

**WYCKOFF PLANNING BOARD
MARCH 30, 2023 SPECIAL MEETING MINUTES**

Public Business Meeting: 7:30 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 March 30, 2023 Special 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"

"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, Mike Homaychak, Glenn Sietsma, Joe Vander Plaats, Mae Bogdansk, Sarah Caprio, Rudy Boonstra, Mayor Tom Madigan, and Rob Fortunato. Absent: Kevin Purvin, and Kelly Conlon.

Staff in attendance: Kevin Hanly, Board Attorney; Mark DiGennaro, Township Engineer; and Maureen Mitchell, Board Secretary.

CAPITAL PROJECT REVIEW AND RECOMMENDATION

Ridgewood Water Cedar Hill Avenue, Block 392, Lot 24

(The applicant proposes to construct a water treatment facility at the location. The Application is filed as a capital project 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, came forward and placed himself on the record. Mr. Whitaker provided the following list of exhibits pertaining to the application:

- A-1 Application and Rider to Application
- A-2 Public Notice, Proof of Publication, Affidavit of Service, certified receipts
- A-3 Site Plan prepared by Mott MacDonald dated 11/4/22 consisting of 10 pages
- A-4 Architectural Plans prepared by Mott MacDonald
- A-5 Photographs of Site consisting of 3 photos
- A-6 Stormwater Management Requirements
- A-7 Deed from Schutte to Village of Ridgewood dated 3/18/33

A-8 Deed from Mahoney to Village of Ridgewood dated 3/3/33

A-9 Updated Site Plan prepared by Mott MacDonald showing location of proposed diesel generator and transformer signed 1/27/23

A-10 Updated Architectural Plan showing new design aesthetic for facility with new elevation set added prepared by Mott MacDonald

A-11 Transcript of Wyckoff Planning Board hearing of 1/11/23 regarding Ridgewood Water Hartung Site

A-12 Transcript of Wyckoff Planning Board hearing of 2/8/23 regarding Ridgewood Water Hartung Site

A-13 NJDEP Permit issued 3/8/23

Mr. Whitaker provided the following overview of the application:

This is an application for the installation of a water treatment facility at the Cedar Hill well site which is the same type of facility as the Hartung treatment facility which has already been presented to the Board. The transcripts from the two (2) Hartung Ames well site meetings have been entered into evidence because there are findings of fact in there that do not change as it pertains to this application. This property is located in the RA-25 zone which requires 25,000 sf of lot area where we have over 450,000 sf of lot area. The property was acquired by Ridgewood Water in 1933 and the facility was established in the early 1940's. The proposed treatment facility is for the purpose of being compliant with the requirements of the State as it pertains to water quality which are the strictest in the Country. The design and size of the proposed building is to accommodate the facility needed to treat the water. A worker will visit the site to check on the equipment once a day, 7 days a week, 365 days a year. We are proposing a barn-like structure which we believe would be more appropriate aesthetically due to the size of the building. This is an application that does not require any variances. The required lot width in the zone is 125' whereas existing is 940'. The required lot depth is 150' whereas existing is 480'. The front yard setback requirement is 40' whereas we are proposing a setback of 238'. The side yard setback requirement is 20' on each side whereas we are proposing 145' and 121'. A building height of 35' is permitted and we are proposing a building height of less than 35'. Permitted lot coverage is 15% whereas we are proposing 1.63% lot coverage. Mr. Whitaker then presented the Chairman with copies of the aforementioned meeting transcripts.

Board Attorney Hanly stated the transcripts reflect prior testimony, put in for purposes of expediting the hearing this evening, and since it is part of the official record it would be admissible in court.

William Bierwas came forward and was sworn in. He stated that he is the Superintendent and Licensed Operator of Ridgewood Water. Works in conjunction with Mr. Calbi and is familiar with the installation of the proposed facility and all operations of the Ridgewood Water Company. Mr. Bierwas then provided the following details of the proposed facility:

The proposed water treatment facility is a State mandated treatment facility. The facility will house ten (10) water treatment vessels. The equipment and operational aspect of the Cedar Hill site will be the same as what has been testified to for the Hartung site. A worker will make daily visits to the site to inspect the equipment and the carbon granules will be removed and replaced once a year depending on the demand and based on the flow of water being filtered through the site. Currently at the site there are 6 wells, 5 of which are operational and 1 which is the point of entry where the incoming water is treated with chlorine and phosphate before being pumped to the wells for distribution. The size of the proposed building is to accommodate the number of vessels required for the water treatment at the site. There will be no restroom, and no one will live in the building. There is currently no generator on site, however we are proposing a diesel generator to keep the facility operational in the event of a power outage. The generator will be tested once

each month for approximately an hour.

Ms. Caprio asked what time of day the generator will be tested. Mr. Whitaker stated that testimony was provided at the previous meeting for the Ames well site that the generator will be tested on a weekday between the hours of 10:00 am and 4:00 pm.

Mr. Homyachak pointed out that the USEPA is looking to further tighten standards on water quality and asked whether the facility will meet the proposed new standards when they are put in place. Mr. Bierwas stated that Ridgewood Water is aware of the stricter standards and this facility will meet or exceed those standards.

Mayor Madigan asked about the location of the generator, the roadway through the property, and the size of the building. Mr. Whitaker said the Engineer will address those items when he provides his Professional testimony.

OPEN TO THE PUBLIC

Robin Berger, who resides at 457 Caldwell Drive, was sworn in. Ms. Berger asked how close the building will be to the properties along Caldwell Drive which is to the rear of the site. Mr. Whitaker stated that the Engineer will testify to the placement of the building.

CLOSED TO THE PUBLIC

Earl Schneider, a Professional Engineer with Mott MacDonald, was sworn. Mr. Schneider provided the following details of the application:

Existing now on the site is the entrance on Cedar Hill Avenue, a road that runs through the property, and a stone bridge goes over a stream. We have situated the building towards the rear of the property near the church parking lot. There are residential properties along the rear of the Ridgewood Water property, and the building will be approximately 120' from the rear property line where the minimum setback requirement is 40'. The proposed generator is up closer to the road near the chemical feed building. There will be no changes made to the existing entryway on Cedar Hill Avenue. The entry points to the building will be in the rear of the building. We are proposing to plant 9 green giant arborvitaes in an existing area along the rear property line that does not have any trees. There are some very large existing deciduous trees along the rear property line. There is existing fencing around the perimeter of the property which will remain. We are proposing motion activated light on the building in accordance with Homeland Security requirements.

With regard to the proposed location of the generator, Mr. Boonstra pointed out that the generator will be located in the front yard, which is prohibited in Wyckoff. Mr. DiGennaro stated that the generator will be outside of the front yard setback adding that there are 3 existing well buildings on the site that are further in front of the proposed building and the proposed generator location. Mr. DiGennaro said the alternative could be to place the generator in the rear of the building. Mr. Boonstra stated that he is not suggesting that the generator be placed in the back of the building; he just wants to clarify whether the proposed generator location triggers a variance. Mr. DiGennaro stated he does not believe it triggers a variance.

Chairman Fortunato asked about the size of the proposed generator and if it will be shielded by the existing well building on the property. Mr. Schneider estimated that the proposed generator enclosure will be 12' x 6' by approximately 8' in height. There will also be a transformer installed in that location and we are willing to provide any screening the Board requests. Mayor Madigan

expressed great concern about proper screening being provided for the generator and transformer.

Ms. Caprio asked if the proposed generator is larger than what is needed for the facility. To that point, Mr. Boonstra said that the proposed generator will have to be a higher capacity unit in order to provide power to 6 well pumps on the site in addition to the water treatment building therefore the dimensions, capacity, and specifications should be provided. Mayor Madigan said an expert witness should be able to provide the generator dimensions and specifications. Chairman Fortunato requested a rendering showing the elevations of the generator and enclosure be provided.

Ms. Bogdansk asked if the location of the existing wells on the site dictates the location of the proposed building. Mr. Schneider stated that the location of the proposed facility was based on a lot of constraints such as wetlands, flood hazard areas, and the stream which runs through the property.

Ms. Caprio asked how many other wells will be directing water to the Cedar Hill facility. Mr. Schneider stated that he believes 6 additional wells will be directing water to the site for treatment in addition to the existing wells on the site. He added that Ridgewood Water is centralizing treatment at the Hartung and Cedar Hill facilities because we cannot build facilities on every well site due to the small size of the lots.

Mr. Boonstra asked if the stone bridge will remain intact and if it is of sufficient construction to withstand the truck traffic that will be trans versing over it. Mr. Schneider stated that the bridge is a very robust concrete arch type bridge, and he believes it will be able to withstand vehicle use.

Mayor Madigan asked why this location was chosen for the building. Mr. Schneider stated that there is a stream that runs through the property and there are wetlands which ruled out a large section of the site as a potential location for the building. There is another section where 2 streams merge, which creates a situation where there is approximately 50 acres of drainage. Those issues left us with the proposed location for the facility. Mr. Schneider said the NJDEP has issued permits to allow the proposed location of the building.

Mr. Schneider went on to explain that the Cedar Hill facility will house 10 water treatment vessels and each one will be 12' in diameter. There will also be a pump room and a chemical storage room. Since this site will store more chemicals than the Hartung site, this building will have fire suppression, sprinklers, and fire rated walls to fill the fire safety code requirements. The carbon granules will be removed and replaced every 1 to 1½ years and chemicals will be delivered once to twice a month.

Mr. Boonstra pointed out that the engineering plan shows a future chemical storage building that is closer to the residential properties than the principal building, which is a concern, and it is not shown on the architectural drawings. Mr. Schneider stated that Ridgewood Water is not proposing to build that right now. Mr. Whitaker said that we can remove it from the plan at this time and come back to the Board with the design plan for the future.

Mayor Madigan suggested turning the building sideways, so the rear faces the church parking lot instead of the residential properties on Caldwell Drive. Mr. Schneider stated that we are just skirting the wetlands transition buffer with the proposed placement of the building so there is really no room to do that.

Mr. Sedita asked if all 10 vessels would be online at the same time. Mr. Schneider stated that during the summer all 10 will be operational at the same time however there will be lead and lag vessels. The lead vessels remove all of the chemicals. After a period of time, the chemicals will break through the lead vessel into the lag vessel. That will give us time to change out the carbon in the lead vessels.

Mr. Vander Plaat asked why the electric lines shown on the plan are not being placed underground in the area of the proposed underground water main. He pointed out that a trench could be dug in that same area for the electric lines which would enable the transformer, generator, and chlorine tank to be relocated to the side of the large building near the church property outside of the wetlands. Regarding fire suppression, Mr. Vander Plaat expressed concerns about fire apparatus gaining access to the facility considering the wetlands on the site as well as certification that the stone bridge will be able to hold up under an 80,000 pound fire truck. He advised that some revisions to the plans are needed to accommodate fire apparatus and emergency vehicle access to the site. He suggested creating emergency vehicle access through the church parking lot. Mr. Boonstra said he endorses Fire Chief Vander Plaat's recommendations.

Ms. Bogdanský suggested pivoting the proposed building so the short side faces the residents on Caldwell Drive. Mr. Whitaker said we will look into it however it may not be feasible due to the wetlands.

Mr. Homaychak asked if there is any danger of the building getting flooded during a heavy rainstorm since there are wetlands on the property. Mr. Schneider stated the building is outside of the flood area and the wetlands, and we are working within the NJDEP requirements. Mr. Whitaker stated that the NJDEP has exclusive jurisdiction over the wetlands.

Mr. DiGennaro asked if any consideration was given to locating the building in the front of the property near Cedar Hill Avenue. Mr. Schneider stated that he believes there is a riparian buffer zone there due to the stream. Mr. Whitaker said we will explore if there are any alternate locations for the building. He added that as proposed, it is a variance free application. Chairman Fortunato said that in addition to exploring an alternate location for the building on the site, the applicant should consider the recommendations made by Fire Chief Vander Plaat regarding fire apparatus and emergency vehicle access to the property.

Mayor Madigan reiterated that he is very concerned about the aesthetics and maintenance of the facility and property.

OPEN TO THE PUBLIC

Kevin Goldschmidt, who resides at 429 Caldwell Drive, came forward and was sworn. Mr. Goldschmidt asked if the construction of the large building could increase the chance for flooding on the property. Mr. Schneider stated that he is not a flood zone expert however we work with the NJDEP on such matters, and the NJDEP is permitting the construction of the facility at this location. Mr. Goldschmidt also pointed out that the existing trees along the rear property line are not evergreen and asked if evergreen plantings could be added to screen the property. Mr. Schneider stated that additional evergreen screening will be considered.

Diane Weiner, who resides at 433 Caldwell Drive, came forward and was sworn. Ms. Weiner said she does not like the red color the fact that all of the access to the building will be in the rear facing her back yard. Mr. Whitaker said they will consider other options.

Robin Berger came forward. Ms. Berger stated that the existing fence on the property is in terrible condition. She added that she has lived on Caldwell drive for fifteen years and has never seen any maintenance performed on the fence and very little maintenance on the trees, many of which are dead or dying. Ms. Berger said she wants reassurance that the proposed landscaping will be maintained, and a more secure fence will be installed.

To that point, Mr. Boonstra stated that Homeland Security is dictating the type of fence, the height of the fence, and the location of the fence. He asked whether Ridgewood Water or Homeland Security is going to monitor and maintain the proposed mandated fence in light of the fact that Ridgewood Water has been notorious for not maintaining its properties. Mr. Bierwas stated that since he took over as Superintendent of Operations last year Ridgewood Water has completely updated the Lafayette property which is now in tip top condition. He went on to say that Ridgewood Water is going property by property to take care of all issues with landscaping and fencing on all of its properties. We hired Downes Tree Company to remove some dead trees and trim every tree on the Cedar Hill property. Now that the dead branches are gone, we can proceed with repairing the fence. Finally, Mr. Bierwas stated that Ridgewood Water is going to do the right thing.

Mayor Madigan asked what type of fence is required by Homeland Security. Mr. DiGennaro said he believes the fence is required to be mini-mesh chain link at a height of 8'. Mr. Bierwas agreed stating that the fence will be black mini-mesh chain link at a height of 8'.

Chairman Fortunato asked why there is a need for a proposed future chemical storage building. Mr. Bierwas stated that the future building will be needed for bulk storage of chlorine and phosphate which are used to treat water. The current proposed chemical storage room will be able to house a 14 day supply of the needed chlorine and phosphate and the DEP requires a 30 day supply so we are operating under a waiver. Mr. Whitaker said we are taking the proposed future chemical storage building off the table at this time.

Mr. Whitaker said he would like Mr. Bierwas to provide the Board with the details of the proposed generator which was mentioned earlier during testimony by Mr. Schneider. Mr. Bierwas stated the 550 kilowatt generator will be 9 ½' tall by 12 ½' long by 6' wide, with a sound attenuating enclosure.

Debra Gero, who resides at 437 Caldwell Drive, was sworn. Ms. Gero expressed concerns about the stored chemical seeping into the ground, the proposed motion sensor lights, and the height of the proposed green giant arborvitaes at time of planting. Mr. Schneider stated the chemicals will be stored in a double-containment system so there will be no chance of chemicals leaking out into the soil. The motion sensor lights on the outside of the building will have a shroud over the top of the light to direct lighting down towards the ground. The arborvitaes will be 7' to 8' tall at time of planting.

Sharon Sherman, who resides at 465 Caldwell Drive, was sworn. Ms. Sherman said she has had issues with Ridgewood Water not maintaining the trees that abut her property in addition to trash left on the grounds near her property line. She also expressed concerns about the lack of sufficient evergreen screening.

A five (5) minute recess was taken, and the meeting resumed.

Chairman Fortunato asked if would be possible to set up a site visit for the Board members to walk the property to get a better idea of how things are laid out. Mr. Bierwas said he would accommodate any interested Board members on Tuesday April 4th and Wednesday April 5th from 4:00 pm to 5:00 pm for site visits. Mr. Whitaker stated no more than four (4) members at a time

could visit the site so as to avoid a quorum.

Chairman Fortunato asked Mr. Whitaker to consider the location of the proposed future chemical storage building to avoid having to come back to the Board in the future.

Brad Gero, who resides at 437 Caldwell Drive was sworn. Mr. Gero asked about any proposed alarms attached to the lighting at the facility, and if the proposed height of the building could be lowered. Mr. Schneider said no alarms will sound when the motion sensor lights go on and the height of the building, which has to be slab on grade, is required to house the vessels required to treat the water. Mr. Whitaker stated a height of 35' is permitted and we are proposing less than 35'.

CLOSED TO THE PUBLIC

Michael Conaway P.E., whose professional affiliation is with Ostergaard Acoustical Associates, was sworn in and provided the following details pertaining to sound emissions from the proposed facility: I have evaluated the proposed facility which will house three pumps; two of which will run regularly and one which will act as a back-up. In addition to the three pumps, the building will have five exhaust fans located on the roof. There are also three small condensing units along the northeast exterior façade. An electrical transformer and a 550 kilowatt emergency generator are proposed in the northwestern portion of the site. The generator will be equipped with a level 1 sound attenuating enclosure and will not operate as part of the typical facility operations. During typical operations, the pumps, exhaust fans, HVAC equipment and transformer will be operating and making noise. At the closest residential property line, the site will produce 42 dB(A) which is 8 dB(A) below the State nighttime residential limit requirement. This analysis performed is at worst case sound levels with all equipment running at the same time. If a new location is chosen for the generator we will ensure that the sound levels meet the noise level requirements.

The Chairman asked how close to the property line the generator can be placed while still conforming to the sound level requirements. Mr. Conaway stated that the generator would have to be approximately 90 to 100 feet away from a residential property line.

Mayor Madigan asked if enhanced screening would favor a lower dB(A) for the homeowners to which Mr. Conaway replied yes; additional screening would lower the noise level at the adjacent residences. Mr. Whitaker stated that even without enhanced screening, we will meet the noise level requirements.

Architect Peter Bastardo, whose professional affiliation is with Mott MacDonald, was sworn in and provided the following details of the proposed building referring to exhibit A-10, the architectural drawing dated 1/26/2023: The equipment dictated the size of the building to be approximately 6,600 square feet. We are proposing a pre-engineered metal building with a red barn aesthetic. The building will sit on a pre-cast fieldstone panel base. The wall panels will be insulated. The east façade contains the knock-out panels. Throughout the rest of the building there are a mix of double-hung windows framed with white pvc trim. The windows are opaque so you will not be able to see through them. The gable roof will be constructed of insulated metal panels. There will be seven wall pack light fixtures in the rear of the building. The lights will have motion sensors and a shroud which will direct the light down.

Chairman Fortunato pointed out that there is no rendering of the building depicting what the homeowners to the rear of the building will be looking at. He asked Mr. Bastardo to provide a rendering showing that view at the next meeting and to also have additional screening added to

the rear property line to mute the view for the neighbors.

Mayor Madigan asked why the three large garage doors are needed at this time if the vessels won't need to be replaced for fifty years adding that the contrasting color of the doors make them stand out too much. He also said he would prefer a stone façade on the building to match the existing well buildings on the site. Regarding the garage doors, Mr. Bastardo stated they will have to deconstruct the entire building to replace the vessels if they do not have the knock-out doors in place. He added that the metal siding is more cost-effective, and he will look into the possibility of a different color for the doors.

Ms. Bogdanský inquired about what type of maintenance will be required for the proposed siding. Mr. Bastardo stated that he believes the siding material is guaranteed for 30 years.

Ms. Caprio asked the actual height of the equipment inside the building and if that is dictating the proposed height of the building. Mr. Bastardo said the equipment is approximately 18 to 19 feet in height. There is process piping above the equipment, and the structural components of the building above the piping which brings the building to 34.6' at the ridge. Ms. Caprio asked if the height could be reduced, pointing out that the proposed building at the Hartung site is lower in height than the proposed Cedar Hill building. Mr. DiGennaro stated the height of the proposed building at the Hartung site is 29'. Chairman Fortunato said if the equipment at both sites is the same size, lowering the ridge height at the Cedar Hill site should be looked into.

Mayor Madigan asked if a cupola could be added for aesthetics. Mr. Boonstra agreed, stating that some type of architectural details should be added to break up the roof line including a few cupolas.

Ms. Caprio asked where the gutters will drain to. Mr. DiGennaro said the applicant submitted stormwater calculations certifying a net zero increase in runoff. He went on to say that he has concerns about the proposed rain garden which could potentially create additional wetlands and swamp conditions therefore further discussions need to be had about that.

Mr. Boonstra said he would like to see taller arborvitaes at time of planting, perhaps 12' in height along the rear property line.

OPEN TO THE PUBLIC

Elizabeth Cali Depken, who resides at 481 Caldwell Drive, came forward and was sworn in. Ms. Depken voiced dislike about the choice of the red color for the building and suggested Hardie board or brick and stone siding to match the existing structures on the property. Mr. Whitaker said brick and stone would be cost prohibitive.

Lisa Gonzales, who resides at 451 Caldwell Drive, was sworn in. Ms. Gonzales stated that Ridgewood Water approached her and requested an easement on her property. Mr. Schneider stated that Ridgewood Water can go a long way around with a water main or come in by way of an easement through an adjacent property. Ridgewood Water has been contacting homeowners to see if any property owners would be amenable to granting an easement path. We are also looking to get a sewer line installed along with the water line.

Chairman Fortunato asked Ms. Gonzales if she is interested in granting the easement. Ms. Gonzales stated that she does not want the easement on her property and is concerned that she will be forced to do so. The Chairman told Ms. Gonzales that Ridgewood Water cannot force her

to grant an easement on her property.

Ms. Depken came forward and stated that she approached Ridgewood Water and offered her property for the sewer easement however she has not heard back from the company. Mr. Schneider said he would take Ms. Depken's contact information and make sure someone gets back to her about the easement.

Ms. Sherman came forward to ask if any consideration has been given to provide sewer connections to the property owners on Caldwell Drive where everyone currently has septic systems. Mr. Schneider stated that there have been discussions between Ridgewood Water and Mark DiGennaro about this. Ridgewood Water has to find a gravity sewer in which to connect to. We are going to install some manifolds and some gravity sewer which will allow homes on septic to tie into it. Ms. Sherman stated that if she can get a sewer connection, she is willing to allow Ridgewood Water to dig up her side yard.

Chairman Fortunato asked if there will be an opportunity for all of the homes on Caldwell Drive to connect to the sewer. Mr. Schneider stated that he did not have the drawing with him to show where the line will be installed however, he would bring it to the next meeting.

Ms. Berger came forward and stated that she doesn't understand why the facility at the Hartung site was made to look like a residence but the building at the Cedar Hill site is going to look like a barn adding that she is not happy with the aesthetics of the building.

CLOSED TO THE PUBLIC

Chairman Fortunato said the applicant has a lot of work to do as far as the suggestions made by the Board members and members of the public this evening. He asked that revised plans be submitted as early as possible prior to the next regular meeting which is on April 19th. The option of another special meeting was discussed with a possible date of April 26th.

Mr. Whitaker summarized by stating that the following:

We will look into the possibility of an alternate location for the building on the site. We will look at the feasibility of what Mr. Vander Plaat suggested this evening. From the demeanor or tenor of the comments, the barn look is preferred over the warehouse look. We are not here with a site plan application that deals with sewers and other things like this. Members of the public have to understand that this is a review being done for a recommendation by the Board. We are trying to accommodate the neighborhood within time constraints and monetary constraints. We can come in with a conforming plan, which is what we have, and at that point we do have a right to put up the gray warehouse building, however, we are not going to do that.

Mr. Boonstra said the matter of the sewers would not have come up this evening if Ridgewood Water had been responsive to a few of the neighbors. The woman that came forward received something from Ridgewood Water, and she couldn't get a hold of anyone there, so she came to the hearing tonight to ask her questions.

Chairman Fortunato said Ridgewood Water worked with us on the last application. It's important that the Board gives a recommendation, but let's make accommodations on some of these issues that are of concern.

There being no further business, a motion to adjourn the Public Business meeting was made, seconded, and passed unanimously. The meeting concluded at 10:35 p.m.

Respectfully submitted,

Maureen Mitchell
Land Use Administrator