves. There is also a location with water tanks where water is either pumped in or out of those tanks. He said the 7 sites in Wyckoff are critical for operation and will require backup power. Board Member Fortunato asked if these generators are in response to Hurricane Sandy. He said right now if the power goes out will there be an interruption of water service? Mr. Calbi said the need for generators started prior to Hurricane Sandy by the EPA for installations. He said if there was an interruption with power the sites have a quick connect which will pull on portable generators to keep the stations on line. Mayor Boonstra asked what the capacity, fuel storage and type of fuel that will be used with these generators. Mr. Calbi said the consulting engineer will be able to answer these questions. Township Committeeman Madigan said the backup power study for the water was started in 2012, was completed in 2015, the plans were completed in 2016, the contract for construction deadline is August 1, 2017 and completion is July 15, 2018. Mr. Calbi said there was addition information required after the study was completed in 2015 such as to determining the sites, a design proposal, coordinate with the utility companies and coordination with the EPA due to wetlands and other constraints on all the sites.

OPEN TO THE PUBLIC of questions of Mr. Calbi

Gerry Molitor, 468 Vance Avenue, Wyckoff, NJ. He asked Mr. Calbi how the 7 sites were chosen. Mr. Calbi said there was a total of 30 sites reviewed and 12 were critical and 7 of those 12 sites are located in Wyckoff. The word critical is based on the yield of the well such as the poundage per minute or gallons per minute. The gallons per minute is a critical well. Township Committeeman Madigan asked how many total wells Ridgewood Water has. Mr. Calbi said Ridgewood Water has 52 wells and 39 are operational.

CLOSED TO THE PUBLIC

Mr. Rogers called his next witness. Justin Mahon, the applicant's professional engineer, was sworn. He said he has been a licensed professional engineer in the State of New Jersey since 1978, a graduate of Brown University, Master's Degree from NJIT and has a board certification from American Environmental Engineer Association and board certified in the environmental specialty of water and sewage for 5 years. The board accepted his credentials in civil engineering and environmental specialty engineering.

Mr. Mahon said he drafted the site plans for the 7 site that are candidates for the generators and is the engineer of record. Mr. Rogers said they will start with the **AMES WELL FIELD**. Mr. Mahon said the site plan of the Ames Well shows the location of the existing conditions on the site with generator and setback lines. He said there will conduits between the generator and the building and there are wetlands on the rear of the site. He said there are 3 transformers on the site and they will be replaced and placed on top of utility pole in the right of way (ROW). He said the distance between structure and generator is 10' and 47' from front of the property. He added that the closest resident is 117' from the generator. He said the generator is 250 kilowatts and approximately 20' long x 8' wide and 9' in height and mounted on a concrete slab. The diesel engine is favored due to resiliency that if the gas utility is shut down there is no power. Ridgewood Water has an ample stock of diesel fuel for an emergency situation. The generator

will need to be tested once a month for 1 hour during a weekday. The generator will be activated and maintained manually with charging of the batteries and cleaning the clean fuel filters. He said that during an emergency generator will activate automatically. He said the State of NJ has regulations with generators that in an emergency situation related to public health there is no standard of noise and during testing from 7 a.m. to 10 p.m. the noise level from the nearest residential property line cannot exceed 65 decibels which satisfies the criteria. He said the generator will have a muffler on it and will be placed within an enclosure. He said additional plantings will be installed if the decibel level is too high. Board Member Sietsma asked Mr. Mahon to tell the board about the fuel tank. Mr. Mahon said the fuel tank will be located at the bottom of the generator above grade with a double wall 500 gallon capacity steel tank with an overfill alarm and lock & cap. Township Committeeman Madigan asked where these generators currently exist. Mr. Mahon said there are generators similar to this in Mahwah and North Haledon. Mr. Madigan said the board can go to these site and see what they look like. He asked about the noise level and reaffirm there is no standard if there is an emergency. Mr. Mahon said during an emergency operation the sound level at nearest residential property line will be less than 65 decibels and will be approximately 75 decibels at the generator itself. He said the sound dissipates the further you get away from the generator. Township Committeeman Madigan said there are currently 3 county transformers on site. Mr. Mahon said the utility is Rockland and the transfer responsibility will be Ridgewood Water. Mr. Madigan said he will need documentation that Ridgewood Water will remove these transformers and dispose of them. He asked if this particular site is a well and transformer or just a well site. Mr. Mahon said this site is just a well site. Mr. Madigan asked how the diesel fuel will be replenished during an emergency situation. Mr. Calbi said Ridgewood Water will deliver additional fuel to the sites if there is a major storm. Mr. Madigan asked about the exhaust coming from this generator. Mr. Mahon said these generators will require a permit from the State of New Jersey. The size of the generator will release a minor source of exhaust. Mr. Madigan said that natural gas is cleaner. Mr. Mahon said natural gas is cleaner but cannot be used due to the unreliability of the supplies during a catastrophic event when the utilities are shut down. Mayor Boonstra said he was interested in decibel comparison of a natural gas generator verses a diesel fuel generator. Mr. Mahon said 65 decibels would be a window air conditioner. A 100 horse power natural gas powered engine verses a 100 horse powered diesel fuel engine would be approximately 3 decibels quieter than a diesel.

Mayor Boonstra said there will be a diesel engine with 500 gallons of onsite diesel fuel above ground in residential neighborhood. He said natural gas would lessen the impact in a residential neighborhood. He asked what the serviceable life of a generator is. Mr. Mahon said 20 years. Mayor Boonstra said there will not be an automatic start/stop for the test cycle. He said a person will test this generator on a regular schedule. He said Ridgewood Water does not maintain their sites right now. He questioned the reliability of one of the maintenance personnel to maintain the generator and the site. He asked that the sites be maintained.

Vice Chairman Fortunato asked if the Cummins is going to be the brand generator that Ridgewood Water is going to install. Mr. Calbi said the brand is subject to the contractor selecting a similar spec generator. Mr. Fortunato asked what will happen if Ridgewood Water does not meet the EPA timeline of August 1, 2017. Mr. Calbi said the EPA will issue fines per day.

OPEN TO THE PUBLIC for questions of Mr. Mahon.

Gerry Molitor, 468 Vance Avenue, Wyckoff, NJ. He said the generator itself has a fuel system. Mr. Mahon said yes the generator sits on top of the fuel system. He said there will be a different size tank for each lot. Mr. Molitor asked if Ridgewood Water feels this site is adequate for a

generator. Mr. Mahon said when all the transmitters are removed this site will improve. Vice Chair Fortunato asked if other town sites use natural gas verses diesel. Mr. Mahon said Mahwah uses natural gas and the larger site use diesel fuel. Mr. Fortunato said there will not be a spill hazard if natural gas was used. Mayor Boonstra asked if any trees will be removed during the installation. Mr. Mahon said no trees will be removed from this site.

Thomas Dacey, 374 Wyckoff Avenue, Wyckoff, NJ. He asked if diesel fuel is better for Ridgewood Water. Mr. Mahon said Ridgewood Water has a large stock of diesel fuel. Mr. Rogers said the sole purpose of using diesel fuel is in case utilities shut down during a catastrophe and the access to diesel fuel. Mr. Mahon said diesel fuel is more reliable than natural gas.

Board Member Hoogerheyde asked if diesel is cheaper than natural gas. Mr. Mahon said from an operational standpoint diesel fuel would be less expensive than natural gas. Mr. Rogers said the generators will be used in an emergency situation diesel gas is always available and there would be monetary expenses to put in natural gas lines. Mr. Madigan asked how much fuel is used to test the generators. Mr. Mahon said approximately 20 gallons of fuel is used during the testing time. Mayor Boonstra said the fuel in Ridgewood Water tanks in the maintenance yard is motor fuel with additives. He asked if the generator engine is required to operate with the additive also. Mr. Rogers said the generator models will require additives in the motor fuel.

Marie Dacey, 394 Wyckoff Avenue, Wyckoff, NJ said her home is very close to the Lakeview Transfer Station and Well site and concerned with the safety of the site and her lack of confidence in Ridgewood Water. She said for the last 30 years the property has not been maintained.

Thomas Dacey, 394 Wyckoff Avenue, Wyckoff, NJ said he would like additional screening placed around the generator since it would be very close to their home. Mayor Boonstra said additional screening would be considered. Chair Bonsignore said the residents are only to address the testimony of Mr. Mahon for the Ames well site.

CLOSED TO THE PUBLIC

Mr. Rogers said the next application is the **VANCE TRANSFER STATION**.

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

A-2 Vance Transfer Station application package

Mr. Mahon this is a large property with a transfer station located in a brick building in the center of the property. He said the generator is 37' south of the existing building, 51' from property line, 144' from nearest residence and the generator will be a 300-kw diesel generator. The decibel level will be 66 at the generator site and an additional 6' high privacy fence with a row of arborvitae will be planted around fence. The fuel tank will be located at the bottom of the enclosure and will hold approximately 600 gallons of fuel for 26 hours operation. The enclosure will be approximately 20' long, 8' wide and 9' tall. Township Engineer DiGennaro asked what is the typical residential size generator used for a home. Mr. Mahon said 20 kilowatt generators are used for residential homes and powered by natural gas. Chairman Bonsignore asked if the generator could be moved another 10' to 15', or 5' per decibel, so the decibels can be lowered. Mr. Mahon said the grade is at 25% and would require a retaining wall. He said the decibel sound cannot be calculated at the property line until the generator is up and running but it should be less than 65 decibels at the property line. He said a 15' concrete barrier could also

be constructed. He said this is a very important transfer station since it pumps water out of the high zone into the booster zone for the Sicomac area. Township Committeeman Madigan said screening would need to be provided for a visual and noise barrier.

OPEN TO THE PUBLIC

Larry Schumann, 475 Vance Avenue, Wyckoff, NJ asked if the noise level testing done by an independent service and at what intervals is it done in the future or just upon installation. Mr. Mahon said regular testing is done upon installation and upon complaints. It can be done regularly.

Gerry Molitor, 468 Vance Avenue, Wyckoff, NJ suggested screening could be planted around the entire property.

CLOSED TO THE PUBLIC

Mr. Rogers said the next application is the **LAKEVIEW TRANSFER STATION AND WELL.**

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

A-3 Lakeview Transfer Station and Well application package

Mr. Mahon said the generator for the Lakeview Transfer Station will be a 150-kw diesel generator located at the rear of the property 25 feet from the property line with 394 Wyckoff Avenue. The generator will be located on the east side of the property to avoid construction within the riparian zone of Goffle Brook. A 6' high privacy fence will be installed around 3 sides of the generator. 8' to 10' Cherry Laurel shrubs will be planted around the enclosure since these species are more shade tolerant. The generator will be housed in an enclosure intended to protect it from inclement weather and reduce its impact on adjacent land uses. The fuel tank will be located at the bottom of the enclosure and will hold approximately 309 gallons of fuel for 25 hours of operations. The enclosure will be approximately 14' long, 5' wide and 8' tall. He said the distance to the nearest property owner is approximately 61' and the decibel level at the property line exceeds 65 decibels. Chair Bonsignore asked how much further would the generator need to be removed to meet the 65 decibel. Mr. Mahon said that 20' would be needed to drop the decibel level by 6 decibels and there will need to be a property line measurement during construction. He said this is a critical transfer station and well site. Mr. Mahon said this is the largest well in Ridgewood Water's highest service zone and it's also the highest producing transfer station. Township Committee Madigan asked why this generator is smaller than the other 2 sites. Mr. Mahon said the other sites have larger transfer pumps. Vice Chairman Fortunato if the power goes out do the generators constantly run. Mr. Calbi said it is variable based on the day and the demand of the system. He said once a certain pressure is reached and maintained the transfer system will shut down. He said during the summer it would run constantly depending on the day, the pressure and the demand.

Township Committeeman Madigan asked if in the event of an emergency this water is serviced for Wyckoff residents or the Ridgewood Water system. Mr. Calbi said it would depend on the demand and it would go to the residents of Wyckoff. Mayor Boonstra asked if Ridgewood Water has looked into using a natural gas generator on this site due to adequate supply under Wyckoff Avenue, it would lower the profile of the generator since a fuel tank would not be required and it would lower the decibels. Mr. Mahon said it is a possibility. Mr. Calbi said he would consider a hybrid generator with natural gas and diesel fuel. He added that this site is the largest yielding transfer station and well in this zone. Township Engineer DiGennaro said the Christian Health Care Center (CHCC) use dual fuel generators. Chair Bonsignore said the profile of the

generator would not change if a dual fuel generator was located at this site. Mr. Calbi said Ridgewood Water would consider natural gas on smaller sites. Mr. Rogers said diesel fuel is more reliable.

OPEN TO THE PUBLIC

Marie Dacey, 394 Wyckoff Avenue, Wyckoff, NJ said the driveway to her home is right next to the entrance to the well site. Mr. Mahon said the existing driveway to the site will be extended to the rear of the property in order to install the generator. The trees larger than 8" are shown on the site plan and will not be removed; only smaller trees and vegetation will be removed. Mr. Calbi said there will be a straight access to the generator and Ridgewood Water will to maintain the natural vegetation barrier between the 2 driveways.

Thomas Dacey, 394 Wyckoff Avenue, Wyckoff, NJ asked what the distance is from the end of the building to the proposed generator. Mr. Mahon said the distance is 41' and cannot be closer to the building due to a sanitary sewer line that runs through this area. Mr. Dacey then asked what the distance is from the generator to his property line. Mr. Mahon said the distance to the nearest property line is 25', the distance to the nearest resident is 114' and the distance to the house to the east is 130'.

CLOSED TO THE PUBLIC

Chair Bonsignore asked the applicant to reconsider the location of the generators at the Vance & Lakeview well site and also lower the decibels to 65 at the unit itself would be appreciated. Mr. Mahon said 65 decibels is allowable at the property line. Mr. Rogers said the next meeting is June 14 and would like to ask the board for consideration for a special meeting since he is the Village Attorney for Ridgewood who have their meetings also on Wednesdays. Mr. Rogers also said he would like to submit to Board Attorney Perconti a memorandum that Ridgewood Water is a public utility and qualify as a 40-55:D-31 entity.

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Township Engineer DiGennaro said Bergen Brick came before the Board for an outdoor display area and parking lot. He said the project has been completed and the applicant came up with 5 additional parking spaces. He said this would reduce the variance from 9 spaces to 4 spaces. He asked if it can be put on the as-built instead of coming before the Board with an amended site plan application. The Board unanimously agreed that an as-built would be sufficient.

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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 11:00 p.m.

Susan McQuaid, Secretary
Wyckoff Planning Board