

**WYCKOFF ZONING BOARD OF ADJUSTMENT
OCTOBER 19, 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 October 19, 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"*

"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, Mark Borst, Erik Ruebenacker, Brian Tanis, Brian Hubert, Ed Kalpagian, and Chris Joachim.

Absent: Nekije Rizvani, and Doug Messineo.

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

OLD BUSINESS

Approval of the September 21, 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. Hubert, Mr. Kalpagian, Mr. Joachim, Mr. Ruebenacker, and Chairman Fry. Abstained: Mr. Borst and Mr. Tanis.

PAYMENT RESOLUTION #23-10

Mr. Kalpagian made a motion to approve Payment Resolution #23-10. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Hubert, Mr. Kalpagian, Mr. Joachim, Mr.

Ruebenacker, Mr. Borst, and Chairman Fry.

CARRIED 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.

Mark DiGennaro, the Township Engineer stated that Pete Ten Kate was unable to attend the meeting, however, he prepared a report on the revised plans. Mr. DiGennaro provided the following information from Mr. Ten Kate's report dated October 16, 2023:

The applicant has submitted a point-by-point lighting analysis prepared by Musco Lighting, and revised sheets #3 and #8 of the original 16 sheet submission. I would recommend relabeling the revised sheets 3-A and 8-A to distinguish them from the original submission. Sheet 8 seems to indicate that the isolex values appear to have increased in many areas along the field so we should get testimony on that. The Board had suggested that a double gate be indicated on the plan to show an access point for emergency vehicles and that has not been provided on the plan. The submitted stormwater management plan is still under technical review by Boswell Engineering. This application is for Deviation from Standard Conditional Use and the school has several nonconformities as to the requirements of a Conditional Use per the Township Code. The existing nonconformities are lot area, front yard setback, side yard setback, accessory building rear yard setback and deficient parking. The retaining walls are to be reviewed by Boswell and we are waiting for a final report on that. At this point we will need to hear testimony about the lighting and the 80' light poles. No information has been provided about installing a fence on top of the proposed retaining walls.

Chairman Fry said the Board requested that the Police, Fire, and Ambulance review the plans and provide comments, concerns, or recommendations. Mr. Fry read the following response from Police Chief Dave Murphy:

1. Do we have an estimation of the light pollution toward the neighborhoods of Kennedy Dr and Timberline Dr? Trying to avoid possible resident complaints, as they will call the PD.
2. Accessibility: I would suggest at least one gate at the end closest to the Sicomac Avenue side that is wide enough to fit a police car, ambulance & fire truck.
3. The only other question would be is if there is any access around the entire field.

Police Chief Murphy also performed a query of complaint calls that came in to the PD in relation to the school and the findings showed that there were 27 entries from 2018-2023. Only one of them pertained to an unruly patron at a basketball game. The remaining entries had nothing to do with sports, lighting, or the field. In an email, Ambulance Corp Captain Randy Banks stated that he agrees with Chief Murphy's comments especially item #2 advising that there should be a gate at the nearest place an ambulance can reach the field by road. The Captain recommended that at the very least the gate should be wide enough for a stretcher. However, it would be better if an ambulance could access the field in case of a very serious emergency such as a mass casualty event.

Chairman Fry said we should hear testimony about the hours of operation, the parking, the lighting analysis, and the use of the field by the school students compared to the soccer club.

Mr. Ruebenacker said he is interested in having a discussion about the possibility of the Township's Recreation Department having an opportunity to utilize the new field for the Town's youth programs.

The Chairman pointed out that there are 5 new applications on the agenda following the Eastern Christian School application and will try to get through as many of the applications as we can. We will gauge where we are once we get through the school application.

Mr. Borst and Mr. Tanis returned to the dais.

NEW APPLICATIONS FOR PUBLIC HEARING

Treible 120 Crescent Ave. 265/45 Corner lot

(The applicant proposes to construct a second story addition in the rear over the existing first floor and a wraparound porch requiring variance relief for lot area, depth, both front yard setbacks, rear yard setback, side yard setback, principal building lot coverage and combined lot coverage)

Mr. DiGennaro provided the following technical details of the application:

I have reviewed the survey prepared by James T. Sapio dated 5/14/12, architectural plan prepared by Vincent C. Graziano AIA last revised 8/23/23, photographs and application. The existing single family dwelling is situated in the RA-25 zone on a corner lot and is non-conforming due to lot area, lot depth, front yard, rear yard and side yard setbacks, principal building lot coverage and accessory structure side yard setback. The applicant is proposing to construct a 367 SF covered front porch and a 360 SF second story addition requiring variances. The existing lot is 6,266 sf where 25,000 sf is the requirement in the zone. The existing lot depth is 114.9' where 150' is the requirement. The existing front yard setback on Crescent Avenue is 36.73' and 33.89' is proposed where 40' is the requirement. The existing front yard setback on Saxonia Avenue is 10.67', and 10.47' is proposed where 40' are required. The existing side yard setback is 3.41', proposed is 7.66', and 20' are required. The existing rear yard setback is 27.01' and will remain unchanged where 40' is the requirement. The existing principal building lot coverage is 19.53%, and proposed is 23.38% where 15% is the maximum allowed. Proposed combined lot coverage is 23.79% where 20% is the max allowed. A stormwater management plan is not required. The existing home is served by sewers. Clarification on the number of sheds and sizes to be provided. Height should be dimensioned on the elevation plan.

Chairman Fry said the lot is extremely undersized which is certainly a hardship. They may be further compounding that problem by looking to add a wrap around porch on a corner lot which creates a challenge. The Chairman said he feels that the application is extremely aggressive for a lot this size given the fact that the proposed principal building lot coverage is 23.23% where 15% is permitted. They are also constructing a second story addition in the rear.

Leggour - 339 Sicomac Ave. 436/7 Corner lot

(The applicant proposes to construct an inground pool requiring variance relief for accessory lot coverage)

Mr. DiGennaro provided his technical report on the application as follows:

I have reviewed the plot plan and survey by Kiersten Osterkorn, PE, PLS, last revised 10/5/23, landscape plan prepared by Kindergan Landscaping dated 10/4/23, photographs and application. The existing single family dwelling is in the RA-25 zone on a corner lot and is non-conforming due to lot area, front yard setbacks, and accessory structure setback. The applicant is proposing

to construct an inground swimming pool and pergola requiring variances. The existing lot is 21,375 sf in area where 25,000 sf is required in the zone. The existing front yard setback on Sicomac Avenue is 35.3', and 1.2' on Mountain Avenue where 40' is the requirement for both. These setbacks will remain unchanged. The existing accessory lot coverage is 3.3% and 7.3% is proposed where 5% is the maximum allowed. The existing rear yard setback to the accessory garage is 5.3' where 20' is the requirement. The proposed pool and pergola will conform to the required setbacks. The submitted stormwater management plan satisfies the Township requirements, and the home is served by sewers.

Chairman Fry said the applicant is looking to add a pool and a pergola which will exceed the permitted accessory lot coverage. They are also proposing to remove some trees on the property.

Mr. Ruebenacker pointed out that the combined lot coverage of 13.5% is well below the allowed 20%.

Giudice 710 Highview Drive 732/6.01

(The applicant proposes to demolish the existing home and construct a new single-family home and swimming pool requiring variance relief for lot area and principal building height)

Mr. DiGennaro provided the following details of the application: I have reviewed the plot plan prepared by MAP Engineering last revised 9/1/2023, architect plan prepared by Evans Architects revised thru 6/1/23, application, photos, and landscape plan by Map Engineering on sheet #2 by unknown and undated. The existing property is located in the RA-25 zone and is non-conforming as to lot area and lot depth. The applicant is proposing to demolish the existing structure and construct a new 4 Bedroom dwelling and swimming pool requiring variance relief for deficient lot size and building height. The existing lot area is 21,950 sf where 25,000 sf is the requirement. The existing lot depth is 130.5' where 150' is the requirement. The proposed building height is 36' where 35' is the maximum permitted. The property has been approved for a 4BR septic system designed by MAP Engineering dated 7/24/23. The application proposes to install a new potable well in the front yard and abandon the existing well. Both wells will require a NJDEP permit for approval and work must be performed by a NJ licensed well driller. The stormwater management plan satisfies the Township requirements, and the design engineer shall certify the post constructed system shall result in a zero net increase in runoff from the developed site. Filter fabric beneath seepage pits is not to be installed. Underground electric is proposed. Three Shade Trees of 2 1/2- 3 inch caliper have been recommended to be planted in the front yard on the property, October Glory Maple, and the plan has been revised to include this recommendation.

Chairman Fry said this is a knock down. In 2004 there was an application to the Planning Board for a minor subdivision to square off the lot. They are requesting C-1 hardship variances for lot area, lot depth and building height. The lot tapers from right to left. The low side on the left is where the garage is proposed, and they are looking to add a man door which will make it a 3-story home with a height of 36'. We will have to hear some testimony about why they couldn't get the height down to 35'.

Mr. Hubert said if the house is being demolished, there should be no height variance required. The other Board members agreed.

Grillo - 777 Frederick Ct. 430/18

(The applicant proposes to demolish the existing home and construct a new home requiring variance relief for lot area)

Mr. Borst recused himself and stepped down from the dais.

Mr. DiGennaro provided the following review of the application: I have reviewed the Soil Moving Plot Plan prepared by MAP Engineering last revised 8/30/23 sheets 2 of 2, architect plan prepared by Mark M. Braithwaite revised thru 4/14/23, Topographic Survey prepared by Butler Surveying dated 12/1/22, application, photos, and Landscape Plan by Borst Landscape dated 4/10/23. The existing home property is located in the RA-25 zone and is non-conforming as to lot area. The applicant is proposing to demolish the existing structure and construct a new dwelling and detached garage requiring variance relief for lot area of 24,063 sf where 25,000 sf is the requirement. All other bulk requirements are satisfied. Proposed principal building lot coverage is 14.96% where 15% is permitted and proposed combined lot coverage is 16.99% where 20% is permitted. The proposed height is 34.2' where 35' is permitted. The proposed height of the detached garage is 17' where 20' is permitted. The application proposes to re-utilize the existing potable well in the front yard. It is recommended that the well be inspected by a Licensed Well Driller to ensure its condition and function and report findings to the Health Dept. In addition, the location of the well is very close to the proposed structure and applicant should identify the measures to be employed to protect the wellhead from damage during construction. The stormwater management plan satisfies the Township requirements, and the design engineer shall certify the post constructed system shall result in a zero net increase in runoff from the developed site. Underground electric is proposed.

Chairman Fry said the reason this application is before us is because the existing lot size is 24,063 sf instead of 25,000 sf. Everything else conforms. It's a teardown, but they have managed to propose a new structure that meets all of the requirements. The enhanced side yard setback is triggered due to the gross building area, and they are complying with 25' side yard setback. They are close to maxing out the principal building lot coverage at 14.96%. Aside from the lot area, no other variances are being requested.

Mr. Hubert mentioned that the back left side of the property slopes off and he saw some standing water in the area. He questioned if there is a stream behind the property. Chairman Fry said he knows from experience that area used to flood considerably. Mr. DiGennaro said he believes the stream runs parallel to and underneath Highview Drive from Birchwood Drive.

Filiposki - 315 Sunset Blvd. 290/9

(The applicant proposes to expand the footprint of the home and construct a full second story and inground pool requiring variance relief for lot area, frontage, front yard setback, both side yard setbacks, principal building lot coverage, and combined lot coverage)

Mr. DiGennaro provided the following technical details of the application: I have reviewed the survey dated 3/16/23 prepared by Arthur J Schappell, Jr., Architects plan prepared by RDS Architects AIA revised thru 9/5/23, Site Plan prepared by GB Engineering last revised 8/30/23, Landscape Plan prepared by DiTomaso Landscape dated 6/14/23, and application. The existing single family dwelling is situated in the RA-25 zone and is non-conforming due to lot area, frontage, front yard setback, and side yard setback. The applicant is proposing to remove the existing structure, except for the basement, and rebuild a new 2 story dwelling and a swimming pool. The existing lot area is 18,241 sf where 25,000 sf is the requirement. Lot frontage is 100'

where 125' is the requirement. The proposed front yard setback is 36.84' where 40' is the requirement. Existing side yard #1 setback is 11.52' and 10.1' is proposed. Existing side yard #2 setback is 21.60' and proposed is 20.1' where the enhanced setback of 25' is required on both sides. The existing principal building lot coverage is 8.4% and proposed is 18.2% where 15% is the maximum allowed. The proposed accessory lot coverage is 2.6% for a combined lot coverage 20.8% where 20% is permitted. The existing building height is 18' and 35' is proposed where 35' is the maximum permitted.

Chairman Fry announced that he did not think there would be time to hear the application this evening however, for the benefit of the applicant, he asked the Board members for comments on the application.

Mr. Kalpagian said it seems like they are proposing a lot of house for this property. He added that the house is a tear down so they could certainly cut some square footage from the side where the garage is to get it further out of the setback.

Mr. Tanis said he would like to see some foundation plans. The reason being is that the application states they are keeping the existing foundation however, if you look at the plans, it seems that they are only keeping one wall of the existing foundation. He added that this looks like all new construction and if that is the case, they should not be that close to the property line with a very large structure.

Mr. Borst said he does not feel that the home is going to fit into the neighborhood, and he would like to hear some testimony about that.

Mr. Ruebenacker said he strongly supports the previous Board member's comments.

Chairman Fry said the applicant is proposing a principal building lot coverage of 18.2% which far exceeds the permitted 15% and this looks like all new construction. He added that the challenge is the fact that the lot is undersized however they are proposing a gross building area of 4,083 sf which pushes the side yard setback requirement to 25'. The need to reduce the mass of the principal building to get to 15% which will then get the combined below 20% which will eliminate a couple of variances.

Mr. Borst said the submitted architectural plan is very generic and he would like more details regarding the siding and windows.

Mr. Ruebenacker agreed saying that he feels the house will definitely not fit into the neighborhood and he would like more architectural details. He added that there are no shutters, and the plan indicates stucco siding but does not state the color of the stucco.

There being no further business, a motion was made to adjourn the Work Session, was seconded, and passed unanimously. The meeting concluded at 8:13 pm.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment

WYCKOFF BOARD OF ADJUSTMENT

OCTOBER 19, 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 October 19, 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"*

"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, Mark Borst, Erik Ruebenacker, Brian Tanis, Brian Hubert, Ed Kalpagian, and Chris Joachim.

Absent: Nekije Rizvani, and Doug Messineo.

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

OLD BUSINESS

Approval of the September 21, 2023 Work Session and Public Business Meeting minutes. The minutes were approved during the Work Session meeting.

PAYMENT RESOLUTION #23-10

The Payment Resolution was approved during the Work Session meeting.

Chairman Fry said we have a very full agenda, and we will try to go as quickly as we can while being as thorough as possible. He asked that everyone present turn off their phone ringers and not to engage in conversation while the Board is going through an application. He stated that everyone is to maintain composure, compliance, and professionalism throughout the meeting adding that is the expectation, no matter what. Finally the Chairman said that when the meeting is opened to the public, we will restrict speaking time to 2 to 3 minutes per speaker at the most out of respect for all of the applicants who are here this evening.

CARRIED 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.

Kevin O’Keeffe, the applicant’s Engineer, was sworn in. Mr. O’Keeffe provided his professional and educational credentials and was accepted as an expert in Civil Engineering. Revised sheets 3-A of 16 and 8-A of 16 were marked exhibit A-5. Mr. O’Keeffe explained the revised sheets as follows: Sheet 3-A has been modified to show the limits of the turf along with the limits of the proposed fencing along the northern side, southern side, and the western corner where the retaining wall begins. On this exhibit we also have photos to show where stakes were placed in the corners to show the limits of the turf field. Sheet 8-A is an overlay of our proposed site plan over the existing conditions plan. It is nearly identical to our proposed site plan; it’s just faded back so that the Board can clearly see the existing conditions behind it. We are proposing 4’ high retaining walls and the proposed turf field will be adjacent to the retaining walls. We are proposing an 8’ high fence along the border of the proposed turf field, and on top of the retaining wall throughout.

Mr. Joachim asked if the proposed turf field will be able to support an emergency vehicle driving over it if necessary. Mr. O’Keeffe replied yes and stated that at the southern corner of the site, there is an existing driveway that we have improved to expand the width to accommodate vehicle access as well as parking for an emergency vehicle such as an ambulance.

Chairman Fry asked for clarification on where exactly the proposed fence will start and stop. Mr. O’Keeffe pointed out the fence location which is shown on sheet 6 of 16 of the original site plan submission. He stated that there will be no fencing on the southeast side near the driveway to allow for emergency vehicle access.

The possibility of installing a 6’ or 8’ privacy fence along Kennedy Court, which was previously discussed, was mentioned by Mr. Cook. Mr. O’Keeffe stated that the applicant would be amenable to adding the fence if that is what the neighbors want. Mr. Ruebenacker pointed out that a new split rail fence was just recently installed on the school property along Kennedy Court.

Jeff Botbyl, the Director of Safety and Operations at Eastern Christian School, was reminded that he was previously sworn and is still under oath. Mr. Botbyl provided the following information regarding the use of the field: Stateline Soccer Club currently has 11 teams that use the field in the fall, and 7 teams during the winter and spring which is consistent with their usage

since they began using our field. Regarding the possibility of Wyckoff's recreation teams using our field, we currently have a good relationship with Wyckoff Rec using our gymnasium when available. We are open to having a discussion with Andy, the Rec Director, about possible time slots for using the field. In discussions with Wyckoff Rec and Ramapo High School about the sports lighting system they use, we were told by Ramapo that they just installed new LED lights this past August. The lights shine directly on the field with no light spillage onto neighboring properties. You don't even know they are on until you get up onto the field. Wyckoff Rec said there is virtually zero light spillage outside the field area. Residents will simply see light in the distance, and there will be no impact on their properties as far as their lots being brighter at night. The LED lights are amazing. They put the light directly on the field and it is pretty dark just a few yards off the field. According to the Wyckoff Rec Director, the time restriction is for the lights to turn off at 10:00 pm by Ordinance. With regard to the hours of use, our fields will be used from 8:30 am until approximately 9:00 pm Monday through Friday and 8:30 am to 6:30 pm on Saturday.

Mr. Ruebenacker asked about the details of the arrangement the school has with the Wyckoff Rec for the use of the gym. Mr. Botbyl stated that whenever the gym is in use, they need to have a site manager on site so basically we charge the minimum rate for occupying the gym which is much below market for what would be paid for renting use of the gym. Mr. Ruebenacker asked if the school would be willing to negotiate a few hours per week via the Resolution if the application is approved. Mr. Botbyl said it would be much easier to plan a schedule in advance, and we would be open to planning a schedule similar to what we do with the rec basketball teams using the gym. Mr. Ruebenacker asked if the Stateline Soccer Club uses the field every evening Monday through Friday. Mr. Botbyl said yes, they occasionally take Friday off. Mr. Ruebenacker said he walked the property last evening at 7:30 pm and the field was empty. Mr. Botbyl said they are on our schedule for weeknights.

Mr. Hubert asked for clarification on the testimony that was provided at the last meeting regarding the use of the new field compared to the use of the existing field. Mr. Botbyl said the club team schedule will stay the same with the exception of adding playing time during the winter, which they currently do not do. The club team currently uses the field in the evenings Monday through Friday and all day Saturday.

Chairman Fry asked about use of the field during the summer. Mr. Botbyl said the school uses the field for sports camp during the day and the club teams use the field during their scheduled times during the summer as well.

Mr. Ruebenacker asked if the row of proposed green giant arborvitae could be extended further along the northeastern corner of the field to provide more screening for the neighbors along that side. Mr. Botbyl said they would be willing to do that. Chairman Fry asked what height is proposed for the green giant arborvitae at time of planting. Mr. Botbyl stated the plan proposes 9'.

Ruth Kuder, the Head of Eastern Christian School, was sworn in. Ms. Kuder explained the need for the field: The school is committed to providing an excellent education to our students and we want them to have the best facilities possible. The students use the field all day for physical education classes, intramural for recess, and for our athletic teams. It is a very important part of our school program. The field will be utilized by our students from 8:30 am to 6:00 pm during the school year. Eagles Sports Camp, which runs for 6 weeks during the summer from 9:00 am to 3:00 pm, will be using the field for a period of time. Stateline Soccer Club will be using it from

6:00 pm to 9:00 pm Monday through Friday and 8:30 am to 6:30 pm on Saturday. The breakdown is roughly 65% usage by the Eastern Christian students and 35% by the club teams. The rental will help us defray some of the costs of the project, but the school is also assuming some significant expense in installing and maintaining this field.

Chairman Fry pointed out that the proposed lighting is basically for the club teams because the school students will only use the field during the daytime. He added that the need for lights, and the use of the lights is the sticking point, and it appears that the club teams are the ones who will really benefit from the lights.

Seth Stadtlander, the Athletic Director at Eastern Christian School, was sworn in. Mr. Stadtlander explained the need for the proposed lighting at the field as follows: In conjunction with our athletic programs at Eastern Christian, we view our athletic programs holistically for both middle school and high school which is 6th grade through 12th grade. Currently for those sporting teams we only have one field other than the field we are currently discussing and that would be our North Haledon campus. Based on the facility usage we are currently having to have practices late in the day until 7:30 pm or later. We have 10 teams which are comprised of middle school and high school students. Sometimes that causes our teams to start the first game at 4:00 pm and then secondarily more teams will come on after that and practice until 7:00 or 7:30 pm at the North Haledon campus. We need the lights at the Wyckoff campus to support our girls junior varsity and varsity soccer teams as well as our girls varsity softball team. Those teams have historically always played on the middle school field at our Wyckoff campus.

Mr. Kalpagian said this information is confusing because in previous testimony we heard that Stateline uses the field Monday through Friday from 5:30 to 9:00 pm. Mr. Stadtlander stated that the school teams schedule always takes precedence over Stateline's schedule. Our 9 - 12 students will absolutely be increasing their use of the new field. In conversations with Stateline, they would defer to our students having use of the field. Typically, Stateline will have use of the field from 5:30 to 9:00 pm unless our students have an event scheduled.

Mr. Hubert pointed out that in previous testimony we were told that the scheduled use of the field is not going to change but now it sounds like it is going to change, and the use is going to increase. The Chairman agreed saying that he heard in previous testimony that the Stateline Soccer Club will use the field Monday through Friday from 6:00 pm to 9:00 pm however it now sounds like that is not necessarily the case. Mr. Stadtlander said those are the agreed upon hours unless the school has a need, which will take priority.

Mr. Ruebenacker asked if the high school soccer teams will also use the proposed new field at the middle school. Mr. Stadtlander said yes they will because the high school girls junior varsity and varsity soccer teams have historically always used the Wyckoff campus as their home field.

Robert Zoeller, who is a technical consultant for Musco Sports Lighting, was sworn in. He provided his educational and professional credentials and was accepted as an expert in his field. The Musco Project Summary Lighting Package was marked exhibit A-6. Mr. Zoeller provided the following analysis of the proposed lighting: We are proposing a system called Musco's TLC Luminaire (Total Lighting Control). The fixtures have little LED light sources tucked underneath the lighting fixture and there is a very large shield which blocks the view of the light source inside the fixture. As you move away from the field, the lighting is cut off very rapidly. The entire project consists of one 60' pole on the south side, two 70' poles on the west side, one 70'

pole on the northeast side, and one 80' pole on the southeast side. The only reason we have the 80' pole there is to overcome the elevation drop down to the school. When we deal with soccer games, we will only utilize the four 4 light poles on the east and the west. The horizontal footcandle values at the property line near Timberline Drive will meet the requirements of the Township's Ordinance with the highest value being 0.09. That value does not take into account screening and vegetation. The footcandle values under the existing conditions, with the 20' light poles, were anywhere from .25 to .35 footcandles. So with this design, we will reduce the amount of light spillage by 75%. When we look at the vertical footcandles for the proposed lighting, the highest value we have is 0.24. Under the current lighting conditions, we found the footcandle values to be 2.5 to 3.0. The proposed lighting system will reduce the light spillage on the back of Timberline Drive by 90% vertically. Finally, why is pole height important? The I.E.S says that if you have an aerial sport such as softball or soccer, the minimum pole height they recommend is 70' to ensure that you are getting proper vertical aiming of light straight down onto the field. If you lower the mounting height, the light just travels across the field instead of down and spills out to surrounding properties which is what is happening now with the existing 20' poles. There will be a control central system which will allow the lights to be set electronically according to the schedule of games. The lights can be controlled from a cell phone if games are cancelled, or the weather turns stormy, and no one is using the field.

Chairman Fry said the presentation on the lighting well demonstrated that the wash from a 40' pole far exceeds the perimeter of the field therefore, the taller poles are definitely more advantageous than the shorter poles. He added that he is not sure the existing diesel powered 20' lights are permitted or compliant.

Mr. Hubert asked if the middle school students utilize the existing portable lights. Mr. Stadlander said only Stateline uses the lights.

Regarding an earlier comment, Mr. Cook stated there is no public address system proposed.

At 9:45 pm, the Chairman announced that the Board would most likely not get to hear all of the applications on the agenda. The applications for 710 Highview Drive, 777 Frederick Court, and 315 Sunset Boulevard will be carried to the November 16 meeting.

OPEN TO THE PUBLIC

Caroline Pringle of 303 Monroe Avenue was sworn in. Miss Pringle said she plays varsity soccer and softball, and the Wyckoff campus is the home field for those teams. She said the conditions at the existing field are very poor so the new field will be a major benefit to the teams.

Amelia Pringle of 303 Monroe Avenue was sworn in. Miss Pringle said the current conditions of the field at the school are not good and that she has actually rolled her ankle a few times on the exiting field. She added that the new field will be a benefit for the school students and kids in the neighborhood.

Brian Pringle, of 303 Monroe Avenue, read a Facebook post from the previous owner of 715 Timberline Drive who posted fond memories of living near the Eastern Christian School and playing on the school property. Mr. Pringle said it is a testament to what a good neighbor Eastern Christian School is, and that the field will be a huge benefit to the school students and the Wyckoff community.

Michael Racano of 715 Kennedy Court was sworn in. Mr. Racano provided photos of the existing lights taken from his property. He said that he does not object to the artificial turf field however he is concerned about the lighting, specifically the existing lighting. Mr. Racano complained that the current field lights, and the lights on the temporary classroom trailers glare directly at his home. He also requested that "No Parking" signs be installed on Kennedy Court.

Mr. DiGennaro said "No Parking" signs are a double edged sword. Once the signs are in, the residents on Kennedy Court and their family and guests cannot park on the street.

The Chairman said that the Ordinance states that all lights must be shielded so that they do not shine straight out as is depicted in the photo. He added that the lighting on the trailers must be corrected as quickly as possible.

Mr. Joachim suggested having the applicant install green giant arborvitaes or some type of foliage along Kennedy Court where the split rail fence was recently installed.

Mr. Cook said the lights on the trailers will be taken care of immediately and the applicant agrees to cease using the temporary lights on the field.

Glenn Sietsma of 717 Kennedy Court was sworn in. Mr. Sietsma said he is 100% in favor of the application, and he is against the "No Parking" signs and a 6' privacy fence on his street. He added that the school has had nothing but a positive impact on the neighborhood and the entire community.

Mr. DiGennaro asked Mr. Sietsma what he would recommend on a planting schedule for center to center on 9' arborvitaes. Mr. Sietsma said he would recommend 7' – 8' on center and they must be irrigated.

Douglas Padla of 723 Kennedy Court was reminded that he was previously sworn and is still under oath. Mr. Padla said he is happy that the lighting has been addressed. He added that he does not want a 6' privacy fence on Kennedy Court but he would like to see arborvitaes or some type of screening there since most of the vegetation that was there has recently been removed.

Mr. Cook said the vegetation was removed due to a lantern fly issue. The applicant is willing to replace the vegetation in kind. We will shield the lights on the trailers, and we will cease using the temporary 20' lights.

Bennie Falco of 707 Timberline Drive was reminded that he was previously sworn and is still under oath. Mr. Falco said he would like to see the arborvitaes continued to Kennedy Court. Mr. Ruebenacker pointed out that Mr. Falco's property is not even close to the school property which is across the street and down the block.

Cary Fletcher of 562 Eder Avenue was sworn in. Mr. Fletcher said his son attended Eastern Christian School through last year and the existing condition of the outside facilities is pretty bad. He added that the school is an outstanding academic institution, and there is a tremendous need for a new field for the school's sports teams.

Greg Matthews of 65 Logan Lane was sworn in. Mr. Matthews said his daughters attend Eastern Christian School and would love to see the new field at the school. He also said there

have been great advances in lighting technology and he appreciates the analysis that was provided this evening.

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In summary, Mr. Cook said this is a Conditional Use application. The school is an inherently beneficial use. The only new variance we are seeking is for the height of the light poles. Our lighting expert clearly testified that the proposed lighting would reduce light spillage and will not negatively impact the neighboring property owners. He asked that the Board approve the application.

Chairman Fry said we are not able to bring the application to a vote tonight because we are still incomplete on the stormwater management report. There are also a few things that need to be cleaned up and memorialized before we vote including:

1. Clearly identify the row of evergreen plantings size, center to center, and irrigation
2. Provide a narrative of the items the applicant has agreed to including use of the field by the Township being an open option.
3. Clearly identify how emergency vehicles will access the field.
4. Clearly identify the proposed fencing location, height, and color.
5. Install shields on the trailer lights.
6. Cease use of the current 20' lights
7. Clearly define the hours of operation.
8. No cell tower use on the light poles, with the caveat that if Wyckoff's emergency services believes it is warranted, or would be beneficial from an emergency standpoint, we can leave the option open.
9. No P.A. system.

The Chairman asked that the requested information be submitted prior to the next meeting for the Board to review so we can move quickly to a vote on the application.

NEW APPLICATIONS FOR PUBLIC HEARING

Treible 120 Crescent Ave. 265/45 Corner lot

(The applicant proposes to construct a second story addition in the rear over the existing first floor and a wraparound porch requiring variance relief for lot area, depth, both front yard setbacks, rear yard setback, side yard setback, principal building lot coverage and combined lot coverage)

Vincent Graziano, the applicant's Architect, was sworn in, provided his educational and professional credentials, and was accepted as an expert in his field. Mr. Graziano explained that the existing house is a 2 story, 3 bedroom, Dutch colonial style home with a 1 story, slab on grade family room addition in the rear of the home. The addition in the rear is 3 steps down from the rest of the house. The applicant is proposing to construct a second story master bedroom suite above the family room. The addition will align vertically with the existing family room below on the Saxonia Avenue side and in the rear and will cantilever 2' past the wall below on the other side.

Chairman Fry asked about the need for the expansion from a 3 bedroom to a 4 bedroom house.

Michael Treible, the owner and applicant, was sworn in. Mr. Treible stated that he has 2 children and that he and his wife frequently work from home, and they do not currently have an office space. Mr. Treible went on to say that they love living in Wyckoff and that his wife is adamant about not wanting to move.

Mr. Graziano said that in addition to the second story addition, they are proposing a wrap-around porch. There is an existing 6' by 16' covered porch on the Saxonia side of the house and we are looking to expand the porch along the side and across the front of the house. There is an existing very large hedge row that is 15' to 20' tall. The hedges are to remain and will completely screen the side porch. The lot is only 6,266 square feet in area which is a deficiency of 75% of the required 25,000 square feet requirement in the zone. Mr. Graziano said that the new second story addition to the rear will better match the Dutch colonial style of the rest of the home where as the existing 1 story family room, with a very low to the ground hip roof, does not compliment the house at all. He added that he believes granting the relief is proper based on the undersized nature of the property.

Chairman Fry said he does not have a problem with the rear addition however the wrap around porch is an issue. He suggested just adding a smaller porch in the front and eliminating the side porch which is blowing the principal building lot coverage up to 23.38% where 15% is permitted. Mr. Fry said the lot is challenging because it is so undersized and in addition to that, it is a corner lot. He pointed out that the proposed front porch is going to encroach further into the front yard setback on Crescent Avenue at 33.89' where a 40' setback is required. He also asked for clarification of the height of the second story addition.

Mr. Graziano stated that the existing structure is 27.3' in height and the new portion of the second floor will be 25.4'.

Mr. Graziano said he realizes the decision to create the wrap around porch was a difficult one considering the undersized nature of the property however there is already an existing porch on that side of the house.

Mr. Borst said he likes the look of the wrap around the porch, which is aesthetically attractive in his opinion. He pointed out that the house across the street on Saxonia appears to be 10' closer to Crescent Avenue than the applicant's house. Mr. Borst also mentioned that the property is nonconforming because there is no garage, which should be discussed.

Mr. DiGennaro said this is an existing nonconforming situation and if you were to perhaps consider converting the existing family room into a garage, you would have to increase the footprint which would further exacerbate the nonconformities. He went to say that with the existing row of arborvitaes along the Saxonia side of the house no one will even see the side porch.

Mr. Treible said that he lives on a busy road, and his back yard is extremely small. He added that the wrap around porch would be a place for his children to play and read.

There was a lot of back and forth about the proposed porch. The Board members made various suggestions about shrinking the depth of the proposed porch to 4', eliminating the proposed wrap around on the Saxonia side, or wrapping around to the existing porch without extending beyond it. Based on the Board's comments and recommendations, the Chairman offered the following options:

1. Reduce the depth of the front porch on Crescent Avenue to 4', and then wrap around to extend down the Saxonia Avenue side with a 6' depth which is the depth of the existing porch on that side of the house.

2. Keep the proposed front porch on Crescent Avenue at a depth of 6' and wrap it around to tie into the existing side porch, but do not extend further down the side than what is currently existing.

Mr. Graziano said the applicant would like to have the 6' deep front porch on Crescent tie into the existing porch on Saxonia without extending further down that side of the house.

Mr. Kalpagian asked what type of siding is proposed. Mr. Graziano said it will be Hardie or vinyl.

Mr. Borst said he would like to see some improvements made to the landscape plan. Rather than the proposed holly, boxwood, and azalea in front he suggested creating a horizontal line across the front that matches the porch using all boxwoods, and also screening the A/C units with boxwoods that are 36" in height instead of 30".

Mr. DiGennaro asked how many sheds are on the property and if they are going to remain. Mr. Treible said there are 2 very small vinyl sheds approximately 13 sf each. The Board members said they do not have any issues with the sheds remaining.

Mr. Borst asked how they plan to build upon the slab on grade family room. Mr. Graziano said the existing room is 3' below the rest of the first floor. They plan to add floor joists and insulation so the family room will be 2 steps down. They will then sister studs to the existing studs and build straight up.

Mr. Ruebenacker said the lot coverage will have to be revised on the section J.

Mr. DiGennaro said to make sure the zoning table on the plans and the section J match, and to provide the proposed building height on the revised plans as well.

The application will be carried to the November 16, 2023 meeting.

Leggour - 339 Sicomac Ave. 436/7 Corner lot

(The applicant proposes to construct an inground pool requiring variance relief for accessory lot coverage)

Kiersten Osterkorn, the applicant's Engineer, was sworn in. Ms. Osterkorn is a licensed Engineer, Surveyor, and Professional Planner. She has testified before this Board numerous times and was accepted as an expert. Ms. Osterkorn presented the application as follows: This is an application for a proposed inground pool and pergola in the rear yard. The lot is undersized consisting of 21,375 sf where 25,000 sf are required. The proposed pool will meet all setbacks requirements, and we are seeking a variance for an accessory lot coverage of 7.3% where 5% is permitted. Combined lot coverage will conform at 13.5% where 20% is permitted. We are proposing an underground detention system to account for the increase in lot coverage. The new drainage system will also collect some runoff from the existing garage. When we did the initial numbers for a pool that would conform with the accessory lot coverage requirement of 5%, it was a very small pool. We encouraged the applicant to apply for a variance for accessory lot coverage in order to get the size pool that would make sense considering the cost of constructing a pool. We have submitted a landscape plan which provides a buffer for the neighbors and the homeowner. Finally Ms. Osterkorn stated she believes they have submitted a good design.

Adjustment

Chairman Fry pointed out that the proposed pool is 18' by 40' which is not a small pool. Mr. DiGennaro said that in order to comply with the 5% accessory lot coverage requirement, the pool would have to be half the size of what is being proposed. Mr. Borst said this is not an overly aggressive sized pool compared to what most people are doing these days.

Chairman Fry summarized by saying the lot is shy of the 25,000 sf required for lot area, the proposed pool and pergola will comply with the required setback requirements, and the accessory lot coverage is 7.3% where a maximum of 5% is permitted however the proposed coverage is 13.5% where 20% is permitted.

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NO ONE FROM THE PUBLIC COMMENTED

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Mr. Borst made a motion to approve the application as submitted. Second, Mr. Ruebenacker. Voting in favor: Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Joachim, Mr. Ruebenacker, Mr. Borst, and Chairman Fry.

Giudice 710 Highview Terrace 732/6.01

(The applicant proposes to demolish the existing home and construct a new single-family home and swimming pool requiring variance relief for lot area and principal building height)

The application will be carried to the November 16, 2023 meeting.

Grillo - 777 Frederick Ct. 430/18

(The applicant proposes to demolish the existing home and construct a new home requiring variance relief for lot area)

The application will be carried to the November 16, 2023 meeting.

Filiposki - 315 Sunset Blvd. 290/9

(The applicant proposes to expand the footprint of the home and construct a full second story and inground pool requiring variance relief for lot area, frontage, front yard setback, both side yard setbacks, principal building lot coverage, and combined lot coverage.

The application will be carried to the November 16, 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 11:25 p.m.

Respectfully Submitted,
Maureen Mitchell, Secretary
Wyckoff Board of Adjustment