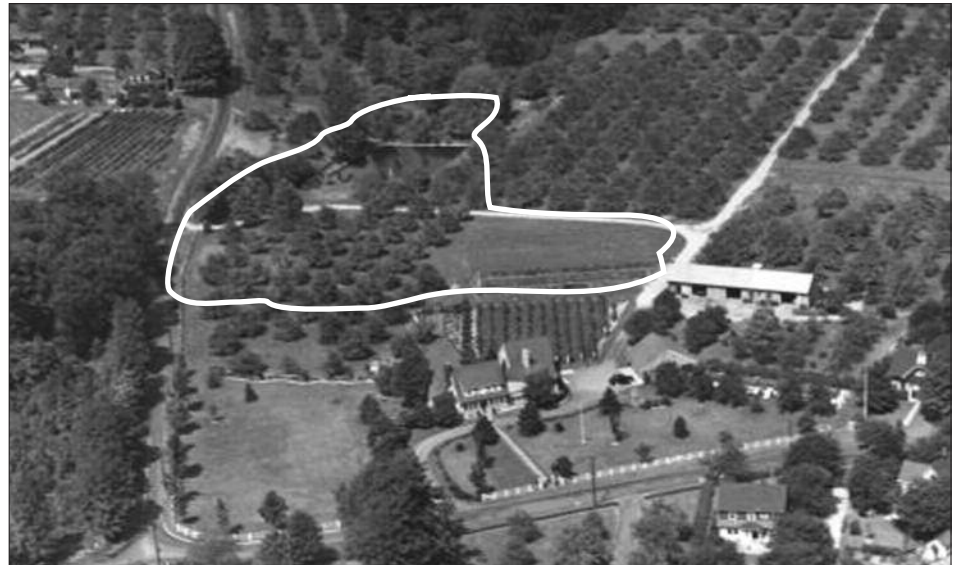


Clock Ticking on Large Russell Farms Grant

Wyckoff - Wyckoff officials have until October 21, 2011 to complete the acquisition of Russell Farms or lose the \$1,859,000 grant provided by the Bergen County Open Space Trust Fund. The five-acre tract, located on Russell Avenue near Sicomac Avenue, sits at the headwaters of the Goffle Brook and was formerly an orchard with greenhouses and a farm stand.

The Wyckoff Planning Board approved the subdivision of property for six homes in 2007. Negotiations for acquisition began in 2009, with Wyckoff applying for the Bergen County grant that summer and receiving the award in 2010.

The appraised value of the property is \$2.8 million, and Wyckoff planned to fund the balance of the purchase price from its Municipal Open Space Trust Fund. The Wyckoff Municipal Open Space Trust Fund which was approved by the voters in 2006 and began in 2007 (see related story on page 3; Open Space Trust Fund Up for Renewal"). Wyckoff officials have noted that our municipal open space trust fund made the large county grant possible. Wyckoff has also applied for a grant from the state Green Acres office to apply toward the Russell Farms purchase.



*Aerial view of Russell Farms (outlined in white line) as it appeared in 1938.
Photo courtesy Wyckoff Historical Society; www.wyckoffhistory.org*

Initial plans for the property called for a mix of active and passive recreation, with a small field surrounded by trees and a walking trail, perhaps with an outdoor exhibit on the history of farming in Wyckoff. Currently the developer is removing pesticide-contaminated soil from the site and

blending in clean soil under a clean-up plan approved by the state Department of Environmental Protection.

Wyckoff must have a contract to purchase the property by the deadline to keep the grant.

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Join in June!

June is Membership Drive Month!
Become a new "Friend" or
renew your membership!
Go online or watch for our
membership letter in your mail!

Thanks to everyone who attended our first annual Pancake Breakfast! A portion of the proceeds will support a Wyckoff school environmental project. See Page 2.



Save The Dates

- ▶ **JUNE 11**
WYCKOFF DAY; WYCKOFF "Y"
NOON TILL DUSK
Visit our booth and pick up a sapling!
Enter our drawing to win a composter!
Visit www.wyckoffymca.org for
information about this event.
- ▶ **OCTOBER 13**
5TH ANNUAL PASTA NIGHT!
WYCKOFF REFORMED CHURCH



Follow us on **FACEBOOK!**
Search: "Friends of Wyckoff"

Meet Members of the Friends of Wyckoff Executive Committee

Linda Vreeland, Chairperson

Linda grew up in Wyckoff and returned in 2006, when she joined Friends. She is also active in: Wyckoff Historical Society, a docent and Trustee at the Hermitage Museum, and Communications Director of Merlin's KIDS. Professionally: Linda is self-employed as a communications consultant and graphic designer, and owner of Ifence pet containment. *Linda's favorite causes:* historic preservation, especially remaining Wyckoff structures; Open Space and using funds to preserve areas for passive recreation. Linda enjoys: collecting antiques, outdoor activities. Linda says: "Wyckoff was a great place to grow up, with dairies and farms (with cows!), and evolved into a charming community. Sadly, the last 25 years have taken away much of Wyckoff's charm. Historic homes have been razed, the ravine is compromised with 9 large homes within feet of its precipice, and Boulder Run makes one wonder if 'aesthetic' ever crossed the minds of those who approved it. I'm optimistic that residents will become more involved."

Mike Brienza, Co-chairperson

Mike has lived in Wyckoff for 25 years, and is one of the co-founders of Friends. Professionally: Mike is self-employed as a historic restoration carpenter. *Mike's favorite causes:* historic preservation, saving our trees, preserving and protecting Open Space. Mike enjoys: cars, collecting antiques, and studying architecture. Mike says: "We've made great progress with the updated Wyckoff Master Plan, and I'm hoping to see it put into action."

George Pitts, Treasurer

George has lived in Wyckoff for 34 years, and joined Friends 5 years ago. He is also active in: unlimited activities! Professionally: George had an international career with

Dow Chemical in Sales and Marketing. *George's favorite causes:* saving our trees. George enjoys: playing tennis, and has participated in an investment group for 30 years. George says: "Friends is our best chance to preserve Wyckoff's beauty and character."

Toni Brienza, Secretary

Toni has lived in Wyckoff for 25 years, and joined Friends one year after it was founded. She is also active in: the Design Review Advisory Board 2011. Professionally: Toni has been a real estate professional for 24 years. *Toni's favorite causes:* historic preservation, saving our trees, protecting our environment, preventing overdevelopment, preserving and protecting Open Space. Toni enjoys: reading, walking. Toni says: "The Friends of Wyckoff brings awareness of the vital importance in preserving what little there is left of our 'little bit of country.' Wyckoff is a family friendly town, and maintaining our quality of life is very important to me."

Janet Gaglione

Janet has lived in Wyckoff for 30 years. She was a founding member of Friends. She is also active in: the Garden Club of Wyckoff, The Depot in Midland Park/childrens aid and family counseling, and Seniors of Wyckoff. Professionally: Janet is a licensed realtor with Re/Max Real Estate. *Janet's favorite causes:* historic preservation, protecting our canopy trees, protecting the environment, preventing overdevelopment, and preserving Open Space in Wyckoff. Janet enjoys: antiquing and gardening. Janet says: "Preserving our history in Wyckoff is a challenge."

Stan Goodman

Stan has lived in Wyckoff for 24 years, and joined friends 2 years ago. Stan is also active in: UJA of Northern NJ, and is founder and President of S.A.V.E. Wyckoff. Professionally: Stan is a beauty industry executive and en-

trepreneur. *Stan's favorite causes:* government transparency, preserving our trees, and preventing overdevelopment. Stan enjoys: gardening and rowing (he is former President of the East Arm Rowing Club). Stan says: "I would like to see members of the community recognize that the future of Wyckoff depends on their involvement."

Elaine Fichera

Elaine has lived in Wyckoff for 3 years, and joined Friends soon after moving here. Elaine is also active in: she is Secretary of S.A.V.E. Wyckoff. Professionally: Elaine is self-employed as a freelance creative consultant and advertising copywriter. *Elaine's favorite causes:* historic preservation, saving our trees, preventing overdevelopment, and preserving Open Space for passive recreation. Elaine enjoys: collecting antiques, art, outdoor activities. Elaine says: "Seeing Boulder Run motivated me to join Friends so I could play an active role in preserving the history and charm of Wyckoff. My hope is that the people of Wyckoff will realize that every voice makes a difference."

Friends Donate Composter and Red Wigglers

Students at Coolidge School and Jan Kochanek, School Nurse/Health Educator, have been busy planting herbs, vegetables, and flowers in the newly renovated courtyard that is nestled between the original building and new wing.

After a tour of the courtyard, Friends decided to donate a much-needed composter so the students can complete their composting process on-site. Vermicomposting, also called worm composting, is the final phase of the composting process, where compost is turned into dirt. Friends also donated a new crop of red wiggler worms for the school's vermicomposting program.

"It's important for the students to know where food comes from, and why composting is vital to the environment," said Kochanek.

The Friends donation was a result of their recent Pancake Breakfast fundraiser, where a portion of their proceeds benefit local school environmental projects.

Read full article at: www.FriendsOfWyckoff.org.

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.



<input type="checkbox"/> New Member	<input type="checkbox"/> \$25	<input type="checkbox"/> \$50
<input type="checkbox"/> Renewal	<input type="checkbox"/> \$100	<input type="checkbox"/> Other _____

Name _____

Street Address _____ State NJ Zip 07481

Phone _____ Email* _____

Checks should be payable to "Friends of Wyckoff" and mailed 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.

6.11

Officers of the Friends of Wyckoff

Chair: Linda Vreeland
Co-Chair: Michael Brienza
Secretary: Toni Brienza
Treasurer: George Pitts

Members of the Executive Committee (in addition to the officers above): Elaine Fichera Janet Gaglione, Stan Goodman, Ray Steele, and Susan Steele



DEVELOPMENT UPDATES



In Our Opinion

Why the VISTA Development Could Make Boulder Run Look Good

As Zoning Board Meetings continue, it appears that the proposed VISTA complex on the Christian Health Care Center campus could overtake Boulder Run as one of the biggest “mistakes” this town has ever made — an even bigger mistake than Boulder Run.

Yes, Boulder Run has wiped out the small town feel of Wyckoff in the heart of the business district. Folks continue to shake their heads over the lost trees, expanses of pavement, and boxy construction. Our concern grows as we speculate about new businesses that might move into the buildings still under construction. Many even refuse to patronize Stop’n’Shop as a form of protest.

But the appearance of Boulder Run only offends us. To date, Boulder Run has not compromised our safety in the streets, flooded our neighborhoods, or drained our precious resources. However, the VISTA development has the potential to do all three.

As Mr. Doug Struyk, CEO of CHCC, testified before the Planning Board, he still hasn’t provided clear or reassuring answers to pressing questions such as these:

Where will the water come from to serve the 258 new apartments?

He doesn’t know yet.

Who will provide ambulance service to the hundreds of elderly new VISTA residents so our emergency responders aren’t overburdened?

That’s still “under discussion.”

How will runoff be controlled in an area that already has flooding issues after heavy rains?

Even though there’s a “plan,” we can only hope that it will work. If it doesn’t, it will be too late.

How much more traffic will be created by new VISTA residents, their visitors, and their home deliveries?

To paraphrase, we’re assured that the elderly probably won’t drive much, and will most likely get rid of their cars. But that’s just speculation, not fact.

Most troubling, in a meeting with the Friends of Wyckoff Executive Committee in 2010, and at both Planning Board meetings, Mr. Struyk stated that the VISTA will meet an important need of the elderly in the surrounding area. To justify that need, he refers repeatedly to a study done by a company called ProMatura. Yet, when asked to share the data from that study with the Planning Board and the people of Wyckoff, he refused because the information is “proprietary.”

Whether you live in the immediate CHCC neighborhood or on the other side of town, the proposed VISTA could affect all of our daily lives. While Friends of Wyckoff has taken a public stand against the VISTA, and will continue to track events as they unfold, we urge every single one of YOU who agrees with us to share the responsibility for what happens to the future of Wyckoff.

Please...attend public meetings, ask questions, and express your concerns to the Wyckoff Township Committee. There’s still time to save Wyckoff from an even bigger blunder than Boulder Run.

Visit www.FriendsOfWyckoff.org and www.Wyckoff-nj.org for Zoning Board meeting dates

Open Space Question on Ballot in November

Wyckoff – At the April 26 Township Committee meeting, the Township Committee instructed the township attorney to prepare an ordinance to put a public question on the November ballot asking voters if they would like to continue Wyckoff’s Open Space Trust Fund after it expires at the end of 2011.

The Township Committee’s action follows from an article in the Suburban News (April 21, 2011) about the Friends of Wyckoff petition drive to ensure that the public question be put on the ballot. We applaud the Township Committee for its decision.

The Open Space Trust Fund is a key reason Wyckoff attracted a \$1.9 million Bergen County Open Space grant for the acquisition of Russell Farms, and the Township has applied for additional grants from Bergen County and the state Green Acres office which are pending.

Wyckoff’s current trust fund raised approximately \$900,000 over its first four years. Because the township has this source of funding, it was able to attract the Bergen County Open

Space grant to put toward the purchase of Russell Farms.

On November 8, 2011, Wyckoff residents will have the opportunity to vote on continuing the Open Space Trust Fund.

The Township is also negotiating with the owners of the Maple Lake site, a beautiful 28-acre parcel of woods and wetlands through which the Goffle Brook flows. Maple Lake would be an ideal nature sanctuary. Wyckoff has applied for funding from both Bergen County Open Space and the state Green Acres office to acquire Maple Lake. Having our own Open Space Trust Fund doubles the Green Acres funding from 25 to 50% of appraised value.

Wyckoff has about 90 acres of undeveloped land in Wyckoff. When a landowner wishes to sell in Wyckoff, the Open Space Fund creates an “alternative buyer”...the town. Thanks to our existing Open Space Trust Fund, Wyckoff has already obtained a \$1.9 million grant to purchase Russell Farms. These five acres, with their historic significance, will be pro-

tected from development and have the potential to enhance our property values.

For more information about the Open Space Trust Fund, visit www.FriendsOfWyckoff.org

Wyckoff “Green Team” Under Way

In July of 2010 Wyckoff registered for and initiated the first steps towards certification under the Sustainable Jersey Program. The Green Team will help set guidelines and generate ideas for the Environmental Commission from public outreach and programming on environmental issues, to buy “local campaigns”, green building and design, sustainability planning, open space, and waste management, to name a few. Harriet Shugarman, Co-Chairperson of the Environmental Commission is spearheading the Green Team. For more information, visit www.wyckoff-nj.com.

What Our Master Plan Means To Wyckoff

By Elaine Fichera

It's something we should all know about and care about.

Until recently, I had a vague idea that a town's Master Plan has something to do with "rules" for new development. I became interested in learning more when I heard that the Wyckoff Master Plan was due to be renewed in 2010. (It must be revised every 6 years according to the NJ Municipal Land Use Law.) I had the opportunity to sit in on a meeting of the Master Plan Ad-hoc Committee while the current plan was in development. After all was said and done, I realized just how important the Master Plan really is. This is more than a plan for the town of Wyckoff in abstract terms. It's a plan that has an impact on each and every one of us who resides here. I also realized that the recommendations in our new Master Plan can help to keep Wyckoff a wonderful place to live...but only if they are fulfilled.

From the Introduction to the 2010 Wyckoff Master Plan, as stated at NJSA 40:55D-28:

"The planning board may prepare and, after public hearing, adopt or amend a master plan...to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare."

This is how a Master Plan update "works" in broad strokes.

New recommendations for an updated Master Plan don't come out of thin air! They're based on a comparison of what was (when the previous Master Plan was prepared) and what is (conditions as they are today). Two questions are asked and answered in an updated Master Plan:

- Were the old problems identified in the previous Master Plan addressed, and were previous objectives met?
- What new problems do we face, and what are our new objectives?

Old problems and objectives may carry forward into the updated Master Plan. New problems are identified, and possible solutions are discussed. Ideally, town residents are included in these discussions, as was the case with our new Master Plan. This provides a "citizen's eye view" of what needs to be addressed, as well as a variety of opinions and ideas.

Three primary factors are considered when updating a Master Plan. These statistics and other key facts are included in the Master Plan document:

- Changes in the town's population. They include: shifts by age, race, and gender; income statistics; size and number of occupants per household; building permits approved; and residents' employment characteristics.
- Conditions that affect residents' well-being. They include: road conditions; safety of pedestrian traffic routes; traffic flow; parking space; recreational opportunities; sewerage; zoning requirements; placement of cell phone towers; and specific sites of future development.
- The town's connection to the surrounding area. Proximity to adjacent towns and geographic location are also considered as they affect traffic flow, accessibility to services, sewerage, etc.

After all of the facts have been reviewed, and new recommendations are agreed on, a draft of the updated Master Plan is reviewed by the committee. When the document is finalized, the Master Plan is put to a vote at a public meeting.

Wyckoff residents interested in obtaining copies of the 2010 Master Plan may inquire at Town Hall or visit our website: www.FriendsOfWyckoff.org/archives

These highlights of the 2010 Wyckoff Master Plan are in keeping with our goals.

Members of Friends of Wyckoff contributed suggestions for the new Master Plan, especially regarding tree preservation and historical sites. These recommendations are very much in line with our hopes for the future. They include:

- Maintaining the residential character and small town feel of Wyckoff
- Preservation of open space, which includes recommendations for:
 - Renewing the Municipal Open Space Tax that will expire on December 31, 2011
 - Establishing an ordinance that protects trees from destruction
 - Exploring the potential acquisition of Russell Farm
- Historic preservation, by exploring ways of recognizing structures and places of

historic value to the community

- Preserving and reducing impact on the environment through use of green building techniques and materials
- Controlling development in a responsible and energy efficient manner

Together we can help enforce our new Master Plan.

While Friends of Wyckoff is gratified to see these recommendations, we must remember that they're only recommendations. Whether they are put into practice is up to all of us. If every resident of Wyckoff takes just 2 small steps, we can realize these and other admirable goals set forth in our new Master Plan.

• **Step 1: Awareness.** Staying on top of proposed commercial and residential development is critical. It's easily done by reading the papers, logging in to Patch.com, and talking to your neighbors. Check out FriendsOfWyckoff.org for regular updates.

• **Step 2: Participation.** The members of our Township Committee listen. If you observe something that is contrary to the recommendations in the new Master Plan, bring it to their attention. If you believe some of the new recommendations are not being fulfilled by our town leaders, speak up. Take an hour to attend a town meeting, write a letter to our Committeemen, sign a petition. Meeting dates are posted on the Friends of Wyckoff web site and the town web site. These small investments of time and energy can have a tremendous impact.

Remember...the Master Plan is Wyckoff's plan for the future. But it will only help us keep Wyckoff a wonderful place to live if we put it into practice!

Friends is looking for a few good Friends!

Join our Executive Committee:

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



Help Wyckoff

reach its 50%

recycling goal!

www.wyckoff-nj.com/NiftyFifty