

**WYCKOFF PLANNING BOARD
FEBRUARY 8, 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 Chairman Fortunato.

"The regular February 8, 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"

"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."

ROLL CALL

Board members in attendance: Kelly Conlon, Mike Homaychak, Joe Vander Plaat, Glenn Sietsma, Mae Bogdansky, Sarah Caprio, Rudy Boonstra, Kevin Purvin, Mayor Tom Madigan, and Rob Fortunato.

Absent: Frank Sedita.

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

OLD BUSINESS

Approval of the January 11, 2023 Work Session and Regular Business Minutes

Mr. Homaychak made a motion to approve the January 11, 2023 Work Session and Regular Business Meeting minutes. Second, Mr. Sietsma. Voting in favor: Mr. Homaychak, Mr. Vander Plaat, Mr. Sietsma, Ms. Bogdansky, Ms. Caprio, Mr. Boonstra, Mr. Purvin, Mayor Madigan, and Chairman Fortunato. Abstained: Ms. Conlon.

RESOLUTION FOR MEMORIALIZING

Adoption of the Historic Preservation Element to the Master Plan.

In accordance with Municipal Land Use Law 40:55D-28(10), the Planning Board may take

official action to amend the Master Plan by adopting an Historic Preservation Plan Element: (a) indicating the location and significance of historic sites and districts; (b) identifying the standards used to assess worthiness for historic site or district identification; (c) analyzing the impact of each component and element of the Master Plan on the preservation of historic sites and districts.

Mr. Homyachak made a motion to approve the Resolution. Second, Mr. Boonstra. Voting in favor: Ms. Conlon, Mr. Homyachak, Mr. Vander Plaat, Mr. Sietsma, Ms. Bogdansky, Ms. Caprio, Mr. Boonstra, Mr. Purvin, Mayor Madigan, and Chairman Fortunato.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

Landusco 258 Everett Ave. Block 241 Lot 6

(The applicant proposes to install a 7.5 square foot ground mounted sign in the front yard setback on Franklin Avenue)

Chairman Fortunato announced that this type of application would typically be heard the same evening if deemed complete however due to the fact that we have a full schedule this evening, the application will most likely be carried to the March 8, 2023 meeting.

Mark DiGennaro, the Township Engineer, provided the following details of the application: I have reviewed the property survey prepared by Andrew A. Schmidt, PLS, dated 12/10/22, completed zoning and site plan approval applications and photographs of the site and the proposed sign. The applicant is the tenant of the above referenced property and is filing a site plan application to erect a ground sign in the B-1 zone. The proposed sign is 36" wide by 30" tall and stands 56" above the ground as measured to the tallest portion of the sign structure. The total sign area is 7.5 SF. The applicant is proposing to install the sign with a setback distance of 37" (3 feet) from the property line along Franklin Ave. The sign will not be illuminated in any way. The applicable section of the Code for the B-1 zone, Section 186-28 F(6), states that In the B-1, B-2 and B-3 Zones, business and professional office uses shall be permitted one identifying facade sign, limited to two square feet of surface display area for each one foot of building width with a maximum of 30 square feet, plus a directory sign for offices located on the lot, either on the facade or a ground sign, limited in area to 12 square feet for lots less than 20,000 square feet and limited in area to 25 square feet for lots of 20,000 square feet or more. The applicant is proposing a ground sign 7.5 SF in area which is compliant in size to the allowable 12 SF permitted in the Zone. However, a determination on the following is necessary as the Code is silent and/or unclear as to sign requirements in the B-1 Zone. A determination must be made by this Board to determine if the proposed ground sign satisfies the definition of directory sign and reasonably conforms with other businesses we have granted approval for in the past. I have included a list of comparable signs that have previously been approved for businesses in the B-1 zone including Lakeland Bank, Attorney Molinari, Rand Realty, and E.L.A. which all received approval for ground mounted signs with setback variances.

Chairman Fortunato asked Mr. DiGennaro if there is any reason why the Board should not deem this application complete to which Mr. DiGennaro replied no.

Ms. Caprio made a motion to deem the application complete. Second, Mr. Homyachak. Voting in favor: Ms. Conlon, Mr. Homyachak, Mr. Vander Plaat, Mr. Sietsma, Ms. Bogdansky, Ms. Caprio, Mr. Boonstra, Mr. Purvin, Mayor Madigan, and Chairman Fortunato.

FOR COMPLETENESS REVIEW

Hackensack Meridian Ambulatory Care Center 327 Franklin Ave. 216.01/24.01
(The applicant proposes to convert 6,029 sf of the Stop & Shop building into an urgent care center)

Mr. DiGennaro provided the following details of the application citing the report prepared by Pete Ten Kate of Boswell Engineering: The property is located in the B-5SD/H Planned Community Shopping Center Zone and professional offices are permitted in the zone. The applicant is proposing to renovate and occupy 6,029 sf of the Stop & Shop building as an urgent care facility. There are some items on Checklist B Section 46-40B that have not been submitted and require submission waivers or should be provided to the Planning Board ten (10) days prior to the public hearing. These items include certification of taxes paid, proof that proper notice has been made, ownership disclosure statement, permission to enter the premises form, a copy of any existing protective covenants or deed restrictions, and certification from a Professional Engineer that there will be a zero increase in stormwater runoff as a result of the application. There are also items from Checklist C Section 46-40 which have not been submitted and require submission waivers, or the items should be submitted to the Planning Board ten (10) days prior to the public hearing. These items include existing and proposed signs indicating size and type of construction, and the estimated number of employees for each working shift. The applicant received previous variance approval from the Planning Board in 2007 for the front yard setback and side yard setback when the building was constructed, and those setbacks will not change. The applicant should confirm in testimony that no parking lot improvements or changes in site circulation are proposed. We do have some questions and comments regarding the ADA parking on the site. There are currently thirty-one (31) ADA parking spaces on the site. The ADA Guidelines for Buildings and Facilities requires that 10% of the total number of parking spaces provided, serving an outpatient unit or facility, be ADA compliant. For 6,029 sf of medical facility, thirty-six (36) parking spaces are required. Compliance with ADA requires four (4) ADA compliant spaces for medical use. The applicant should provide testimony as to where the handicap parking spaces for this use are located, and the location of the accessibility path from the handicap spaces to the front door. Handicap spaces are to be located in the parking lot closest to the proposed entrance. How will the applicant comply with this requirement? We recommend that at least two (2) handicap parking spaces be relocated next to the facility entrance. The applicant shall address the solid waste and recycling disposal proposed and confirm if the existing refuse area will be utilized and if it is adequate to accommodate this new tenant use. We would also like to know about any proposed bio-hazardous waste and how that will be handled and stored. Finally, we will require ADA Compliant Design and Construction Certifications by a licensed Engineer for the facility and the parking area.

Chairman Fortunato asked Mr. DiGennaro if most of the outstanding items can be addressed during testimony at the public hearing. Mr. DiGennaro said he believes that is the case adding that he does not see any reason why the Board should not deem the application complete.

Mr. Sietsma made a motion to deem the application complete. Second, Mr. Homaychak. Voting in favor: Ms. Conlon, Mr. Homaychak, Mr. Vander Plaat, Mr. Sietsma, Ms. Bogdanskyy, Ms. Caprio, Mr. Boonstra, Mr. Purvin, Mayor Madigan, and Chairman Fortunato.

CARRIED APPLICATION

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)

The Chairman stated that the application was heard at the January meeting and the applicant has submitted revised plans as per the Board's recommendations. The application will be heard during the Public Business meeting this evening.

CONTINUATION OF 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)

Chairman Fortunato announced that the applications will be presented during the Public Business meeting.

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 March 8, 2023 meeting at the request of the applicant.

Mr. Homyachak pointed out the application was last heard in July of 2022, and he asked if the applicant should be required to re-notice. Board Attorney Hanly stated that it is not required however common sense would dictate that the applicant should re-notice at this point. Chairman Fortunato asked Ms. Mitchell to notify the applicant's Attorney that it would be in their best interest to re-notice if they plan to move forward with the application.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded, and passed unanimously. The Work Session concluded at 7:50 p.m.

Respectfully submitted,

Maureen Mitchell
Land Use Administrator

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“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: Kelly Conlon, Mike Homyachak, Joe Vander Plaat, Glenn Sietsma, Mae Bogdansk, Sarah Caprio, Rudy Boonstra, Kevin Purvin, Mayor Tom Madigan, and Rob Fortunato.

Absent: Frank Sedita.

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

OLD BUSINESS

Approval of the January 11, 2023 Work Session and Regular Business Minutes

The meeting minutes were approved during the Work Session meeting.

RESOLUTION FOR MEMORIALIZING

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The Resolution was approved during the Work Session meeting.

FOR COMPLETENESS REVIEW/PUBLIC HEARING

Landusco 258 Everett Ave. Block 241 Lot 6

(The applicant proposes to install a 7.5 square foot ground mounted sign in the front yard setback on Franklin Avenue)

The application was deemed complete during the Work Session and will be scheduled for public hearing at the March 8, 2023 Public Business meeting.

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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)

Ray Zarzar, the applicant, came forward and was sworn. Jeff Egarian, the applicant's Engineer, was reminded that he was previously sworn and is still under oath. Mr. Egarian provided the following details of the revised plans: Based on the Board member's comments at the last meeting we made a few changes to the plan. The sports court has been shifted 2' to the north to allow for the planting of substantial landscaping to screen the court. The hoop has been relocated to the side of the court closest to the house. Green giant arborvitaes are proposed adjacent to the driveway to prevent any light from spilling down the driveway. Landscaping is proposed on the east side of the court to shield the view of the court from the adjacent properties. Juniper trees of 6'-7' in height are proposed around the court to prevent the balls from bouncing off the court and will act as a barrier in lieu of a fence which we discussed at the last meeting. We removed the white pine trees adjacent to the pond as requested by the Board. Lastly, regarding the fence along Franklin Avenue, the plan shows a 5' fence however we would like to request a 6' high fence. We will move the fence back a bit from Franklin Avenue to allow for a wider sidewalk.

Chairman Fortunato asked Mr. DiGennaro if the location of the proposed fence can be determined in the field since it is not depicted on the revised plan as being pushed back from Franklin Avenue. Mr. DiGennaro stated that our goal is to push the fence back closer to the headwall where the pond drains and get a minimum of 3' of asphalt sidewalk along the entire run of the property. The existing sidewalk is not compliant. We can work through the location details in the field and would

like to get the fence pushed back approximately 2' to 3'. Mr. Zarzar stated that he is agreeable with that.

The Chairman asked who is responsible for the widening of the sidewalk. Mr. DiGennaro said the applicant is responsible for the sidewalk.

Ms. Caprio pointed out that the existing sidewalk is very tenuous, so widening and repaving would be a benefit to the area.

Mr. DiGennaro stated that as per Ordinance, all sidewalks that abut a residential or commercial property are the responsibility of the property owner to maintain. We are flagging it now because this application is before us.

Chairman Fortunato said that the neighbors who commented during the public comment period at the last meeting were in favor of a 6' tall fence which they feel will help keep debris out of the pond.

Mr. Boonstra said that he was not in favor of a 6' solid fence if it was going to be replaced in the existing location however if the fence is going to be pushed back a couple of feet from the road he would be in favor of the 6' fence. He also suggested elevating the sidewalk above the roadway if possible but he will leave that up to the Engineering Department.

Mr. Sietsma said that the choice of proposed plantings are native species in keeping with the NJDEP recommendation and the proposed juniper trees around the court will act as a noise barrier.

Mayor Madigan asked if there were any changes made to the proposed lighting. Mr. Egarian stated no changes were made to the lighting which is proposed on the pond side of the court facing the house.

Mr. DiGennaro said he would like the Resolution to state that the applicant will be proceeding at his own risk absent the Letter of Determination from the NJDEP.

OPEN TO THE PUBLIC

John Swanson, who resides at 419 Parmley Street, was sworn. Mr. Swanson said there is a problem with litter coming over the fence from Franklin Avenue into the pond. He said he is in favor of the 6' fence as he believes it will help lessen the amount of debris that ends up in the pond.

Suzanne Brown, who resides at 415 Parmley Street, was sworn. Ms. Brown said that she would like to compliment the applicant on the revised plans adding that all of her concerns have been addressed. She also said she is happy to hear about the sidewalk improvements along the applicants property but pointed out that beyond the Zarzar's property, going towards Edward Street, the sidewalk is in disrepair. Mr. DiGennaro said he will take a look at it and issue a notice to the property owner.

CLOSED TO THE PUBLIC

There was a discussion about whether a revised survey needs to be submitted showing the final location of the fence along Franklin Avenue. Mr. DiGennaro stated that once it is determined how

far back the fence can be moved, he will sketch the location of the existing plans.

Mayor Madigan stated that he would prefer a 5' fence however in light of the fact that the applicant has agreed to move the fence back and widen the sidewalk he is willing to accept the 6' fence.

Mr. Homaychak asked if we could put a number on how far back the fence will be moved because up to this point we have heard it will be moved back a little bit or as much as possible, but we do not have an actual number. The Chairman said in this instance it is something that will have to be determined in the field.

Mr. Zarzar said he is willing to move the fence back a couple of feet however he does not want to remove any of the existing arborvitaes he planted just eight (8) months ago. Mr. Sietsma said that if the trees have only been in for eight (8) months they will pop right out and can be replanted.

Mr. Hanly summarized the conditions which will be stated in the Resolution if the application is approved. The fence along Franklin Avenue will be a 6' high, natural color, board on board fence. The fence will be installed further back from where it currently exists, with the exact location to be determined in the field in cooperation with the Township Engineer. The sidewalk along Franklin Avenue is to be widened, repaved, and maintained at the expense of the applicant/owner. Trees will be planted around the sports court and adjacent to the driveway. The applicant has acknowledged that is aware that he will proceed at his own risk in the absence of a Letter of Interpretation from the NJDEP.

Mr. Homaychak made a motion to approve the application subject to the aforementioned conditions. Second, Ms. Caprio. Voting in favor: Ms. Conlon, Mr. Homaychak, Mr. Vander Plaat, Mr. Sietsma, Mr. Boonstra, Mr. Purvin, Ms. Bogdanský, Ms. Caprio, Mayor Madigan, and Chairman Fortunato.

CONTINUATION OF 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 came forward and provided the following recap of the previous hearing:

At the last meeting we established that Ridgewood Water is a Public Utility. The property on Hartung Drive property was purchased in the 1930's and the wells were constructed in 1941 on eight (8) plus acres of land. We have confirmed and stipulated that we are proposing to build a residential style building at a size that is mandated by the State to house the equipment that is required by the State of New Jersey in order to meet the requirements of the DEP as it pertains to water quality. There will be no occupancy of the building. Currently a Ridgewood Water employee visits the site every day for approximately one (1) hour and this procedure will continue once the new facility is constructed. The building will meet all of the Homeland Security requirements. No variances are being requested with this application. We have provided extensive testimony on the State mandates for removing contaminants from the water and how the proposed facility will do just that. Mr. Calbi provided testimony about another water treatment facility located in a residential neighborhood in Ridgewood that is currently operational, and there

have been no complaints from neighbors since it was installed. There will be a generator on the site for use during emergency power outages to keep the water treatment equipment operational. We have stipulated that the generator will only be tested during daytime hours.

Earl Schneider, a licensed Engineer affiliated with Mott MacDonald, was sworn. He provided his professional credentials and was recognized as an expert in Engineering. Mr. Schneider stated that he has been a consulting Engineer for Ridgewood Water as it pertains to NJDEP matters in developing this type of water treatment facility at this type of site. He then provided the following details of the proposed water treatment facility:

The State of New Jersey has mandated that Ridgewood Water remove the perfluorinated chemicals, also known as forever chemicals, from the water supply. Inside the facility there will be six (6) vessels. Water will go into each vessel and the perfluorinated chemicals will adhere to the granulated activated carbon granules within the vessels. The size of the vessels is required to meet the State mandate to remove the chemicals. This type and size of treatment facility has been accepted and approved by the State and thousands of similar facilities are being constructed around the State because these chemicals are everywhere in New Jersey now. We have made some revisions to the plan based on the Board members and public comments at the last meeting. Additional landscaping has been added in the rear to screen the building from the adjacent properties to the rear. A drip irrigation system has been added to maintain the proposed plantings in the front of the building. A new gate has been added at the end of the driveway on the right side of the building. Operationally, the media inside the vessels has to be removed and replaced every one to two years. This process will be accomplished by a truck which will park outside the building. A hose from the truck will connect to the vessels to remove and replace the slurry.

Ms. Bogdansky asked how many hours the process for removing and replacing the media will take and what other trucks will be visiting the site. Mr. Schneider stated it will take a work day or approximately eight (8) hours to remove and replace the media. He also stated that approximately once a month a truck will bring chlorine and polyorthophosphate to the site adding that these chemicals are currently being used at the well site.

Chairman Fortunato asked for confirmation of previous testimony about the lifespan of the treatment vessels and how the vessels will be replaced. Mr. Schneider stated the vessels have a lifespan of approximately fifty (50) years at which time they will need to be replaced. He went on to say that the knock-out panels on the back of the building will be removed to facilitate replacing the vessels.

Mr. Boonstra asked for information about the size of the truck that will be used to remove and replace the carbon every 1 ½ to 2 years, and how the process works. Mr. Schneider stated it will be a large truck similar to a gasoline tanker. The truck will pump the slurry of carbon and chemicals from the vessels and remove it from the site. The spent carbon will then be incinerated to burn off the perfluorinated chemicals, and the carbon will be reused. Mr. Boonstra expressed concern about the tanker truck filled with the carbon and chemicals leaving the site and driving through Wyckoff.

Mayor Madigan asked about the location of the proposed building on the Hartung site and whether it could be moved more towards the corner of Covington which would allow for more open space on the right side and possibly eliminate the need for a second curb cut. Mr. Schneider stated that this specific location was chosen in order to make the building conform with the zoning requirements and the wetlands buffer. Mr. Whitaker said many different options were explored and this is the option that was appropriate for the size of the building that is needed without requiring variances.

Mr. Vander Plaat questioned why a circular driveway around the building wasn't considered which would eliminate trucks with back-up beepers from having to pull in and then back out of the driveway. Mr. Schneider stated that the topography drops off towards the rear. Mr. DiGennaro said it would be a good idea to have the driveway loop around the back of the building to eliminate trucks backing out however in order to facilitate the driveway in the rear, the building would probably have to be moved forward closer to the roadway which means it will be in the front yard setback. Ms. Caprio asked how far forward the building would have to be moved to allow for the circular driveway. Mr. Schneider stated that he could not answer that question off the top of his head.

Ms. Caprio asked about the rain gardens shown on the plan stating that she is concerned with the possibility of standing water and the potential for mosquitoes. Mr. Schneider said the rain gardens were created per the Stormwater Ordinance adding that drains can be installed inside of the gardens. Mr. Whitaker pointed out that there is a new requirement by the State of New Jersey for the creation of rain gardens which must be complied with. Mr. DiGennaro said a drywell may be needed to prevent the water from standing and creating a wetlands situation.

Chairman Fortunato asked for clarification on exactly where the 8' fence will be installed. Mr. Schneider stated the fence will be on the sides and around the rear of the property and there will not be any fencing in the front of the building.

Mr. Boonstra and Mayor Madigan asked for further consideration of constructing a circular driveway around the rear of the building to eliminate the need for vehicles backing out of the driveway as proposed.

Mr. Homyachak asked if there is a proposed ventilation system for the building. Mr. Schneider stated there will be ventilation out the top of the building.

OPEN TO THE PUBLIC

William Soukas, who resides at 620 Wishing Well Road, came forward. Mr. Hanly reminded Mr. Soukas that he was previously sworn and is still under oath. Mr. Soukas said he appreciates the proposed additional screening in the rear of the subject property and asked for clarification on exactly what additional screening is being proposed. Mr. Schneider stated the applicant is proposing six (6) Colorado blue spruce trees, twenty-seven (27) green giant arborvitaes, one (1) eastern redbud tree, sixteen (16) eastern redcedars, ten (10) inkberry hollies, and ten (10) junipers.

Chairman Fortunato asked if drip irrigation will be installed for the plantings in the rear of the property as well as the front. Mr. Whitaker said he is not sure that drip irrigation is required for the larger trees. Mr. Sietsma said it is recommended for the first six (6) months after planting then the trees should do fine on their own.

Robert Capomaggi, who resides at 490 Hartung Drive, came forward. He was reminded that he was previously sworn and is still under oath. Mr. Capomaggi pointed out that the color rendering of the building does not reflect the driveways on the sides and in the front of the building as discussed therefore we are not getting the full picture of what the property will look like. He added that the site plan however does show the driveways. Mr. Whitaker stated that the color rendering is only to show the architectural features of the building. The site plan governs what is being proposed, not the rendering or photos. Mr. Capomaggi said the existing lawn at the property is

crab grass and asked if the new lawn will be irrigated. Mr. Whitaker stated that there are no requirements in the Ordinance for any single family home to have a sprinkler system and there is no requirement that the grass has to be blue grass, not crab grass.

Michele Shore, who resides at 501 Hartung Drive, came forward and was sworn in. Ms. Shore inquired about the chlorine to be stored at the site and freezing pipes. She also expressed concerns about the site being labeled a treatment facility on maps as this might hinder the resale of neighborhood homes. Mr. Schneider stated that chlorine is currently stored at the site and the same chlorine will continue to be stored there. The building will be heated so the pipes will not freeze. Mr. Whitaker stated that the site has been known as the Ames Well Field since 1941 and that will not change.

Curtis Bajak who resides at 451 Hartung Drive came forward. He was reminded that he was previously sworn and is still under oath. Mr. Bajak asked if the size of the proposed building is required to treat only the wells at the Ames site or if water from other sites will also be treated at this site. Mr. Schneider stated that in addition to the onsite wells, water will be brought in from three (3) offsite wells for treatment. Mr. Bajak asked how the offsite water will get to the Hartung facility. Mr. Schneider said by way of pipes that will be installed in the ground on Hartung Drive. Mr. Bajak asked how the water lines and proposed sewer line will be installed given that there is a creek which runs from north to south under Hartung Drive. Mr. Schneider stated they have performed preliminary route evaluations and they know the pipes can be placed underneath the creek.

Ray Steele, who resides at 562 Sparrowbush Road came forward and was sworn. Mr. Steele asked if Ridgewood Water has factored in an increase in population in Town due to the Affordable Housing requirements or if they will have to build another facility on the site to accommodate the increase. Mr. Calbi responded to the question by stating that has been factored in and once the facility is built there will be a surplus of water compared to what we have now.

CLOSED TO THE PUBLIC

The Chairman asked how Ridgewood Water can predict future capacity and demand. Mr. Calbi stated they cannot predict future demand. He went on to say that in the event of development over a certain number of units, the State requires a permit for the developer to connect to the Ridgewood Water system. At that time, they have to do an evaluation of five (5) years' worth of water usage and determine if the utility has enough surplus to serve it otherwise the permit could be denied by the State.

Michael Conaway, a Licensed Professional Engineer with Ostergaard Acoustical Associates, was sworn. He provided his professional credentials and was recognized by the Chairman as an expert in acoustics. Mr. Conaway provided the following report on sound emissions of the water treatment facility at the subject site: plans call for the construction of a residential style building to accommodate water treatment facility equipment. Inside the building will be various pieces of water treatment equipment including three (3) fifty (50) horsepower pumps, exhaust fans ducted to a single roof vent, a small condensing unit, a small electrical transformer, and a 550kW emergency generator. The emergency generator will be equipped with a Level 1 sound attenuating enclosure. The generator is not anticipated to operate as part of the typical facility operations however, it will be routinely tested as part of the maintenance protocol. Site sound emissions from this equipment are regulated by the noise code limits established by the State of New Jersey. Analyses show that after the proposed equipment is installed, sound emissions from this project will meet the applicable code limits by wide margins. The State of New Jersey Noise

Control Regulation found at N.J.A.C. 7:29 was relied upon for quantitative sound emission limits. This regulation requires that steady sound from commercial or industrial properties contribute no more than sixty-five (65) decibels at or within the property line of any residential or commercial location. During the nighttime hours, the limit drops to fifty (50) decibels at residential locations. Taking into consideration all of the proposed equipment running at the same time, in a worst-case scenario, my acoustical model shows that the maximum sound level will be forty-one (41) decibels at the nearest residential property line which is nine (9) decibels lower than the nighttime allowable level. Based on the analyses, the site meets all New Jersey sound code limits by appreciable margins.

Ms. Caprio asked if the sound of the tanker truck removing and replacing the media every 1 ½ to 2 years was included in the acoustical analysis. Mr. Conaway stated that it was not included in his analysis however Ridgewood Water is required to meet all code requirements and will do so.

Mr. Boonstra asked for confirmation that the existing generator at the well site is going to be removed and a new generator will be installed next to the proposed building. Mr. Whitaker confirmed that the existing generator will be removed, and one (1) new generator will be installed on the site.

Peter Bastardo, a Licensed Architect affiliated with Mott MacDonald was sworn. He provided his professional credentials and was recognized as an expert in his field. Mr. Bastardo provided the following details of the architectural plans for the Hartung facility: our goal is to utilize certain residential characteristics of the area to fit in with the neighborhood. The masonry building will be slab on grade with steel truss roof framing. The construction type is a 5B non sprinklered building. The building consists of a 3,723 sf footprint and a height 29.10' to the peak of the gable. The walls will be masonry structural load bearing walls. The proposed exterior siding is fiber cement Hardie board which is a durable and long lasting material. The siding on the base of building will be horizontal lap board in a beige color, and the upper portion of the building will be board and batten strip siding in taupe. The siding in the rear and on the sides of the building will be horizontal lap board to match the front lower portion. The proposed removable knock-out insulated metal wall panels in the rear will be taupe. We are proposing translucent fiberglass panels above each of the removal panel doors in the rear. These windows will let natural diffused light into the building but will not transmit light out of the windows. All of the windows in the front will be traditional looking double hung windows however they will be fixed windows that will not open. The windows on the upper level will be translucent to allow natural light into the space. The lower level windows will have an insulated metal panel behind the glass for security. We are proposing PVC shutters for the windows. The front double door is fake and permanently fixed in place. The roof will be asphalt shake style shingles in brown. The two proposed gables in front were designed to break up the long lines of the roof. All setbacks and bulk requirements are conforming.

Chairman Fortunato asked if the proposed windows on the first level will prevent the ability to view the equipment inside the building. Mr. Bastardo said the first floor level windows will be blocked by insulated metal panels behind the glass, so nothing inside the building will be seen from the street. Mr. Bastardo stated that the upper level windows will be translucent to let in natural light. Some pipes at the ceiling level may be visible from the street.

Ms. Bogdansk asked if the interior of the facility will be visible at night if the lights are on inside. Mr. Whitaker stated that no employees will be in the building at night so no interior lights will be on. Ms. Bogdansk asked if the metal panels behind the ground level windows will prevent a person from breaking a window and entering the building. Mr. Bastardo stated that the glass may break however the metal panel will prevent anyone from getting in to the facility as per Homeland

Security requirements.

Ms. Caprio and Ms. Bogdanský inquired about interior and exterior lighting and whether proposed lighting will be on timers. Mr. Whitaker reiterated that no lights will be on inside the building at night and that the exterior lighting is required by Homeland Security. Mr. Calbi stated that all of the exterior lights on the building will have motion sensors and there will be no fixed lights that can stay on. There will also be some landscape lighting. Mr. Boonstra asked how many lights are proposed for the front exterior of the building. Mr. Bastardo stated there are three (3) motion sensor wall pack lights proposed for the front of the building. The lights have a shroud over the top to direct lighting down towards the ground.

Ms. Bogdanský said she is concerned about the driveways, specifically the amount of asphalt coverage which is more than a typical house has. She asked if a different type of permeable material might be considered such as pavers that allow grass to grow in the center and around the sides. Mr. Bastardo stated that the permeable pavers may not be adequate considering there will be trucks bearing down on them. Mr. Whitaker stated the pavers could become a maintenance issue.

OPEN TO THE PUBLIC

Mr. Capomaggi said he heard the testimony about being able to see pipes through the windows on the upper level. He lamented that he does not want to look out his bedroom window, which is on the second floor, and see pipes in the building which will be directly across the street from his home. Mr. Bastardo stated that during the daytime you should not actually be able to see in the upper level windows and there will not be any lights on in the building at night however, we will look into translucent windows for the upper level.

Mr. Soukas inquired about lighting in the rear of the building. Mr. Bastardo stated there will be Four (4) wall pack, motion sensor lights with shrouds to cast the light downwards.

Michelle Shore expressed concerns about the size of the proposed building stating that it is going to look like a 7,500 square foot home which is much larger than all of the other homes in the neighborhood. She pointed out that there is a house on Taunton Road which is probably 7,500 sf however it is an architecturally beautiful home. Ms. Shore, provided Mr. Bastardo with photos of other homes in the neighborhood with nice architectural features and light color schemes. She asked if lighter colors could be considered to fit in better with the neighborhood and to also make the structure look more residential. Mr. Whitaker asked how big the property is with the 7,500 sf house in the neighborhood. Ms. Shore said it is probably an acre. Mr. Whitaker stated the Ridgewood Water property is eight (8) acres. He went on to say that Land Use Boards are not engaged to design homes. Ms. Shore said she and her neighbors just want the building to fit into their neighborhood and they are very concerned about their home values.

CLOSED TO THE PUBLIC

Chairman Fortunato stated that this application is not before the Board for approval; it is for review and recommendation. Ridgewood Water is under a mandate from the State to construct a water treatment facility and they have the right to proceed whether we agree with what is presented or not. He added that the Utility has certainly made an effort to act on some of the recommendations of the Board and the neighborhood residents.

Mr. Boonstra asked if the circular driveway is going to be reconsidered. Mr. Whitaker stated that

they reviewed the matter again during the recess and the topographic conditions and the wetlands conditions do not allow for the circular driveway. He said that many variations were looked at before the application was presented to the Board, and this is the way we have to proceed.

In his final comments, Mr. Whitaker stated that Ridgewood Water must construct a water treatment facility as per State mandate and for the benefit of the public. It must be done as quickly as possible. We are proposing a building which will look like a residential home; not a cinder block building. We understand that the residents have concerns however, they are aware that they purchased their homes near an existing well site on a property owned by a public utility. The conditions on the site will be different than what currently exists however, the utility owns the property and must comply with the State mandate. We have accommodated many of the concerns raised by neighbors. We added landscaping, landscape lighting, and architectural elements which we are not required to do under the statute. This is the location and design we are presenting. We request that the Board proceed favorably with the recommendation.

Chairman Fortunato asked what control the Town has if the property becomes unsightly adding that his biggest concern is that the property be properly maintained. Mr. DiGennaro said the matter falls under property maintenance code. The grass must be mowed and if the grass is 8" or taller, it becomes a maintenance issue and should be reported to Fred Depken, the Property Maintenance Enforcement Officer.

The Chairman asked what the affect is of recommending or not recommending the proposal. Mr. Hanly said the statute does not specifically state what the fall out would be however, if there is no recommendation by the Board, Ridgewood Water would appeal to the Public Utilities Commission. Mr. Whitaker stated that the Public Utilities Commission takes appeals when an application is not recommended at the local level. He put forward that if he appeals to the Public Utilities Commission with what we are proposing, the Commission could ask why we are spending all this money and tell us to put in a cinder block building and get this project done.

Mr. Sietsma said the plans have been improved. Ridgewood Water has done a good job listening to the Board and the residents, and we only ask that they be a good neighbor.

Mr. Vander Plaat expressed regret that the Board did not have the opportunity to have a discussion at the last meeting about the possibility of constructing a circular driveway as was discussed this evening. He asked that if after hearing the Board's concerns, the applicant might still consider it after construction is under way and some regrading of the property is done. Mr. Whitaker said we have reviewed it all, and looked at it again this evening, and this is the way it has to be.

Ms. Caprio said she understands the concerns of the neighbors however, rejecting the application, and sending it to the Utilities Commission would not be a better option. She added that she believes Ridgewood Water is being a good neighbor with the plan they submitted.

Mr. Boonstra said he appreciates what Ridgewood Water has presented however, he is disappointed that the circular driveway can't be reconsidered. He asked that the photos Ms. Shore provided to Mr. Bastardo will be reviewed and considered as to the architectural features. He went on to say that if Ridgewood Water decided to sell its Wyckoff properties, we would probably see applications for high density housing so the alternative might be worse than what is proposed here. Finally he stated that he is not crazy about the proposal however he will support it.

Chairman Fortunato said the Board's recommendation will take the form of a Resolution and

asked that it include the Board's comments and recommendations. Mr. Hanly said, as with any application, the Board member's comments, the expert witnesses testimony, and comments made by the public, will be in the minutes and will also be incorporated into the Resolution.

The Chairman asked that there be a sprinkler system installed to keep the grounds and the plantings looking nice. Ms. Conlon agreed stating that she would like to see something in the Resolution pertaining to lawn maintenance in keeping with the other homes in the neighborhood.

Mr. Whitaker said the Township has a maintenance code which must be adhered to however the Resolution could state that the Board is concerned about the maintenance of the site and requests that it be maintained properly.

Chairman Fortunato asked for a motion on the matter. Mr. Sietsma made a motion to recommend the application with notations of the comments made by the Board members and the members of the public. Second, Ms. Bogdansky. Voting in favor: Ms. Conlon, Mr. Homaychak, Mr. Vander Plaat, Mr. Sietsma, Mr. Boonstra, Mr. Purvin, Ms. Bogdansky, Ms. Caprio, and Chairman Fortunato. Mayor Madigan was not present for the vote as he had to leave the meeting early.

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