

## **TOWNSHIP OF WYCKOFF**

### **OPEN PUBLIC MEETINGS ACT NOTICE**

**PLEASE TAKE NOTICE** that, in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., the Wyckoff Township Committee will hold its regularly scheduled meeting on Tuesday, January 20, 2026, at 7:00 p.m., in the Second Floor Courtroom at Wyckoff Town Hall, 340 Franklin Avenue, Wyckoff, New Jersey 07481.

Formal action may be taken at this meeting.

Adequate notice of this meeting has been provided in accordance with N.J.S.A. 10:4-8 by: (1) posting written notice in a public place reserved for such announcements; (2) transmitting notice to the Township's official newspapers, The Ridgewood News and The Record, as newspapers designated to receive such notices; and (3) filing notice with the Township Clerk.

The meeting will also be live-streamed via the Township of Wyckoff's official YouTube channel for viewing purposes only. Public comment will be accepted in person only and in accordance with Township Committee meeting procedures. Access to the Township's YouTube channel is available from the Township website ([www.WyckoffNJ.gov](http://www.WyckoffNJ.gov)).

This agenda is subject to change.

### **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. 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  
Township Clerk

**TOWNSHIP OF WYCKOFF  
TOWNSHIP COMMITTEE MEETING  
MUNICIPAL COURT ROOM  
TUESDAY, JANUARY 20, 2025 - 7:00 P.M.**

**WORK SESSION PORTION**

- 1. Regular Meeting of the Wyckoff Township Committee called to order by Mayor Roger J. Lane**
- 2. Flag Salute**
- 3. Invocation by Rev. Gieun Lee, Advent Lutheran Church**
- 4. Reading of the “Open Public Meetings Act” statement by Municipal Clerk, Nancy A. Brown**

*The notice requirements of the Open Public Meetings Act have been satisfied with respect to this meeting. Specifically, the time, date, and location were included in the annual notice of meetings adopted by the Township Committee, posted in Memorial Town Hall by the Municipal Clerk’s Office, and sent to at least two newspapers, including the official newspapers of the Township, The Ridgewood News and The Record*

*Additionally, to the extent known, the agenda for this meeting and whether formal action will be taken was posted in Memorial Town Hall by the Municipal Clerk’s Office, and sent to at least two newspapers, including the official newspaper of the Township, The Ridgewood News and The Record, in accordance with the Open Public Meetings Act.*

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

BOGDANSKY \_\_\_\_\_ BOONSTRA \_\_\_\_\_ MELCHIONNE \_\_\_\_\_  
SCHAPPERT \_\_\_\_\_ LANE \_\_\_\_\_

**6. Confirm that the Township Committee has reviewed and signed all vouchers for payment, and that the Mayor and Municipal Clerk have signed any necessary documents.**

**7. Motion to open the Twenty-Minute Public Comment period:**

Twenty-minute public comment period, five 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 if you wish to make a comment and state your name for the record.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_  
ALL IN FAVOR \_\_\_\_\_ OPPOSED \_\_\_\_\_

Motion to close the Public Comment period:

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_  
ALL IN FAVOR \_\_\_\_\_ OPPOSED \_\_\_\_\_

8. Presentation of Proclamation to the Ramapo High School Boys Varsity Soccer Team - The 2025 New Jersey Group 3 State Champions
9. Review of Business Agenda – Administrator
10. Review of Policy Action Items – Administrator
11. Reports of Township Committee Members
12. Report of Township Attorney

**BUSINESS MEETING PORTION**

13. **Consent Agenda:** All matters listed below are considered by the Township Committee to be routine in nature. There will be no separate discussion of these items. If any discussion is desired by the Township Committee, that item will be removed from the Consent Agenda and considered separately:

**I. Minutes – *for approval***

December 16, 2025 Sine Die Meeting  
January 1, 2026 Annual Reorganization Meeting

**II. Bill List Resolutions – *for adoption***

#26-B1 Authorization of Vouchers and Payment of Bills

**III. Resolutions – *for adoption***

#26-50	Widow of Veteran Allowance for Years 2021-2025, Block 202, Lot 73.01 C6002, 600 B Sugarbush Court
#26-51	2026 Cancel Taxes as per NJSA 54:4-3.6 Tax Exempt
#26-52	Redemption of Tax Sale Certificate #25-00009 Block 477, Lot 10.01, 367 Virginia Avenue
#26-53	Authorize an Agreement with POLICEAPP
#26-54	Appointing Capital Benefits LLC as the Township's Health, Prescription, and Dental Insurance Broker (Broker of Record)
#26-55	Budget Transfer
#26-56	Redemption of Tax Sale Certificate #25-00008, Block 350, Lot 4.01, 307 Wyckoff Avenue

**IV. Ordinances – for introduction**

**#2059** CAPITAL ORDINANCE APPROPRIATING \$164,900 FOR THE LACROSSE PRACTICE AREA AT PULIS FIELD, FUNDED BY A BERGEN COUNTY OPEN SPACE TRUST GRANT AND THE PULIS FIELD DONATION TRUST FUND

**#2060** AN ORDINANCE OF THE TOWNSHIP OF WYCKOFF, COUNTY OF BERGEN, STATE OF NEW JERSEY, AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION PURSUANT TO N.J.S.A. 40A:4-53 FOR THE PREPARATION OF AN APPROVED TAX MAP (TAX MAP PREPARATION) IN AN AMOUNT NOT TO EXCEED \$160,000, TO BE PROVIDED FOR OVER A PERIOD OF FIVE (5) YEARS, AND PROVIDING THAT SUCH APPROPRIATION SHALL BE FINANCED FROM SURPLUS FUNDS AVAILABLE WITHOUT THE ISSUANCE OF SPECIAL EMERGENCY NOTES

**#2061** AN ORDINANCE AUTHORIZING THE PULIS FIELD LACROSSE WALL WITH TURF SURFACE PROJECT AND APPROPRIATING FUNDS THEREFOR IN THE CAPITAL FUND, INCLUDING A GRANT RECEIVABLE FOR A REIMBURSEMENT GRANT AWARDED UNDER THE BERGEN COUNTY OPEN SPACE 2024 MUNICIPAL PARK IMPROVEMENT PROGRAM, AND PROVIDING FOR THE LOCAL MATCH FROM THE PULIS FIELD CONSTRUCTION DONATION TRUST FUND AND, IF NECESSARY, THE MUNICIPAL OPEN SPACE TRUST FUND

**#2062** AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2025 FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

**V. Motions – for approval**

- A. Approve request for Special Event by Wyckoff Tavern to hold a "Summer Festival" in their parking lot on Sunday, July 12, 2026. This event will feature food trucks, live music, and a beer garden tent.
- B. Approve request for Special Event by Hope Christian Services to hold a beefsteak fundraiser at St. Nicholas Greek Orthodox Church, on Thursday, March 19, 2026 from 6pm to 10 pm. Temporary signage will be utilized on the date of the event to direct guests at the entrance of the church parking lot. A one-day liquor license application is in progress.

Clerk: May I have a motion and a second to approve the consent agenda?

**The Following vote is the vote on the Consent Agenda:**

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_  
BOGDANSKY \_\_\_\_\_ BOONSTRA \_\_\_\_\_ MELCHIONNE \_\_\_\_\_  
SCHAPPERT \_\_\_\_\_ LANE \_\_\_\_\_

**14. Ordinances – for public hearing and further consideration/adoption**

***NONE***

(Items 15 & 16 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.)

**15. Motion to adopt resolution #26-CX and enter a Closed Session Discussion.**

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_  
BOGDANSKY \_\_\_\_\_ BOONSTRA \_\_\_\_\_ MELCHIONNE \_\_\_\_\_  
SCHAPPERT \_\_\_\_\_ LANE \_\_\_\_\_

**16. Motion to Exit the Closed Session Discussion and to re-enter the Open Session.**

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_  
ALL IN FAVOR \_\_\_\_\_ OPPOSED \_\_\_\_\_

**17. Adjourn**

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_  
ALL IN FAVOR \_\_\_\_\_ OPPOSED \_\_\_\_\_

TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #26-B1

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**MEETING DATE: January 20, 2026**

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

**INTRODUCED:**

**SECONDED:**

**VOTE: BOGDANSKY  BOONSTRA  MELCHIONNE  SCHAPPERT  LANE**

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**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,

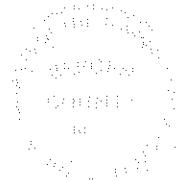
**WHEREAS**, the Township Treasurer has certified that sufficient funds are available for payment of said vouchers.

**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 as follows: Payroll A/C; Town Hall payroll checks #, Payroll Void Checks #0, Direct Deposit Voucher #, Void Claims #, Library Payroll Checks #, Library Direct Deposit Vouchers #, Claims Wire #, Claims check #, AHDFT #, Accu-track #, and Trs. Dog Trust - \$0.00.

**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 JANUARY 20, 2026.

*Nancy A. Brown*  
NANCY A. BROWN  
MUNICIPAL CLERK



TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #26-50

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MEETING DATE: January 20, 2026

REFERENCE: Widow of Veteran  
Allowance for years 2021-2025  
Block 202 Lot 73.01 C6002,  
600 B Sugarbush Ct.

INTRODUCED:

SECONDED:

VOTE: BOGDANSKY  BOONSTRA  MELCHIONNE  SCHAPPERT  LANE

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**WHEREAS**, on October 25, 2021, the Tax Assessor approved Widow of Veteran's deductions for Lieselotte Hager, 600 B Sugarbush Ct, Block 202 Lot 73.01 C6002, and

**WHEREAS**, this deduction was not processed by the Assessor and now requires back credits in the amount of \$250 for each for the tax years 2021, 2022, 2023, 2024 and 2025 totaling \$1,250.00,

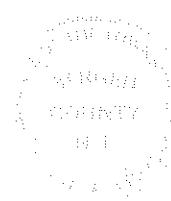
**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Wyckoff, that the Tax Collector is authorized to process these Widow of Veteran Tax deductions for each of the years approved and refund the property owner any credits due.

**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 JANUARY 20, 2026.

*Nancy A. Brown*

NANCY A. BROWN  
MUNICIPAL CLERK



TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #26-51

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MEETING DATE: January 20, 2026

REFERENCE: 2026 Cancel Taxes as  
per NJSA 54:4-3.6 Tax Exempt

INTRODUCED:

SECONDED:

**VOTE: BOGDANSKY \_\_\_\_ BOONSTRA \_\_\_\_ MELCHIONNE \_\_\_\_ SCHAPPERT \_\_\_\_ LANE \_\_\_\_**

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**WHEREAS**, N.J.S.A. 54:4-3.6 allows for the tax exemption of property that is a community resident for individuals with developmental disabilities, and

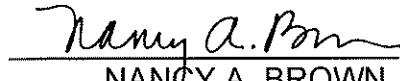
**WHEREAS**, the Tax Assessor of the Township of Wyckoff has determined that the property listed below, as per NJSA 54:4-3.6, is tax exempt status,

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Wyckoff, that the Tax Collector is hereby authorized and directed to cancel all taxes on the property listed below and prorated as per the date of tax-exempt status certification and refund any taxes paid.

Block/Lot	Address	Effective date
265/7	64 Rodger Ct	12/18/2025

**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 JANUARY 20, 2026.

  
NANCY A. BROWN  
MUNICIPAL CLERK

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #26-52**

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**MEETING DATE: January 20, 2026**

**REFERENCE: Authorizing Redemption of  
Tax Sale Certificate #25-00009  
Block 477 Lot 10.01, 367 Virginia Ave**

**INTRODUCED:**

**SECONDED:**

**VOTE: BOGDANSKY  BOONSTRA  MELCHIONNE  SCHAPPERT  LANE**

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**WHEREAS**, the Tax Collector of the Township of Wyckoff has previously determined that there was due and owing to the Township of Wyckoff outstanding tax and interest for tax year 2024 on Block 477/10.01, also known as 367 Virginia Ave, within the Township of Wyckoff, County of Bergen, State of New Jersey; in the amount of \$560.96, and,

**WHEREAS**, on the 20th day of November 2025, the Township of Wyckoff executed a "Certificate of Sale of Unpaid Municipal Liens" hereinafter referred to as a Tax Sale Certificate #25-00003 on the above-described property in the amount above-recited; and,

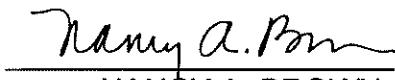
**WHEREAS**, said Tax Sale Certificate was purchased by Pro Cap 8 FBO Firsttrust Bank, PO Box 774, Fort Washington, PA 19034-0774; and,

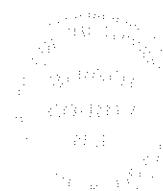
**WHEREAS**, subsequent to the execution and filing of said Tax Sale Certificate and prior to the commencement of foreclosure proceedings against the property owner's right to redemption of said Tax Sale Certificate, the mortgagor or property owner has paid to the Tax Collector of the Township of Wyckoff any and all charges deemed due and owing on the above-described property and the property owner is therefore entitled to a redemption of said Tax Sale Certificate pursuant to N.J.S.A. 54:5-55,

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Wyckoff, that the Tax Collector is hereby authorized and directed to cancel and endorse Tax Sale Certificate #25-00009 for redemption and make refund in the amount of \$601.01, being lien amount of \$560.96, subsequent tax, and interest in the amount of \$40.05, a premium in the amount of \$00.00 and recording fees in the amount of \$00.00 to Pro Cap 8 FBO Firsttrust Bank, PO Box 774, Fort Washington, PA 19034-0774, and deliver said Tax Sale Certificate to the mortgagor or property owner for cancellation with the County Clerk in accordance with N.J.S.A. 54:5-55.

**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 JANUARY 20, 2026.

  
NANCY A. BROWN  
MUNICIPAL CLERK



TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #26-53

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**MEETING DATE: January 20, 2026**

**REFERENCE: Authorize an Agreement  
with POLICEAPP**

**INTRODUCED:**

**SECONDED:**

**VOTE: BOGDANSKY  BOONSTRA  MELCHIONNE  SCHAPPERT  LANE**

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**WHEREAS**, the Township of Wyckoff is anticipating personnel vacancies in the Wyckoff Police Department in the upcoming years; and

**WHEREAS**, the Wyckoff Police Department would like to utilize POLICEAPP for the acceptance of applications to organize the background check process; and

**WHEREAS**, the use of the POLICEAPP will enhance the efficiency and security of the recruiting and hiring process; and

**WHEREAS**, POLICEAPP charges all candidates a fee of \$35 to apply for any job posting on the POLICEAPP. Candidates' charges assessed by POLICEAPP may be subject to change, with the Township being provided a 60-day notice before a change in fee; and

**WHEREAS**, all costs associated with POLICEAPP will be borne by the applicants; and

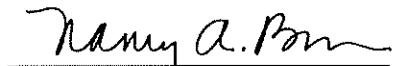
**WHEREAS**, a certificate of the availability of funds is not required because the vendor is conducting this service at no cost to the municipality.

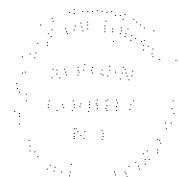
**WHEREAS**, the Chief of Police and the Township Administrator recommend entering into an agreement with POLICEAPP to provide the aforementioned services and the Police Committee concurs with this recommendation.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Wyckoff, in the County of Bergen, State of New Jersey, that the Mayor, Township Clerk, and Chief of Police are hereby authorized and directed to execute a three-year agreement with POLICEAPP for the acceptance of applications and to organize the background check process.

**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 JANUARY 20, 2026.

  
NANCY A. BROWN  
MUNICIPAL CLERK



TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #26-54

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MEETING DATE: January 20, 2026

REFERENCE: Appointing Capital Benefits LLC  
as the Township's Health, Prescription, and  
Dental Insurance Broker (Broker Of Record)

INTRODUCED:

SECONDED:

VOTE: BOGDANSKY  BOONSTRA  MELCHIONNE  SCHAPPERT  LANE

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**WHEREAS**, the Township of Wyckoff provides employee health, prescription (RX), and dental benefits and requires professional brokerage services in connection therewith; and

**WHEREAS**, the Township Committee desires to designate a benefits broker as the Township's Broker of Record, as needed, for these benefit programs; and

**WHEREAS**, Capital Benefits LLC, 363 Route 46 West, Suite 140, Fairfield, NJ 07004, will not be paid a separate fee directly by the Township, and instead may receive compensation from third-party benefit administrators and/or insurance carriers associated with the Township's benefit programs, including but not limited to health reimbursement account and flexible spending account providers (for example, The Difference Card) and insurance carriers (for example, Delta Dental);

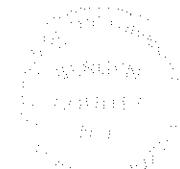
**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey, that Capital Benefits LLC is hereby appointed as the Township's broker and Broker of Record, as applicable, for the Township's health, prescription (RX), and dental benefit programs, effective January 1, 2026.

**BE IT FURTHER RESOLVED** that the Mayor and Township Clerk, and/or the Township Administrator as designee, are hereby authorized to execute Broker of Record letters and related documents necessary to implement this appointment with the Township's carriers and benefit administrators.

**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 JANUARY 20, 2026.

*Nancy A. Brown*  
NANCY A. BROWN  
MUNICIPAL CLERK



TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #26-55

\*\*\*\*\*  
MEETING DATE: January 20, 2026

REFERENCE: Budget Transfer

INTRODUCED:

SECONDED:

VOTE: BOGDANSKY  BOONSTRA  MELCHIONNE  SCHAPPERT  LANE

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Whereas NJSA 40A:4-59 permits transfers of funds from January 1 through March 31 for the prior years appropriation reserve,

Now therefore be it Resolved by the Township Committee of the Township of Wyckoff that the transfer of the following 2025 Appropriation Reserves is hereby authorized and directed:

From:

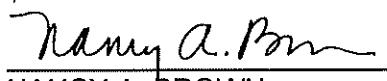
Tax Assessor	OE	5-01-20-150-020	18,000
Planning Bd	OE	5-01-21-180-020	8,500
Police	OE	5-01-25-240-020	13,000
Roads	OE	5-01-26-290-020	10,000
Police Vehicles	OE	5-01-26-316-020	6,000
Telephone		5-01-31-440-000	15,000
Gasoline		5-01-31-460-000	11,000
			<hr/> \$81,500

To:

Legal	OE	5-01-20-155-020	25,000
Police	SW	5-01-25-240-011	13,000
Roads	SW	5-01-26-290-011	21,000
B & G	OE	5-01-26-310-020	4,500
Fire Vehicle	OE	5-01-26-317-020	6,000
Park Main	OE	5-01-28-375-020	2,600
Street Lighting		5-01-31-435-000	6,200
Natural Gas		5-01-31-446-000	3,200
			<hr/> \$81,500

CERTIFICATION

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NANCY A. BROWN  
MUNICIPAL CLERK

TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #26-56

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MEETING DATE: January 20, 2026

REFERENCE: Authorizing Redemption of  
Tax Sale Certificate #25-00008  
Block 350 Lot 4.01 307 Wyckoff Ave

INTRODUCED:

SECONDED:

**VOTE: BOGDANSKY \_\_\_\_ BOONSTRA \_\_\_\_ MELCHIONNE \_\_\_\_ SCHAPPERT \_\_\_\_ LANE \_\_\_\_**

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**WHEREAS**, the Tax Collector of the Township of Wyckoff has previously determined that there was due and owing to the Township of Wyckoff outstanding tax and interest for tax year 2024 on Block 307/4.01, also known as 307 Wyckoff Ave, within the Township of Wyckoff, County of Bergen, State of New Jersey; in the amount of \$17221.72, and,

**WHEREAS**, on the 20th day of November 2025, the Township of Wyckoff executed a "Certificate of Sale of Unpaid Municipal Liens" hereinafter referred to as a Tax Sale Certificate #25-00008 on the above-described property in the amount above-recited; and,

**WHEREAS**, said Tax Sale Certificate was purchased by MGRP TL Capital LLC, 12-24 River Rd, Fair Lawn, NJ 07410; and,

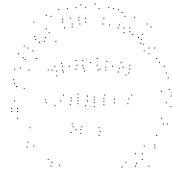
**WHEREAS**, subsequent to the execution and filing of said Tax Sale Certificate and prior to the commencement of foreclosure proceedings against the property owner's right to redemption of said Tax Sale Certificate, the mortgagor or property owner has paid to the Tax Collector of the Township of Wyckoff any and all charges deemed due and owing on the above-described property and the property owner is therefore entitled to a redemption of said Tax Sale Certificate pursuant to N.J.S.A. 54:5-55,

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Wyckoff, that the Tax Collector is hereby authorized and directed to cancel and endorse Tax Sale Certificate #25-00008 for redemption and make refund in the amount of \$54,222.02, being lien amount of \$17,221.72, subsequent tax, and interest in the amount of \$0, penalties amount b\$1,033.30, a premium in the amount of \$35,900.00 and recording fees in the amount of \$67.00 to MGRP TL Capital LLC, 12-24 River Rd, Fair Lawn, NJ 07410, and deliver said Tax Sale Certificate to the mortgagor or property owner for cancellation with the County Clerk in accordance with N.J.S.A. 54:5-55.

**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 JANUARY 20, 2026.

*Nancy A. Brown*  
NANCY A. BROWN  
MUNICIPAL CLERK



**TOWNSHIP OF WYCKOFF  
340 FRANKLIN AVENUE  
WYCKOFF, NEW JERSEY 07481**

**ORDINANCE #2059**

**CAPITAL ORDINANCE APPROPRIATING \$164,900 FOR THE LACROSSE PRACTICE AREA  
AT PULIS FIELD, FUNDED BY A BERGEN COUNTY OPEN SPACE TRUST GRANT AND THE  
PULIS FIELD DONATION TRUST FUND**

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

**SECTION 1. PROJECT AUTHORIZATION**

The Township of Wyckoff is hereby authorized to undertake capital improvements known as the "Lacrosse Practice Area at Pulis Field."

**SECTION 2. APPROPRIATION OF FUNDS.**

The total appropriation for said improvements is \$164,900.00, to be funded as follows:

- a. \$82,450.00 from a grant awarded through the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund – 2024 Municipal Park Improvement Program, for the grant term November 13, 2024, through November 13, 2026; and
- b. \$82,450.00 from the Township's Pulis Field Donation Trust Fund.

No debt issuance is required.

**SECTION 3. DETERMINATIONS.**

The improvements authorized herein constitute a capital improvement within the meaning of the Local Budget Law and are not a current expense. This ordinance does not authorize the issuance of bonds or notes and does not constitute the creation of debt under the Local Bond Law. Accordingly, no supplemental debt statement is required.

**SECTION 4. DEPOSIT AND USE OF FUNDS.**

Upon receipt, the grant funds shall be deposited into the Township's Capital Fund and used solely for the purposes set forth in Section 1. The balance of the appropriation shall be funded from the Pulis Field Donation Trust Fund.

**SECTION 5. DEBT STATEMENT.**

It is hereby certified that no supplemental debt statement is required pursuant to the Local Bond Law of New Jersey, as the adoption of this ordinance does not constitute the creation of debt within the meaning of the statute, nor does it involve the issuance of bonds or notes.

**SECTION 6. EFFECTIVE DATE.**

This ordinance shall take effect immediately upon final passage and publication as provided by law.

**TOWNSHIP OF WYCKOFF  
340 FRANKLIN AVENUE  
WYCKOFF, NEW JERSEY 07481**

**ORDINANCE #2060**

**AN ORDINANCE OF THE TOWNSHIP OF WYCKOFF, COUNTY OF BERGEN, STATE OF NEW JERSEY, AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION PURSUANT TO N.J.S.A. 40A:4-53 FOR THE PREPARATION OF AN APPROVED TAX MAP (TAX MAP PREPARATION) IN AN AMOUNT NOT TO EXCEED \$160,000, TO BE PROVIDED FOR OVER A PERIOD OF FIVE (5) YEARS, AND PROVIDING THAT SUCH APPROPRIATION SHALL BE FINANCED FROM SURPLUS FUNDS AVAILABLE WITHOUT THE ISSUANCE OF SPECIAL EMERGENCY NOTES**

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

**SECTION 1. AUTHORIZATION; PURPOSE.**

Pursuant to the Local Budget Law of the State of New Jersey, and specifically N.J.S.A. 40A:4-53, the Township Committee hereby authorizes a special emergency appropriation for the preparation of an approved tax map for use by the local assessor, including related professional services and customary associated expenses (the "Tax Map Project").

**SECTION 2. AMOUNT.**

A special emergency appropriation is hereby authorized in an amount not to exceed One Hundred Sixty Thousand Dollars (\$160,000.00) for Tax Map Preparation.

**SECTION 3. FINANCING; NO SPECIAL EMERGENCY NOTES AUTHORIZED.**

The Township Committee expressly provides that this special emergency appropriation shall be financed from surplus funds available, and no Special Emergency Notes are authorized and no borrowing shall be undertaken in connection with this special emergency appropriation.

**SECTION 4. FIVE (5) YEAR BUDGETARY PROVISION.**

Provision for payment of this special emergency appropriation shall be made in the succeeding annual budgets of the Township by the inclusion of at least one-fifth (1/5) of the amount authorized herein in each annual budget until the appropriation has been fully provided for. For planning purposes, the anticipated annual installment is \$32,000.00 per year for five (5) years.

**SECTION 5. ADMINISTRATION; ACCOUNTING AND IMPLEMENTATION.**

The Chief Financial Officer and other appropriate Township officials are authorized and directed to take all actions necessary to implement this ordinance in accordance with applicable law, including establishing and maintaining appropriate accounts and records for this special emergency appropriation and ensuring the required annual budgetary provisions are included until fully provided for.

**SECTION 6. FILING.**

Certified copies of this ordinance shall be filed with the Director of the Division of Local Government Services in the manner required by law.

**SECTION 7. REPEALER.**

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 8. SEVERABILITY.**

If any section, paragraph, sentence, clause, or provision of this ordinance shall be adjudged invalid by a court of competent jurisdiction, such adjudication shall not affect the validity of the ordinance as a whole or any part thereof other than the part so adjudged invalid.

**SECTION 9. EFFECTIVE DATE.**

This ordinance shall take effect upon final passage and publication as required by law.

**TOWNSHIP OF WYCKOFF  
340 FRANKLIN AVENUE  
WYCKOFF, NEW JERSEY 07481**

**ORDINANCE #2061**

**AN ORDINANCE AUTHORIZING THE PULIS FIELD LACROSSE WALL WITH TURF SURFACE PROJECT AND APPROPRIATING FUNDS THEREFOR IN THE CAPITAL FUND, INCLUDING A GRANT RECEIVABLE FOR A REIMBURSEMENT GRANT AWARDED UNDER THE BERGEN COUNTY OPEN SPACE 2024 MUNICIPAL PARK IMPROVEMENT PROGRAM, AND PROVIDING FOR THE LOCAL MATCH FROM THE PULIS FIELD CONSTRUCTION DONATION TRUST FUND AND, IF NECESSARY, THE MUNICIPAL OPEN SPACE TRUST FUND**

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

**SECTION 1. FINDINGS; GRANT AWARD AGREEMENT**

- a. The Township has been awarded a reimbursement grant under the Bergen County Open Space – 2024 Municipal Park Improvement Program in the amount of \$82,450.00 (the “Grant”).
- b. The Township has received and holds a fully executed Grant Award Agreement for the Grant (the “Agreement”), which sets forth the terms and conditions for reimbursement of eligible costs.
- c. The Township Committee finds it to be in the best interest of the Township to proceed with the Project and to appropriate the necessary funds in the Capital Fund, including establishment of a grant receivable and the required local match.

**SECTION 2. AUTHORIZATION OF PROJECT**

The Township hereby authorizes the undertaking of the following capital improvement project: Pulis Field: Lacrosse Wall with Turf Surface and all related appurtenances related thereto (the “Project”), including, where applicable, site work, excavation, grading, base preparation, drainage, fencing and safety features, turf materials and installation, concrete and/or masonry work, restoration, engineering, design, permitting, bid/contract administration, construction management, and all costs and expenses necessary, incidental, related, or appurtenant thereto.

**SECTION 3. CAPITAL FUND APPROPRIATION; TOTAL PROJECT COST**

There is hereby appropriated in the Capital Fund for the Project an amount not to exceed \$164,900.00 (the “Appropriation”).

#### **SECTION 4. SOURCES OF FUNDS; GRANT RECEIVABLE; LOCAL MATCH**

The Appropriation authorized herein shall be funded from the following sources, all as permitted by law and to be recorded in the Capital Fund:

**a. Grant Receivable (Reimbursement) – Bergen County Open Space**

An amount not to exceed \$82,450.00 is hereby appropriated from a receivable to be raised in the Capital Fund, representing the reimbursement Grant awarded to the Township. The Grant is a reimbursement grant, and funds shall be realized in cash upon submission and approval of eligible reimbursement requests in accordance with the Agreement.

**b. Local Matching Share (Non-debt Funding)**

An amount not to exceed \$82,450.00 is hereby appropriated in the Capital Fund as the required local matching share, to be funded from the following non-debt sources, provided that the total local match shall not exceed \$82,450.00:

- (i) Pulis Field Construction Donation Trust Fund in an amount equal to \$60,000.00 currently received, or more as may be received up to \$82,450.00; and
- (ii) Municipal Open Space Trust Fund in an amount not to exceed \$22,450.00, only to the extent necessary to complete the required local matching share.

#### **SECTION 5. PROJECT COMPLETION DEADLINE; COMPLIANCE WITH AGREEMENT**

The Project shall be completed in accordance with the Agreement, and in all events shall be completed no later than November 13, 2026, unless an extension is granted in writing by Bergen County under the terms of the Agreement. The Township's officers, employees, professionals, and contractors shall comply with all applicable requirements of the Agreement and program rules, including requirements related to eligibility of costs, documentation, reimbursement submissions, and closeout.

#### **SECTION 6. NO DEBT AUTHORIZED**

No bonds or notes are authorized or shall be issued to finance any portion of the Appropriation. The Appropriation is made from the sources identified in SECTION 4 and from such other lawfully available non-debt sources as may be permitted by law, consistent with the stated maximums.

## **SECTION 7. AUTHORIZED OFFICIALS; ADMINISTRATION**

The Mayor, Township Administrator, Chief Financial Officer, Township Clerk, and Township Attorney are hereby authorized and directed to take all actions and execute all documents necessary to implement this Ordinance, administer the Grant, and complete the Project, including executing and delivering any documents required for reimbursement submissions, certifications, payment requests, and project closeout under the Agreement.

## **SECTION 8. CAPITAL FUND ACCOUNTS; ACCOUNTING; TRANSFERS FOR MATCH**

The Chief Financial Officer is hereby authorized and directed to:

- a. Establish such Capital Fund accounts as may be necessary to implement this Ordinance, including the Project account(s) and the grant receivable described herein;
- b. Record the Grant as a receivable in the Capital Fund consistent with municipal accounting requirements and the reimbursement nature of the Grant; and
- c. Upon availability, transfer and/or apply monies from the Pulis Field Construction Donation Trust Fund toward the required local match up to \$82,450.00, and utilize the Municipal Open Space Trust Fund only for the remaining portion of the local match, if any, up to \$22,450.00, provided that the total local match shall not exceed \$82,450.00.

## **SECTION 9. REPEALER**

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

## **SECTION 10. SEVERABILITY**

If any section, subsection, clause, or provision of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such adjudication shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so adjudged invalid.

## **SECTION 11. EFFECTIVE DATE**

This Ordinance shall take effect upon final passage and publication as required by law.

**Introduced** January XX, 2026

**Adopted** February XX, 2026

**Advertised** February XX, 2026

**TOWNSHIP OF WYCKOFF  
340 FRANKLIN AVENUE  
WYCKOFF, NEW JERSEY 07481**

**ORDINANCE #2062**

**AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2025 FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, the Township of Wyckoff Planning Board Adopted a Fourth Round Housing Element and Fair Share Plan on June 25, 2025, in accordance with the Fair Housing Act, N.J.S.A.52:27D-301 et seq;

**WHEREAS**, the Township Committee of the Township of Wyckoff endorsed the Fourth Round Housing Element and Fair Share Plan via Resolution #25-188 on July 15, 2025;

**WHEREAS**, the Township of Wyckoff Fourth Round Housing Element and Fair Share Plan set forth that Block 483, Lots 38.01 and 46 shall receive zoning to permit inclusionary development in order to satisfy a portion of Wyckoff's constitutional obligation to provide for its fair share of low-and moderate income housing;

**WHEREAS**, the amended zoning of Block 483, Lots 38.01 and 46 herein is consistent with the Fourth Round Housing Element and Fair Share Plan;

**WHEREAS**, the SF/AH4: Single Family Affordable Housing Zone 4 will follow the property lines of Block 483, Lots 38.01 and 46; and

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Wyckoff, Bergen County, New Jersey, that the Code of the Township of Wyckoff is hereby amended to include provisions for new zoning to permit residential inclusionary development on Block 483, Lots 38.01 and 46.

**SECTION 1. Amend Section 186-3 Zoning Map to add a new Section Z. as follows:**

Additions are shown as thus; deletions shown as ~~thus~~

II. The SF/AH4: Single Family Affordable Housing Zone 11 is the name of the zone established to include Block 483, Lots 38.01 and 46.

**SECTION 2. Amend Section 186-49 Zoning districts and bulk requirements as follows:**

Additions are shown as thus; deletions shown as ~~thus~~

**M. SF/AH4: Single Family Affordable Housing Zone 4**

(1) Principal permitted uses shall be as follows:

(a) Single-family detached housing.

- (2) Accessory Uses shall be those permitted in the MF/AH Zones as well as public open space in a cluster design as required by § 186-49L(5)(b).
- (3) Accessory buildings shall comply with the setback requirements of the R-15 zone district.
- (4) Conditional uses shall be as follows:
  - (a) Two-family attached housing.
    - [1] These units shall be for the provision of affordable housing in accordance with the required set-aside as set forth in § 186-49L(7) with the condition that both units must be affordable.
- (5) Bulk Requirements.
  - (a) Single-family and two-family lots permitted at a density of 3.33 dwelling units per acre in accordance with the following bulk requirements.

<u>Minimum Lot Size (square feet)</u>	<u>Average Lot (square feet)</u>	<u>Maximum Height (stories/feet)</u>	<u>Minimum Front Yard</u>
<u>7,000</u>	<u>8,500</u>	<u>2 1/2 / 35</u>	<u>40 feet</u>

		<u>Maximum Lot Coverage</u>	
<u>Minimum Side Yard</u>	<u>Minimum Rear Yard</u>	<u>Principal Building</u>	<u>Accessory Building</u>
<u>10 feet</u>	<u>30 feet</u>	<u>30%</u>	<u>35%</u>

- (6) Minimum Off-Street Parking: as required by the Residential Site Improvement Standards.
- (7) Minimum affordable housing requirements for each site.
  - (a) Where the affordable units shall be for sale, 20% of the total units on the site shall be reserved for affordable housing.
  - (b) Where the affordable units shall be for rent, 15% of the total units on the site shall be reserved for affordable housing.
  - (c) Affordable housing units shall comply with the Township's affordable housing regulations and the Uniform Housing Affordability Control Rules (N.J.A.C. 5:80-26.1), which shall control in the case of any conflicts with this ordinance, provided that a minimum of 13 percent of the total low-and moderate-income units shall be affordable to very low income households (i.e. 30% or less of median income).

- (d) The affordable units shall be managed by a single entity in accordance with an Affordable Housing Management Plan, which shall be approved by the Township of Wyckoff, Affordable Housing Committee or other Township designated Administrative Agent.
- (e) The exterior design of affordable housing units shall be harmonious in scale, texture and materials with market-priced units.

(8) Landscape and Screening Standards:

- (a) A landscape plan shall be submitted with each application for development in accordance with § 223-5 of the Township Code.
- (b) The landscape plan shall include rain garden where possible to assist in the natural drainage of the site.
- (c) Exterior utility boxes, mechanical and electrical equipment, and HVAC equipment shall be screened from view by architectural elements and/or landscape plantings.

(9) Miscellaneous Requirements:

- (a) Sidewalks shall be required in accordance with the Residential Site Improvement Standards.
- (b) Signs shall be permitted pursuant to regulations in §186-28.

SECTION 3. Except as hereby amended, all other sections of Chapter 186 shall remain in full force and effect.

SECTION 4. This Ordinance shall take effect upon final passage and publication according to law.