

News



For the Garden Town in the Garden State www.FriendsOfWyckoff.org Volume 1, Number 4 Autumn 2007

Officers of the Friends of Wyckoff

Chair: Brian Scanlan
 Co-Chairs: Michael Brienza and Diane Sobin
 Secretary: Andrea Mateo
 Treasurer: Susan Steele

Members of the Executive Committee (in addition to the officers above):

Heidi Cassells, Martin Costello, Peg Conley, Janet Gaglione, John Nolan, George Pitts, Gail Scanlan, Ray Steele, Robert Traitz, Linda Vreeland, Chris Wilson

Want to help us? We need you!

Join a Friends of Wyckoff Committee:



Fundraising:

help organize future fundraisers

Publicity:

assist with web content, printing and mailing

Programs:

recruit speakers for future Friends events

Wyckoff School Liaison:

assist with environmental education and oversee community service



Email: info@FriendsOfWyckoff.org if you would like to help.

MAPLE LAKE — a Hidden Gem

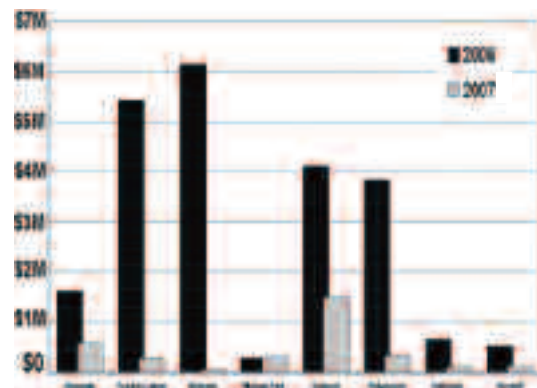


An ad (left) for the newly formed Maple Lake Club from 1948. Little known to newer residents of the area, the 23-acre Maple Lake tract was once a thriving community recreation area. More than half of the site is estimated to be wetlands.

Visit: www.FriendsOfWyckoff.org and click on "Maple Lake—a hidden gem" on the homepage for a history of Maple Lake and other information on this beautiful place.

Wyckoff Lags in Attracting Open Space Grants

Area Town Open Space Grants Received 1999-2006



Black bars represent open space grants received from 1999 to 2006. Gray bars represent 2007 applications pending approval in July 2008.

The graph at left shows the total amounts invested in land acquisition and other programs funded by Green Acres, land trusts, and Bergen County Open Space, including county projects within a town's borders. Grants covering more than one town have been split between the towns. Shown are Bergen County towns bordering Wyckoff or in its regional school district.

Compared to most of its neighbors, Wyckoff attracts fewer open space grants from county, state and private sources. The Friends of Wyckoff is committed to improving our town's performance.

Open Space grants can be used for recreational facility improvements as well as land acquisitions. Wyckoff has never used grants to acquire open space.

The Friends of Wyckoff Celebrates First Anniversary

Founded in 2006 in response to residents' concern about overdevelopment and its impact on Wyckoff's quality of life, Friends of Wyckoff recently celebrated its first anniversary. Members of the Friends of Wyckoff have gathered nearly 4,000 signatures on petitions concerning quality-of-life issues. Among our accomplishments:

- leading the campaign to establish Wyckoff's open space municipal trust fund, which qualifies our town for additional state, county and private grants for open space
- raising awareness of environmental issues including open space preservation, zoning ordinance enforcement, development, traffic, and storm water management
- distributing more than 300 trees in the community
- working with local Boy Scouts and Girl Scouts to replace lost canopy trees on Wyckoff Avenue
- fundraising to pay for expert witnesses and legal advice regarding the Boulder Run and ravine projects
- organizing three educational seminars on the open space grant process, global warming, and energy conservation over the last year
- sponsoring training for citizens interested in serving on environmental and shade tree commissions



Friends of Wyckoff 2007 Memorial Day Parade Float

- organizing a successful food drive to benefit the food pantry of the Wyckoff Reformed Church
- What do we want to accomplish over the next year?**
- continue to encourage smart growth and re-development
- make certain there is proper stewardship of Wyckoff's open space trust fund
- ensure Wyckoff receives its fair share of open space grant funding from state, county and private sources
- act as a watchdog to monitor new developments and redevelopment to ensure they

- adhere to Wyckoff's zoning ordinances and Master Plan
 - sponsor environmental education programs for schoolchildren and adults
 - work to preserve our community's historic character
 - encourage recycling and composting to reduce municipal waste disposal costs
 - increase environmental awareness and encourage planting of trees particularly to reduce ongoing increases in storm water and local flooding
- Join us so that we can continue to improve the quality of life in Wyckoff and protect our local environment.

Our Mission

The Friends of Wyckoff is a non-partisan, non-profit citizens' organization dedicated to improving the environment and the quality of life in Wyckoff by, among other activities, supporting smart growth and the preservation of open space, our community character, and historical structures and sites. We also conduct educational activities fostering protection of the environment and encourage civic involvement in our community.

The IRS has recognized the Friends of Wyckoff, Inc. as a non-profit 501(c) 4 organization.

JOIN US!

SEE THE RESPONSE FORM ON PAGE 3 OF THIS NEWSLETTER

P. O. Box 302 Wyckoff, NJ 07481
www.FriendsOfWyckoff.org



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DEVELOPMENT UPDATES



BOULDER RUN APPEAL DENIED

Construction at Boulder Run will likely begin soon following the ruling of Judge Conte of the New Jersey Superior Court that the Wyckoff Planning Board's 8-0 approval of the Boulder Run redevelopment plan was not "arbitrary nor capricious," which is the state standard for overturning a development approval. Wyckoff residents Mark and Therese Simpson had filed an appeal earlier this year.

The judge noted that the Wyckoff Design Review Committee, per Wyckoff Zoning Code, "is to report to the Planning Board. The report shall include a statement of findings on the proposed site plan in regard to the design standards...and recommendations for acceptance or amendment based on the findings." Judge Conte further noted that the Design Committee failed to submit a statement of findings on the proposed site plan. Nonetheless, the court refused to substitute its judgment for that of the Wyckoff Planning Board, which ultimately approved the developer's site plan. Judge Conte cited earlier New Jersey case law that gives deference to planning boards because they have a "peculiar knowledge of local conditions."

The Wyckoff Design Committee is headed by real estate executive Ed Galenkamp, cousin of long-time township committee member Harold Galenkamp. The Galenkamp family has developed about 60 acres in Wyckoff at the former site of Sicomac Dairy off Sicomac Avenue, called "Willow Pond." Committeeman Galenkamp's brother-in-law, Gordon Stanley, is the long-term, appointed head of the Wyckoff Planning Board. Committeeman Galenkamp's cousin, Rudy Boonstra, is the long-term, appointed head of the Wyckoff Zoning Board of Adjustment. Mr. Boonstra has just been selected to run this November in place of Henry McNamara, Jr., who withdrew from the race for a seat on the Wyckoff Township Committee. Mr. Boonstra is a property manager in the Willow Pond development.

Developer Hekemian's claim that the Simpson appeal was frivolous was rejected by the judge.

Note: Mr. Boonstra said during the election campaign in October, 2007, that he has not been involved with the Galenkamp property since the 1980s. Mr. Galenkamp said on December 11, 2007 that Mr. Stanley is married to his cousin and is not his brother-in-law.

CHCC SEEKS REZONING FOR APARTMENT COMPLEX

The CHCC in Wyckoff is said to be tweaking its proposal to the towns of Wyckoff and Hawthorne for a major complex of what at



Proposed CHCC Apartment Complex, Looking Southwest from Cedar Hill Shopping Center (Drug Fair). Photo from www.SaveTheWoods.org.

press time was 258 apartments to be built on 19 acres of forest stretching between Wyckoff and Hawthorne. The planned structures will rise four stories high and cover an area equal to 14 football fields. To accommodate the large increase in traffic caused by the project, parts of Sicomac Avenue will be expanded to four lanes.

The land is currently zoned for single-family homes with minimum lots of 25,000 square feet (Wyckoff) and 18,750 square feet (Hawthorne) so variances will be required for both change of use and steep slopes. Other variances may also be required.

Preliminary indications are that Hawthorne officials oppose the zoning change while Wyckoff zoning board officials favor the construction of the apartments. More than 100 residents of Hawthorne and Wyckoff met in August to organize opposition to the project.

For more information and to sign up for email updates, visit www.SaveTheWoods.org.

DEEP VOLL RAVINE DECISION PROMISED ON OCTOBER 10

Testimony on the controversial subdivision ended at the Wyckoff Planning Board's September hearing with a standing-room only crowd. In total, 37 residents spoke against granting the variances required for the project and many asked Wyckoff officials to begin negotiations to acquire the historic and environmentally sensitive tract for open space. To date eight separate environmental organizations and the Bergen County Board of Freeholders have called for preserving the site.

The Save the Ravine Alliance presented two expert witnesses during June's hearing. Its planner said that developing the 13-acre tract with-

out variances would result in fewer houses, and its engineer pointed out deficiencies in the developer's storm water management plan, including several which if left uncorrected would make approval impossible. The Planning Board promised to vote on the project on October 10, 7:30 p.m., Wyckoff Town Hall. Read Save the Ravine Alliance Attorney Stuart Lieberman's closing argument, letters from the environmental organizations and full background on the project at www.SaveTheRavine.org.

BARRISTER SEEKS SIX-HOUSE SUBDIVISION AT RUSSELL FARMS

The Planning Board is scheduled to hear this application following the vote on the ravine subdivision on October 10. Neighbors have already expressed concern about drainage and like the ravine, the project also requires a steep slope variance.



Ramapo High School Students (left to right) Bryan Keane, Luci Strauss, Jeff Luppino-Esposito and Dan Burdman (drummer) rock for the ravine at a benefit concert in June.

Save the Dates!

▶ OCTOBER 10 WYCKOFF PLANNING BOARD

The Planning Board is to vote on the ravine subdivision application, 7:30 p.m., Wyckoff Town Hall. The next item on the Planning Board agenda is Barrister's subdivision application for Russell Farms.

▶ NOVEMBER 13 FRIENDS NEXT PUBLIC MEETING

Come to the next Friends General Meeting on November 13 at 7:30 p.m. at the Larkin House, 380 Godwin Avenue, Wyckoff. In addition to providing development updates, we'll have speakers on the pros and cons of solar energy for your home.

▶ NOVEMBER 14 WYCKOFF PLANNING BOARD

Testimony on Barrister's subdivision application for Russell Farms is expected to continue.

▶ NOVEMBER 15 FRIENDS FALL FAMILY PASTA DINNER

Our first Family Pasta Night in May was such a success, we're having another one! This time the Friends of Wyckoff Fall Family Pasta Night will benefit environmental education programs at Wyckoff schools. We'll be serving pasta (with three different sauces), salad, breads and dessert at the Advent Lutheran Church, corner of Wyckoff and Godwin Avenues in Wyckoff, from 5:30 to 7:30 p.m. on November 15. Tickets are \$10 for adults, \$7 for children and seniors, or \$30 for a family and are available in advance. For tickets email: info@FriendsOfWyckoff.org or call 201-445-0591. Take out will be available.



Friends of Wyckoff Offers Popular Yard Composter

In cooperation with the Bergen County Utilities Authority, the Friends of Wyckoff is offering the "Earth Machine" composter.


Composting allows residents the opportunity to turn their yard waste and kitchen scraps into something useful — rich garden soil. With the Earth Machine, you can compost vegetative kitchen scraps, coffee grinds, tea bags, grass clippings, brown leaves, and dead garden plants into rich compost for your gardens. Composting also saves taxes by reducing municipal waste.

The Earth Machine has a capacity of 80 gallons and is made from recycled plastic. For more information, go to www.bcua.org, click "Solid Waste & Recycling" and then "Recycling and Source Reduction."

The Friends of Wyckoff is offering these composters at cost for \$37, including free delivery to your home. Call 201-921-4541 for more information or to place your order.



Join Friends of Wyckoff or Renew Your Membership

 **YES! I'd like to be a Friends of Wyckoff member and help improve the quality of life in our town.**

New Member \$25 \$50 \$100 _____ Other

Renewal

Name _____

Address _____

Phone _____ Email* _____

Checks should be payable to "Friends of Wyckoff". Please send to: Friends of Wyckoff, P.O. Box 302, Wyckoff, NJ 07481

*Please provide your email address to help us save on paper and snail mail costs. Your email will be used solely for communication from us, and will never be rented, lent, or sold.