

**TOWNSHIP OF WYCKOFF**  
**OPEN PUBLIC MEETINGS ACT**

**PLEASE TAKE NOTICE**, that in accordance with the Open Public Meetings Act N.J.S.A. 10:4-6 et seq., the Township Committee of the Township of Wyckoff shall conduct its 7:00 pm, Tuesday, September 20, 2022 Work Session meeting in the second floor court room at Wyckoff Town Hall, 340 Franklin Avenue, Wyckoff, NJ 07481 and the meeting will also be live-streamed via the Township of Wyckoff's YouTube channel and members of the public may attend the meeting to provide public comment or call 201-891-7000, ext. #2220 should they wish to provide public comment during the public comment period.

These measures are implemented to allow members of the public to observe the Township Committee meeting in person and via live streaming and to provide the public the ability to comment telephonically during the period for public comment, which appears on the agenda for the meeting.

This notice and agenda have been posted on the Township's home page Wyckoff-nj.com at the Quick Link for "Minutes & Agendas" on Friday, September 16, 2022. Please select "Township Committee" and locate the date of the meeting to view documents, such as resolutions and ordinances which are made available.

General instructions regarding access to the meeting will be posted on the Wyckoff web site's home page at [www.wyckoff-nj.com](http://www.wyckoff-nj.com) as a "News" item on Friday, September 16, 2022, by 4:30 pm.

To view the Township Committee meeting via livestream, please access the YouTube link which will be posted on the Wyckoff web site's home page at [www.wyckoff-nj.com](http://www.wyckoff-nj.com) as a "NEWS" item immediately prior to the commencement of the meeting at approximately, 6:55 pm on September 20, 2022.

To be notified of all future live streamed Township meetings, please create a YouTube account and subscribe to our YouTube channel, "Township of Wyckoff".

**NOTICE TO PUBLIC**

As a member of the public, participating in this public meeting, your participation will be recorded. By participating in the meeting, it is assumed your consent is given for your voice, name, address, comments, and image to be broadcast and recorded.

There may be situations when, due to technical difficulties, live streaming or the recording of a meeting may not be available. A recording of the meeting will be available immediately after the meeting concludes on the Township's YouTube channel, "Township of Wyckoff". The Township shall not be responsible for and accepts no liability if the recording technology or live video streaming technology of the meeting is unavailable.

Nancy A. Brown, RMC

Municipal Clerk

**TOWNSHIP OF WYCKOFF  
TOWNSHIP COMMITTEE WORK SESSION MEETING  
MUNICIPAL COURT ROOM  
TUESDAY, SEPTEMBER 20, 2022 - 7:00 P.M.**

*PAUSE – Municipal Clerk will post the link to the live meeting on our website's homepage.*

1. **7:00 pm Work Session Meeting called to order by Rudolf E. Boonstra**

2. **Roll call of Township Committee**

MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

3. **Reading of "Open Work Session" statement by Municipal Clerk, Nancy A. Brown**

4. **Confirm Finance Committee have reviewed and signed vouchers, and that Mayor and Municipal Clerk have signed any necessary documents.**

5. **Motion to open the Ten (10) Minute Public Comment period:**

Ten Minute public comment period, two (2) minutes per speaker for public comment on any governmental issue that a member of the public feels may be of concern to the residents of the Township of Wyckoff.

Please step forward to the microphone or call 201-891-7000, ext. #2220 if you wish to make a comment.

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

Motion to close the Public Comment period:

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

6. **Review of 8:00 p.m. Business Meeting Agenda – Administrator**

7. **Review of Policy Action Items – Administrator**

8. **Reports of Township Committee Members**

9. **Report of Township Attorney**

(Items 10 through 14 will only be utilized if the business of the Township conducted at this meeting requires them to be utilized. They are added to the agenda as placeholders should their use be required.)

10. **Motion to adopt resolution #22-CXX and enter a Closed Session Discussion:**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

11. **Motion to Exit the Closed Session Discussion and to re-enter the Open Work Session:**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

12. **Motion to Recess the Open Work Session to Conduct the Business Meeting:**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

13. **Motion to Reconvene the Open Work Session and adopt resolution #22-CXX and enter a Closed Session Discussion:**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

14. **Motion to Exit the Closed Session Discussion and to re-enter the Open Work Session:**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

15. **Adjourn**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

**PAYMENT OF CLAIMS MAY BE PAID AT ALL WORK SESSION MEETINGS AND  
ALL TOWNSHIP COMMITTEE BUSINESS MEETINGS  
FORMAL ACTION MAY BE TAKEN AT THIS WORK SESSION**

**TOWNSHIP OF WYCKOFF  
TOWNSHIP COMMITTEE BUSINESS MEETING  
MUNICIPAL COURT ROOM  
TUESDAY, SEPTEMBER 20, 2022 - 8:00 PM**

1. **Regular Meeting of the Wyckoff Township Committee called to order by Mayor Rudolf E. Boonstra**
2. **Flag Salute**
3. **Invocation**
4. **Reading of the "Open Public Meetings Act" statement by Municipal Clerk, Nancy A. Brown**

5. **Roll Call of the Township Committee Members Present:**

MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

6. **Request motion to open the Public Comment Period:**

Public Comment period, five (5) minutes per speaker for public comment on any governmental issue that a member of the public feels may be of concern to the residents of the Township of Wyckoff.

Please step forward to the microphone or call 201-891-7000, ext. #2220 if you wish to make a comment.

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

**Request motion to close the Public Comment Period:**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

7. **Approval of the September 6, 2022 Township Committee Work Session and Regular Business meeting minutes:**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

**9. Ordinances – Public Hearing / Further Consideration:**

Mayor Boonstra, I have an Ordinance for Public Hearing / Further Consideration on tonight’s agenda. It is **Ordinance #1968** which is

**AN ORDINANCE FURTHER AMENDING SALARY ORDINANCE #1963 AND FIXING THE RATE OF COMPENSATION OF CERTAIN TOWN HALL EMPLOYEES OF THE TOWNSHIP OF WYCKOFF**

for second reading, by title only, and a copy of this Ordinance has been posted on our municipal website, on the bulletin board in Town Hall where public notices are customarily posted, and copies have been made available to members of the general public of the Township who have requested the same.

COMMITTEE PERSON \_\_\_\_\_: I move the Ordinance on second reading by Title only.

COMMITTEE PERSON \_\_\_\_\_: Seconded.

ROLL CALL VOTE

MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

CHAIRPERSON: This is the time and place for the Public Hearing on Ordinance #1968, and all persons who wish to be heard, please state your name and address before making your statement. If you wish to comment, please dial 201-891-7000, ext. #2220, or step to the microphone.

(Public Comments are heard here.)

At the Conclusion of public comments:

COMMITTEE PERSON \_\_\_\_\_: I move that the Public Hearing on Ordinance #1968 be closed.

COMMITTEE PERSON \_\_\_\_\_: Seconded

ROLL CALL VOTE

MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

MUNICIPAL CLERK: BE IT RESOLVED, by the Township Committee of the Township of Wyckoff that Ordinance #1968, after public hearing and further consideration is hereby adopted, and the Municipal Clerk is hereby authorized and directed to publish the Notice of Final Passage of said Ordinance in the official newspaper for the Township as provided by law.

COMMITTEE PERSON \_\_\_\_\_: I move the resolution.

COMMITTEE PERSON \_\_\_\_\_: Seconded.

ROLL CALL VOTE

MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

**10. Adjourn**

Chair: May I have a motion to and a second to adjourn the Business Meeting?

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ RUBENSTEIN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ BOONSTRA \_\_\_\_\_

**PAYMENT OF CLAIMS MAY BE PAID AT ALL TOWNSHIP COMMITTEE WORK  
SESSION MEETINGS AND ALL TOWNSHIP COMMITTEE  
REGULAR MEETINGS**

**FORMAL ACTION MAY BE TAKEN DURING THIS MEETING**

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #22-245**

\*\*\*\*\*

**INTRODUCED:**

**SECONDED:**

**MEETING DATE: September 20, 2022    REFERENCE: Return of certain overpaid taxes,  
escrow monies, recreation fees, etc.**

**VOTE: MADIGAN \_\_\_ MELCHIONNE \_\_\_ RUBENSTEIN \_\_\_ SHANLEY \_\_\_ BOONSTRA \_\_\_**

.....  
**BE IT RESOLVED**, by the Township Committee of the Township of Wyckoff that the Treasurer is hereby authorized and directed to return certain monies as follows:

**TAX REFUND:**

McCarter & English, Four Gateway Center, 100 Mulberry Street, Newark, New jersey 07101 –  
2022 Bergen County Tax Judgement – Block 421/Lot 72.01 – 677 Charnwood Drive -  
\$7,197.44

Lee Brandy, 286 Barnstable Drive, Wyckoff, New Jersey 07481 – Refund 2022 taxes for  
approved Veteran’s Tax Exemption per Resolution #22-236 – Block 449/Lot 1.02 – C286 -  
\$10,072.51

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #22-244**

\*\*\*\*\*

**INTRODUCED:**

**SECONDED:**

**MEETING DATE: September 20, 2022**

**REFERENCE: Approval of Vouchers and  
Authorization to Pay Bills**

**VOTE: MADIGAN \_\_\_ MELCHIONNE \_\_\_ RUBENSTEIN \_\_\_ SHANLEY \_\_\_ BOONSTRA \_\_\_**

**WHEREAS**, the Township of Wyckoff is a municipality in the State of New Jersey operating under the authority from N.J.S.A. 40A:63-1 et seq; and,

**WHEREAS**, the Township of Wyckoff has received vouchers in claim for payment of materials supplied and/or services rendered; and,

**WHEREAS**, the said vouchers have been reviewed and the amount indicated on each voucher has been determined to be due and owing; and,

**WHEREAS**, the Township Committee has a practice of each Township Committee member participating in the reviewing and signing of vouchers; and,

**WHEREAS**, the vouchers which comprise this bill list have been reviewed and signed by two (2) Township Committee members and they have found them to in order; and,

**WHEREAS**, the Township Treasurer has certified that sufficient funds are available for payment of said vouchers.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Wyckoff that the action of the said Finance Committee be approved; and, that the payments of these bills are hereby authorized and the Chief Financial Officer is directed to issue checks for their payments as listed on the bill list attached to this date's meeting minutes and covered by checks no. Payroll A/C, Direct Deposit Vouchers no., Library Payroll check nos., Library Direct Deposit Vouchers no., Claims Wire nos., check no. Accutrack A/C, Claims check nos. and Voided Claims checks no..



**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #22-243**

\*\*\*\*\*

**INTRODUCED:**

**SECONDED:**

**MEETING DATE: September 22, 2022**

**REFERENCE: Cancellation of Sewer Bill –  
Block 263/Lot 44, Acct. #1635-0**

**VOTE: BOONSTRA \_\_\_ MADIGAN \_\_\_ MELCHIONNE \_\_\_ RUBENSTEIN \_\_\_ SHANLEY \_\_\_**  
.....

**WHEREAS**, 12 Sherwood Lane known as Block 263/Lot 44 in the Township of Wyckoff has applied for and completed demolition of the residential home structure on this property; and,

**WHEREAS**, Murat B. & Esra Goren request the 2022 and future sewer usage billing be canceled until a new home is constructed and sewer usage is resumed; and,

**WHEREAS**, the Wyckoff Building Department has produced documentation and has confirmed the home was demolished in May 2022 and therefore this resolution is provided.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that the sewer usage billing for 2022 is hereby cancelled until the replacement home is connected to the sewer and a Certificate of Occupancy is issued.

**BE IT FURTHER RESOLVED**, that the Municipal Clerk will forward a copy of this resolution to the Tax Collector, Sewer Utility Clerk and Township Engineer.

**CERTIFICATION**

I, NANCY A. BROWN, MUNICIPAL CLERK OF THE TOWNSHIP OF WYCKOFF CERTIFIES THE ATTACHED RESOLUTION TO BE A TRUE AND CORRECT COPY OF A RESOLUTION AS ADOPTED BY THE WYCKOFF TOWNSHIP COMMITTEE ON SEPTEMBER 22, 2022.

\_\_\_\_\_  
NANCY A. BROWN  
MUNICIPAL CLERK

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #22-242**

\*\*\*\*\*

**INTRODUCED:**

**SECONDED:**

**MEETING DATE: September 20, 2022**

**REFERENCE: Release Performance  
Cash Surety – 300 Godwin Avenue  
Block 219, Lots 17.02 & 18**

**VOTE: BOONSTRA \_\_\_ MADIGAN \_\_\_ MELCHIONNE \_\_\_ SHANLEY \_\_\_ RUBENSTEIN \_\_\_**

**WHEREAS**, Mr. Frank Defino, DECA Associates, LLC., 300 Franklin Avenue, Wyckoff, New Jersey, 07481, has requested the release of the remaining Performance Cash Surety held in a Developer’s Trust Account on behalf of DECA Associates, LLC. for improvements performed at 300 Godwin Avenue; and,

**WHEREAS**, DECA Associates, LLC. developed the property at 300 Godwin Avenue and constructed Jersey Mikes on Block 219, Lots 17.02 & 18; and,

**WHEREAS**, the Township’s Consulting Engineer, Mr. Peter Ten Kate, in a letter dated October 6, 2021, stated that all site work has been satisfactorily completed in accordance with the approved plans and all required close out documents have been received by the Township; and,

**WHEREAS**, the Township’s Consulting Engineer, Mr. Peter Ten Kate stated that the \$3,924.00 being held as Performance Cash Surety was approved to be released; and,

**WHEREAS**, the Township’s Consulting Engineer, Mr. Peter Ten Kate, in a letter dated October 6, 2021, states that the \$35,316.00 being held as Performance Bond was approved to be released; and,

**WHEREAS**, DECA Associates posted the following with the Municipal Clerk on September 14, 2018, for site improvements and these monies were released via Resolution #21-291 in November of 2021:

Performance Cash Surety	\$ 3,924.00
Performance Bond	\$35,316.00

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Wyckoff, County of Bergen and State of New Jersey that they hereby approve the release of the remaining funds amounting to \$203.40 plus interest being held in a Developer’s Trust Account #A-14-56-820-670 DECCA B219 L17.02/18 at TD Bank.

**BE IT FURTHER RESOLVED**, that the Municipal Clerk will forward a copy of this resolution to the Township’s Consulting Engineer, Mr. Peter Ten Kate and to Mr. Erich Kamm, Esq., 9 Greene Way, Oakland, New Jersey, 07436, and to Mr. Frank Defino, 300 Franklin Avenue, Wyckoff, New Jersey 07481.

**CERTIFICATION**

I, NANCY A. BROWN, MUNICIPAL CLERK OF THE TOWNSHIP OF WYCKOFF, CERTIFY THE ABOVE TO BE A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COMMITTEE ON SEPTEMBER 20, 2022.

\_\_\_\_\_  
NANCY A. BROWN  
MUNICIPAL CLERK

**TOWNSHIP OF WYCKOFF**

**ORDINANCE #1968**

**AN ORDINANCE FURTHER AMENDING SALARY ORDINANCE #1963 AND FIXING THE RATE OF COMPENSATION OF CERTAIN TOWN HALL EMPLOYEES OF THE TOWNSHIP OF WYCKOFF**

**BE IT ORDAINED**, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey as follows:

**SECTION 1.** That the salaries and compensation of various paid officers and employees of the Township of Wyckoff shall be at the following rates:

<u>Department/Position</u>	<u>Salary Range</u>
Land Use Administrator.....	up to \$ 47,000

**SECTION 2.** All ordinances or parts of ordinances which are inconsistent herewith are repealed but only to the extent of said inconsistency. All other parts of Ordinance #1963 of the Township of Wyckoff not inconsistent herewith are hereby ratified and confirmed.

**SECTION 3.** The salaries recorded above shall be effective as of the effective date of this ordinance.

**SECTION 4.** This ordinance shall take effect immediately upon final passage and publication as required by law.