

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
SEPTEMBER 21, 2023  
PUBLIC WORK SESSION 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 Meetings Statement by Chairman Fry:

"The September 21, 2023 Public Work Session of the Wyckoff Board of Adjustment is now in session. In accordance with the Open Public Meetings Act, notice of this meeting appears on our annual Schedule of Meetings. A copy of our Annual Schedule has been posted on the bulletin board of 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."

Mr. Fry read the following 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](http://www.wyckoff-nj.com)"*

*"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times."*

**ROLL CALL**

Board Members in attendance: Carl Fry, Brian Tanis, Brian Hubert, Ed Kalpagian, and Chris Joachim, Mark Borst, Erik Ruebenacker, Nekije Rizvani, and Doug Messineo.  
Staff in attendance: John Segreto, Acting Board Attorney; Pete Tenkate, Township Consulting Engineer; Mark DiGennaro, Township Engineer, and Maureen Mitchell, Board Secretary.

**OLD BUSINESS**

Approval of the August 17, 2023 Work Session and Public Business Meeting minutes.

Mr. Hubert made a motion to approve the Work Session and Public Business Meeting minutes. Second, Mr. Kalpagian. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Kalpagian, Mr. Joachim, and Chairman Fry. Abstained: Ms. Rizvani, Mr. Ruebenacker, Mr. Borst, and Mr. Messineo.

**PAYMENT RESOLUTION #23-09**

Mr. Kalpagian made a motion to approve Payment Resolution #23-08. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Kalpagian, Mr. Joachim, Mr. Ruebenacker, and Chairman Fry. Abstained: Ms. Rizvani, Mr. Borst, and Mr. Messineo.

**RESOLUTION FOR MEMORIALIZATION****185 Jackson, LLC 190 Crescent Ave. Block 265 Lot 67**

(The applicant proposes to construct an addition to the home requiring variance relief for lot area, frontage, and both side yard setbacks)

**Buchanan 684 Terrace Heights Block 425 Lot 26**

(The applicant proposes to expand the first and second floors of the existing home requiring variance relief for lot area, and both side yard setbacks)

**Urena 88 Yale Ave. Block 467 Lot 4 – corner lot**

(The applicant proposes to construct a detached garage in the second front yard on Amherst Street requiring variance relief for lot area, both front yard setbacks, and accessory structure in a front yard)

Mr. Kalpagian made a motion to approve the three (3) Resolutions. Second, Mr. Joachim. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Kalpagian, Mr. Joachim, and Chairman Fry. Abstained: Ms. Rizvani, Mr. Ruebenacker, Mr. Borst, and Mr. Messineo.

**NEW APPLICATION****Eastern Christian School 518 Sicomac Ave. Block 400 Lot 11**

(The applicant is seeking approval for Deviation from Standard of Conditional Use to convert the existing natural grass athletic field to a synthetic turf field with additional related site improvements)

Mark Borst and Brian Tanis recused themselves and stepped down from the dais.

Pete Ten Kate, the Township's Consulting Engineer, provided the following technical overview of the application: Eastern Christian School has an existing soccer field on the northwest side of the property adjacent to the Ramapo High School property. They are proposing to replace the existing natural turf field with an artificial turf field along with adding retaining walls, 5 light poles typical of sports field lighting, evergreen screening, and a drainage system under the artificial turf field. The applicant is seeking variances for expansion of a conditional use, a fence height of 8' where 6' is the maximum permitted, light pole height of 80' where 20' is the maximum permitted, and LED light temperature of 5,700K where 3,000K is the maximum permitted. A revised lighting plan has been submitted which shows the proposed foot candle is .09 where 0.1 is the maximum allowed so no variance is required for that.

Chairman Fry said he wants to hear testimony about the purpose of the project, who will be using the field, who will have access to the field, what the hours of use will be, who will monitor and control the hours of usage, and what the bleacher capacity is. He also said he would like to know the foot candle numbers right up to the property line, if any P.A. or sound system is proposed, how they will prevent parking on the adjacent streets, if there will be a storm detection system, lightning detection, grounding, alarm system, traffic impact, and overall impact on the neighborhood. Finally, the Chairman said he would like to have Police, Fire, and EMS review the plans to be sure that we are covering all the bases.



Mr. Ten Kate stated that the applicant submitted a revised lighting plan which carried the foot candles out to the property line. Chairman Fry said it actually shows the foot candles at the property line however, it does not carry it to the property line. It was spot checked throughout the field proper, but it does not go over the rest of the property up to the property line.

Mr. Joachim said he would like to know why they are proposing the 80' height for the light poles and also what type of communication pole box is being installed, an alert system pole box, or an emergency pole box.

Mr. Ruebenacker pointed out that during big storms, the water runs downhill from Ramapo High School like a river. He said he would like to know if the submitted stormwater management plan accounts for that runoff in addition to runoff from the proposed soccer field.

Mr. Hubert said he would like to hear testimony regarding the utilization of the new field as well as the need for the 80' tall light poles.

Mr. DiGennaro said he would like to know if the field is going to be rented to outside entities. He also suggested that the Board consider placing restrictions on the use of the poles as cell tower sites adding that once the poles go up they become targets for cell sites. He also said he would like to hear testimony regarding the drainage system. Specifically if they calculated the detention system for slow release, because during the large storms, runoff is going to be rushing into the storm drains. Mr. Ten Kate said he is currently reviewing the drainage calculations and does not have a report yet.

Chairman Fry announced that the David Becker, the Zoning Board Attorney, has taken a new position as the Township Attorney therefore he will no longer be the Zoning Board Attorney. He went on to say that Mr. Becker did a wonderful job as the Board Attorney, is someone we could always trust, is level headed, and professional. The Chairman said Mr. Becker always steered the Board where we needed to go, and we will miss him. He went on to say that John Segreto is filling in as the Board Attorney this evening. He is familiar with the applicant and the application. He sat as the Board Attorney for a previous application by Eastern Christian School, and we have a lot of faith in John.

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

Respectfully Submitted,  
Maureen Mitchell, Secretary  
Wyckoff Board of Adjustment

## WYCKOFF BOARD OF ADJUSTMENT

### SEPTEMBER 21, 2023 PUBLIC BUSINESS MEETING MINUTES

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

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

The meeting commenced with the reading of the Open Public Meetings Statement by Chairman Fry:

"The September 21, 2023, Public Work Session of the Wyckoff Board of Adjustment is now in session. In accordance with the Open Public Meetings Act, notice of this meeting appears on our annual Schedule of Meetings. A copy of our Annual Schedule has been posted on the bulletin board of 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."

Mr. Fry read the following 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](http://www.wyckoff-nj.com)"*

*"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times."*

The meeting began with the Pledge of Allegiance.

#### **ROLL CALL**

Board Members in attendance: Carl Fry, Brian Tanis, Brian Hubert, Ed Kalpagian, and Chris Joachim, Mark Borst, Erik Ruebenacker, Nekije Rizvani, and Doug Messineo.

Staff in attendance: John Segreto, Acting Board Attorney; Pete Tenkate, Township Consulting Engineer; Mark DiGennaro, Township Engineer, and Maureen Mitchell, Board Secretary.

#### **OLD BUSINESS**

Approval of the August 17, 2023 Work Session and Public Business Meeting minutes. The minutes were approved during the Work Session meeting.

#### **PAYMENT RESOLUTION #23-09**

The Payment Resolution was approved during the Work Session meeting.



**RESOLUTION FOR MEMORIALIZATION****185 Jackson, LLC 190 Crescent Ave. Block 265 Lot 67**

(The applicant proposes to construct an addition to the home requiring variance relief for lot area, frontage, and both side yard setbacks)

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**Urena 88 Yale Ave. Block 467 Lot 4 – corner lot**

(The applicant proposes to construct a detached garage in the second front yard on Amherst Street requiring variance relief for lot area, both front yard setbacks, and accessory structure in a front yard)

The Resolutions were approved during the Work Session meeting.

**NEW APPLICATION****Eastern Christian School 518 Sicomac Ave. Block 400 Lot 11**

(The applicant is seeking approval for Deviation from Standard of Conditional Use to convert the existing natural grass athletic field to a synthetic turf field with additional related site improvements)

Mr. Borst and Mr. Tanis recused themselves and stepped down from the dais.

Harold Cook placed himself on the record as the applicant's Attorney for this application. He stated that this is an amended site plan application to convert the existing natural turf sports field into an artificial turf field. This is a conditional use application. Schools require a minimum of 10 acres. This property consists of 9.6 acres which is why this is a conditional use variance. All of the variances are existing with the exception of the 8' fence.. The others are site plan waivers for the height of the light poles and the light temperatures. The Engineer will provide testimony on those items.

During the course of the hearing, the following exhibits were marked into evidence:

A-1 Application

A-2 Sheet 4 of 16 - Site Layout Plan

A-3 Sheet 8 of 16 - Site Electric Plan

A-4 Sheet 5 of 16 - Site Grading Plan

Robert Gregoria, the applicant's Engineer, was sworn in. His professional affiliation is with Suburban Consulting Engineers Inc. Mr. Gregoria provided his professional credentials and was accepted as an expert in Civil Engineering. He then provided the following details of the plans: We are proposing to replace the existing grass field with a synthetic turf field in the same location. The field will consist of a softball field and full size soccer field. The synthetic turf field will collect water into a detention system beneath the field, where the water will be held before it discharges back into the rest of the stormwater system. The runoff from the Ramapo High School property has been calculated into the plan. The underground detention system has been designed to collect a 100 year storm. It will release the stormwater at a lesser rate than the existing conditions. With regard to Mr. Ten Kate's recommendation that any existing stormwater

inlets and pipes that are to remain and be utilized should be videotaped to ascertain their condition and be repaired is required, we will adhere to that requirement. We will also submit structural calculations for the retaining walls which will be kept to a maximum of 4' high. Regarding the lighting, we are proposing a Musco LED sports lighting system and the poles range in size from 60' to 80'. The lights will be directed downward and will have shields on the back so they will not project light beyond the field. On the plans we show the lite levels along the property lines which vary from 0 to a maximum of 0.09 foot candles, and we can add the light levels from the field all the way out to the property lines as was mentioned by the Chairman earlier. The proper lighting for a sports field is 5,700K versus 3,000K which is typically used for pedestrian walkways and parking lots. All precautions are being taken to prevent light spillage onto adjoining properties. We understand there will be a 6 month assessment period after construction of the project is completed and will comply with any requested changes to the lighting plan and improvements as per Mr. Ten Kate's report. We are proposing 25 green giant arborvitaes along the north side of the field to create a buffer.

Mr. Ruebenacker asked why the row of arborvitaes is not being carried further along where the field is closest to the neighbors. Mr. Gregoria said there is some existing vegetation in that area and there is really not enough space for the arborvitaes to grow. In addition we will have to do some grading down in that area to accommodate the sports field. Mr. Ruebenacker asked if the turf field has been staked out on the property, which would be helpful. Mr. Hubert and Chairman Fry expressed agreement with needing to see it staked out to see an overlay of what it will look like in comparison to the existing field. The applicant said it will be done.

Mr. Gregoria continued:

A soil movement permit application has been submitted. Approximately 2,180 cubic yards of soil will need to be excavated for the construction of the synthetic turf field base, retaining walls, and drainage system beneath the field. All soil movement will be done in conformance with the Township Code. We are proposing a stone dust walkway between the retaining wall and the bleachers. There will be 2 sets of bleachers, each 15' wide, which will each hold approximately 20 to 25 people. There will also be 2 team benches. There will be an 8' high, black chain link fence around a portion of the field.

In response to a series of questions from Chairman Fry, and Board members Ruebenacker, Joachim, Kalpagian, and Messineo, Mr. Gregoria stated:

- The proposed walkway near the bleachers will be constructed of hard packed stone dust and will be ADA compliant.
- Drainage at the site will be more controlled resulting in less runoff than the existing conditions due to the proposed detention system under the field.
- Runoff coming downhill from the Ramapo High School property has been accounted for in the stormwater management plan.
- There will be weep holes and a drain behind the retaining wall to let the water through, so it can then seep into the underground retention system beneath the field to slowly percolate into the ground.
- All of the inlets on the site will be cleaned out and maintained post construction.
- All of the light poles and fencing will be grounded.
- No P.A. system is proposed as part of this package.
- We are not required to place fencing or netting beyond the third base line, so no netting or fencing is proposed in front of the bleachers.
- We will look into which entity will inspect the safety aspects of the field with regard to



the required distance of fencing from the bleachers.

Mr. DiGennaro suggested installing a fence on top of the proposed 4' retaining wall to prevent spectators from falling off the wall. Mr. Gregoria said we can do that.

#### OPEN TO THE PUBLIC

Douglas Padla, who resides at 723 Kennedy Court, came forward and was sworn in. Mr. Padla asked for a rough estimate of the cost of the proposed project. Mr. Gregoria stated that generally speaking a turf field costs approximately 500,000, to 600,000 for the turf and the drainage system and another 400,000 for the lighting.

Robert Cirminiello, who resides at 719 Kennedy Court, came forward and was sworn in. Mr. Cirminiello voiced concerns about how the proposed drainage system will function in the event of a super storm and how wildlife will be affected by the proposed lights. Mr. Gregoria stated that they followed the NJDEP standards for stormwater management in designing the drainage system and that to his knowledge, a wildlife study would only be required in an environmentally sensitive area.

Mr. Ten Kate said the NJDEP requirements for stormwater management are extensive and we will be reviewing the plan to make sure the requirements are being met.

Chairman Fry asked that some research be performed before the next meeting to determine if a wildlife study would be required in this case.

Peter Schiller, who resides at 711 Timberline Drive came forward and was sworn in. Mr. Schiller stated that in light of the number of variances listed in the notice letter he received, the property does not comply in any way and therefore the Board should vote no on this application. Mr. Cook explained that all of the nonconformities listed are pre-existing and that only one new variance and two waivers are being requested with this application.

#### CLOSED TO THE PUBLIC

Jeff Botbyl, the Director of Operations and School Security at the Eastern Christian School, was sworn in and provided the following information:

The existing hours of operation of the turf field are middle school soccer boys and girls from 3:00 pm to 5:30 pm Monday through Friday from the last week of August through the end of October. At the same time, we have had an agreement with the Stateline Soccer Club team which uses the field from approximately 5:30 pm to 8:30 or 9:30 pm from the end of August through the end of November. In the springtime the soccer club uses the field from 5:30 pm to 8:30 or 9:30 pm. We also have varsity softball from our High School that has practice or games Monday through Friday from 3:30 pm to 5:30 pm. We have an occasional soccer or softball game on a Saturday in the springtime from 10:00 am to 1:00 pm or 3:00 pm. The field will be lit from just before sunset until approximately 9:00 pm during fall, winter, and spring. The lights will not be needed during the summer. I understand the Board's concerns for safety in the bleachers however the bleachers will only be used for soccer games. They will be closed during softball games. We will have temporary bleachers along the first base line for softball games. Regarding the parking deficiency at the school, we have a mutual use agreement with Faith Community Church where we have agreed to pay for approximately 25% of all parking lot and paving expenses in exchange for use of the parking lot. We currently do not use that parking lot

generally speaking for any soccer club usage because the parents typically drop their athletes off, leave, and come back to pick up. On Saturday's there are typically 30 to 40 spectators at each soccer game, and the games are spaced about 50 to 60 minutes apart to allow the first teams and spectators to exit the property before the next group arrives. As far as I am aware we have not had any parents of soccer club athletes parking on the adjacent side streets however, if it were to become an issue, we would certainly send out a communication advising parents not to park on those streets.

Chairman Fry asked Mr. Botbyl why the turf field is being built. Mr. Botbyl stated that we are building it for our athletes. He went on to say that he coached Eastern Christian High School girls junior varsity and varsity soccer for 7 years and this was their home field in addition to the middle school girls and boys soccer teams field. The deterioration of the grass field due to the usage has made the field unplayable and unsafe. The High School recently installed it's own artificial turf field.

Mr. Hubert said it seems like the majority of the use of the field at night requiring the lights will be by the soccer club teams, not the middle school students. Mr. Botbyl said certainly the majority of the evening use will be by the club teams.

Chairman Fry said this could potentially become a huge revenue generator by renting the new field out all day Saturday into the night and all day Sunday into the night. He asked how this would be controlled or if the Board would have to put restrictions on the hours of use to prevent that from happening. Mr. Botbyl stated that they currently rent the grass field to Stateline Soccer Club (since 2018) Saturdays from 9:00 am to approximately 5:00 pm. He also stated there are currently no games played on Sunday and there will be no games played on Sunday in the future.

Mr. DiGennaro pointed out that there are currently no lights at the field so the installation of the turf field and lighting will entice other teams to want to use the field. Mr. Botbyl said there are currently temporary lights powered by diesel generators at the field which are on when the soccer club teams use the field from 5:30 pm to approximately 8:30 or 9:00 pm. Mr. Ruebenacker asked if the school would be amenable to restricting the use of the lights after 9:00 pm. Mr. Botbyl stated that he would be willing to discuss it, and that currently they only use the lights until around 9:00 pm.

Mr. Kalpagian asked if the club team currently uses the field during the winter. Mr. Botbyl stated that they do not currently use the field during December, January, and February however they will once the synthetic turf field is constructed, as long as it does not snow. Mr. Kalpagian said the addition of the turf field and the lights will mean additional activity that is not happening there now.

Chairman Fry said there is a potential to pick up more club teams to rent the field to. Mr. Botbyl stated it will be exclusive to one club team because most club teams we have spoken with want exclusivity; they do not want to share. He added that it will remain the one club team they have worked with since 2017.

The Chairman asked if any speakers, P.A. system or lightening detection systems are proposed. Mr. Botbyl stated there are no plans at this time adding that they can hear the lightening detection alarm from the Ramapo High School field and use precautions when they hear it.



Ms. Rizvani asked what bathrooms are currently used by the players and spectators. Mr. Botbyl stated they have port-a johns. Chairman Fry asked if the number of port-a johns will need to be increased. Mr. Botbyl said he does not think so because the usage of the field will stay the same.

The Chairman said he would like to place a restriction on allowing cellular companies from leasing the light poles for cell sites. Mr. Botbyl said he is okay with that.

Mr. Joachim asked about access for emergency vehicles or an ambulance stretcher. He asked if any consideration was given to installing a double sized gate. Mr. Botbyl pointed out a location on the plan where they are considering installing a double wide gate. Mr. Ruebenacker said the Board should make this a requirement. Chairman Fry reiterated that he would like Wyckoff EMS, Police and Fire to review the plans to see if they have any comments.

Mr. Hubert asked if the soccer club teams hold tournaments at the site. Mr. Botbyl stated that there are no tournaments; just practice and games on Saturdays during the day. Mr. Ruebenacker asked if the field would be closed down at 5:30 pm on Saturday and no games on Sunday. Mr. Botbyl stated the games start at 8:30 am and go until around 6:30 pm on Saturday. Monday through Friday 3:00 pm until 9:00 pm and nothing on Sunday.

Mr. DiGennaro pointed out that the site is not entirely fenced in and asked how they will prevent people from showing up for pick-up games when the field is not in use. Mr. Botbyl said they had this problem at their other field, and they posted signs, they verbally tell people to leave the field, and they have asked the police to provide extra patrols of the area. He went on to say that it has been difficult keeping outsiders from using the field. Mr. DiGennaro said the only way to prevent that is to fence in the field and install a locked gate.

Mr. Kalpagian asked if they are planning to install a scoreboard to which Mr. Botbyl replied no.

Mr. Ten Kate asked if the lights will be turned off manually or if they will be on timers. Mr. Botbyl stated the lights will be scheduled to turn off at 9:00 pm and that he will also have Wi-Fi access to control the lights if necessary.

#### OPEN TO THE PUBLIC

Bennie Falco, who resides at 707 Timberline Drive came forward and was sworn in. Mr. Falco asked about the parking agreement between the school and the church. Mr. Botbyl stated there is a written agreement between the church and the school and it is indefinite with no end date. Mr. Falco said he has concerns about people parking on his street to access the soccer field. Mr. Botbyl said there is no access to the school property from Timberline Drive unless you cut through someone's yard. Mr. Falco asked what would happen if they lose their parking agreement with the church. Mr. Ten Kate said the applicant will have to come back to this Board if they lose the parking agreement.

Peter Schiller came forward again. Mr. Schiller said that he is concerned about his right to peace and quiet enjoyment. He also objects to the field lights being on during the winter when the trees are bare, and having activity at the site until 9:30 pm at night.

Karen Padla, who resides at 723 Kennedy Court, came forward and was sworn in. Ms. Padla

said that she likes to sit on her front porch to watch the sunset and that pleasure is going to be taken away from her as a result of the glow from the proposed field lights.

Donald Hayek, who resides at 727 Kennedy Court, came forward and was sworn in. Mr. Hayek voiced concerns about noise coming from the field and the road going in and out of the school property until 9:00 pm or later 5 nights a week if people do not leave the area once a game is over. Chairman Fry asked if signs could be posted on the school property to advise people to vacate the premises as soon the games are over. Mr. Botbyl said signs can be posted and he will also add the advisement to the contract with the Stateline Soccer Club.

Douglas Padla came forward again. He spoke about the intent of the field improvements. He opined that the improvements are not for the school students or the community but for an outside entity such as the soccer club and the generation of revenue. He also stated that he was misled by the legal notice he received with regard to the number of light poles.

Mr. Cook pointed out that sports programs at schools have changed greatly over the past 20 years. We are integrating sports recreation with education, and this is how schools become competitive. He went on to say that the testimony given this evening was that the field improvements are for the students at Eastern Christian School however if the cost can be offset during the times the students are not using the field that's great. Finally Mr. Cook said that the gentleman's statement about intent was invalid as he does not sit on the Board nor is he an educator at the school therefore he does not know the intent.

Peter Schiller came forward again. Mr. Schiller said he would like to know the percentage of time the school students will use the field versus the percentage of time the outside soccer club will use the field. He reiterated his previous comment that he objects to the proposed lighting.

Mr. Ruebenacker asked Mr. Botbyl how long the temporary diesel powered lights have been in use at the field, and how many complaints he has received from the Wyckoff Police Department or the residents of Kennedy Court and Timberline Drive about those lights. Mr. Botbyl stated that the lights have been in use since 2019 and to his knowledge there has only been one complaint from a resident on Kennedy Court and the lights were repositioned as a result of that complaint. In response to an earlier comment about intent, Mr. Botbyl stated that their intent is to improve the facilities of the school for it's students.

Robert Cirminiello came forward again. Mr. Cirminiello stated that he would like to see the cost benefit analysis on what future revenue be generated from the field versus what it currently generates. He opined that he is sure the school is not making these improvements altruistically, but as a revenue stream. He also complained about the lights.

Mr. Kalpagian pointed out that there are currently lights being used at the field which are powered by diesel generators. The proposed lights will be less intrusive, less disruptive, will not make noise, and will not pollute. In addition, the club teams currently play on the existing field so the only change will be the use of the field from December through February. Mr. Kalpagian also pointed out that the Ramapo High School field lights are up higher than the Eastern Christian School field and are already interrupting the sunset views.

Chairman Fry said he would like the applicant to provide hard data to show what the foot candles are on the field under the current conditions and the light wash to the neighboring properties. He said to take a shot across the field and carry it up to the property line. Then let's



compare it to what it will be like in the future with the new lighting. He also asked for an analysis of the lighting if shorter poles were to be used.

Lisa Racano, who resides at 715 Kennedy Court came forward and was sworn in. Ms. Racano said she would like information about all of the organizations that are renting the school property for different events which are held frequently and are very noisy. She also complained that parents use Kennedy Court as a drop off point for their students and she is not in favor of the project.

Mr. DiGennaro suggested the installation of a 6' privacy fence on the school's property line along Kennedy Court. The Chairman said that would be the only way to prevent people from cutting through from Kennedy Court to the school. Ms. Racano said she is not sure she wants to look at a solid 6' fence.

#### CLOSED TO THE PUBLIC

To recap, Mr. Cook stated the Board would like the following information:

1. Provide the current lighting foot candle analysis and proposed foot candle scenario across the field to the adjacent property lines.
2. Provide photos from the adjacent property lines compared to images of what it will look like in the future.
3. Breakdown by percentage of use of the field by the soccer club teams versus school students.
4. Identify how many teams play for the soccer club.
5. Provide analysis of using lighting poles with a height of 40' and 60' versus 70' and 80'.
6. Stake out the corners of the proposed synthetic turf field.
7. Look at the possibility of installing a fence on the school's property line along Kennedy Court.

Mr. Kalpagian asked if limitations on nighttime usage could be considered so that it remains the same as currently exists. Ms. Rizvani emphatically agreed with that recommendation.

Chairman Fry said the application will be carried to the October 19, 2023 meeting.

There being no further business, a motion was made to adjourn the Public Session, seconded and passed unanimously. The Public Business meeting was adjourned at 10:40 p.m.

Respectfully Submitted,  
Maureen Mitchell, Secretary  
Wyckoff Board of Adjustment