

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE WORK SESSION MEETING
MUNICIPAL COURT ROOM
TUESDAY, DECEMBER 17, 2019 - 7:00 P.M.**

1. 7:00 pm Work Session Meeting called to order by Mayor Thomas J. Madigan
2. Roll call of Township Committee
3. Reading of "Open Work Session" statement by Mrs. Santimauro
4. Confirm Finance Committee has reviewed, and signed vouchers and that Mayor and Municipal Clerk have signed any necessary documents.
5. Presentation of Proclamations honoring the 2019 Ramapo High School Group 3 State Sectional and North Region Football Champions.
6. 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.
7. Review of 8:00 p.m. Business Meeting Agenda – Administrator
8. Review of Policy Action Items – Administrator
9.
 - a. Report of Township Committee
 - b. Report of Administrator
 - c. Report of Attorney
10. Recess Work Session Meeting to conduct 8:00 pm Business Meeting
11. Reconvene Work Session Meeting
12. Adjourn

**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**

NOTICE TO PUBLIC

As a visitor attending this public meeting, your presence and attendance may be recorded. By remaining in the Court Room during the meeting, it is assumed your consent is given for your image to be broadcast.

There may be situations where, 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 or live video streaming of the meeting is unavailable.

**TOWNSHIP COMMITTEE BUSINESS MEETING
MUNICIPAL COURT ROOM
TUESDAY, DECEMBER 17, 2019 - 8:00 PM**

1. Regular Meeting of the Wyckoff Township Committee called to order by Mayor Thomas J. Madigan
2. Flag Salute by Ben & Simone Fischer
3. Invocation by Reverend Schattauer-Paille from Advent Lutheran Church
4. Reading of the "Open Public Meetings Act" statement by Mrs. Santimauro
5. Roll call of the Township Committee
6. 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.
7. Administration of Oath of Office to Township Committee Member Elizabeth J. Fischer.
8. Approval of the December 3, 2019 Township Committee Work Session and Regular Business meeting minutes & Township Committee Special Meeting Minutes dated December 3 and 4, 2019:

MOTION: _____ SECOND _____
BOONSTRA__ FISCHER __ RUBENSTEIN __ SHANLEY __ MADIGAN __

9. Approval of December 5, 2019 Township Committee Special Meeting

MOTION: _____ SECOND _____
BOONSTRA__ FISCHER __ RUBENSTEIN __ SHANLEY __ MADIGAN __

10. **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 Resolutions (Adoption of the following):

- | | |
|---------|---|
| #19-333 | Endorsement of Community Development grant application for the Christian Health Care Center |
| #19-334 | Transfer of Funds |
| #19-335 | Authorize Redemption of Tax Sale Certificate #16-00003 for 414 Franklin Avenue |
| #19-336 | Award Pay to Play Contract Compliance |
| #19-337 | Authorize Contract for CDL Testing and Mandate Compliance |
| #19-338 | Authorize Change Order #1 |
| #19-339 | Payment of Bills |

Township of Wyckoff – December 17, 2019 Business Meeting Agenda – Page 2

- #19-340 Refund of Certain Overpaid Taxes, etc.
- #19-341 Award Pay to Play Contract Compliance
- #19-342 Authorize Offer to Purchase Property
- #19-C14 Closed Session – NJSA 10:4-12b(7) – Acquisition of Real Property/Contract Negotiation

II Motions

Following is the vote on the Consent Agenda:

MOTION: _____ SECOND _____
BOONSTRA__ FISCHER __ RUBENSTEIN __ SHANLEY __ MADIGAN __

III ORDINANCES-FURTHER CONSIDERATION

#1896 - 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 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

MOTION: _____ SECOND _____
BOONSTRA__ FISCHER __ RUBENSTEIN __ SHANLEY __ MADIGAN __

#1897 - 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 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

MOTION: _____ SECOND _____
BOONSTRA__ FISCHER __ RUBENSTEIN __ SHANLEY __ MADIGAN __

#1898 - 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 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

MOTION: _____ SECOND _____
BOONSTRA__ FISCHER __ RUBENSTEIN __ SHANLEY __ MADIGAN __

#1899 – AN ORDINANCE TO PROVIDE FOR AND DETERMINE THE RATE OF COMPENSATION FOR EMPLOYEES OF THE PUBLIC WORKS DEPARTMENT OF THE TOWNSHIP OF WYCKOFF, AND THE METHOD OF PAYMENT OF SUCH COMPENSATION FOR THE YEAR 2020

MOTION: _____ SECOND _____
BOONSTRA__ FISCHER__ RUBENSTEIN__ SHANLEY__ MADIGAN__

#1900 – AN ORDINANCE TO PROVIDE FOR AND DETERMINE THE RATE OF COMPENSATION FOR EACH OFFICER OF THE POLICE DEPARTMENT OF THE TOWNSHIP OF WYCKOFF, AND THE METHOD OF PAYMENT OF SUCH COMPENSATION FOR THE YEAR 2020

MOTION: _____ SECOND _____
BOONSTRA__ FISCHER__ RUBENSTEIN__ SHANLEY__ MADIGAN__

- IV This meeting will not adjourn, it will be carried to the January 1, 2020 11:00 a.m. Sine Die meeting.

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

NOTICE TO PUBLIC

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TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #19-331

INTRODUCED:

SECONDED:

MEETING DATE: December 3, 2019

REFERENCE: Approval of Vouchers and
Authorization to Pay Bills

VOTE: BOONSTRA ___ MADIGAN ___ RUBENSTEIN ___ SHANLEY ___

WHEREAS, the Township of Wyckoff is a municipality in the State of New Jersey operating under the authority from NJSA 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 #19-332

INTRODUCED:

SECONDED:

MEETING DATE: December 3, 2019

REFERENCE: Return of certain overpaid taxes,
escrow monies, recreation fees, etc.

VOTE: BOONSTRA ___ MADIGAN ___ RUBENSTEIN ___ SHANLEY ___
.....

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:

BUILDING DEPT.:

Jollie Schoffeler, 308 Skyridge Road, Franklin Lakes, New Jersey 07417 – Overpayment of seamless smoke detector inspection – Block 353/Lot 6.1 - \$40.00

MUNICIPAL CLERK:

Brooks Builders, 840 Franklin Lake Road, Franklin Lakes, New Jersey 07417 – Block 346/Lot 8.03 - \$1,000.00

BOARD OF ADJUSTMENT:

Kelly Carafello, 185 Fox Hollow Road, Wyckoff, New Jersey 07481 – Return of Escrow – Block 455/Lot 34 - \$454.86

John & Kim Pacanovsky-Nolan, 322 Village Place, Wyckoff, New Jersey 07481 – Return of Escrow – Block 289/Lot 19 - \$427.80

PLANNING BOARD:

International Center for Surgery, 461 Goffle Road, Wyckoff, New Jersey 07481 – Return of Escrow – Block 492/Lot 18.01 - \$523.25

TAX REFUND:

Lawrence Liebowitz, 555 Miller Court, Wyckoff, New Jersey 07481 – Refund of 2019 taxes due to overpayment – Block 338/Lot 16 - \$12,540.79

Garrison & Jennifer Ward, 469 Ellis Place, Wyckoff, New Jersey 07481 – Refund of 2019 added/omitted duplicate payment – Block 345/Lot 2 - \$181.00

T. Kundakji & M. Kanning, 17 Colonial Drive, Wyckoff, New Jersey 07481 – Refund of 2019 added/omitted duplicate payment – Block 261/Lot 14 - \$7,808.34

Mark & Jennifer Aug, 254 Franklin Avenue, Wyckoff, New Jersey 07481 – Refund of 2019 tax overpayment – Block 261/Lot 7 - \$2,539.66

Brian & Carmen Custer, 125 Ullman Avenue, Wyckoff, New Jersey 07481 - Refund of 2019 added/omitted duplicate payment – Block 449/Lot 33 - \$126.70

Michael McEvoy & Sandy Faren, 465 Weymouth Drive, Wyckoff, New Jersey 07481 – Refund of 2019 added/omitted duplicate payment – Block 313/Lot 15 - \$2,611.83

Marybeth Wallace, 342 William way, Wyckoff, New Jersey 07481 – Refund of 2019 added/omitted duplicate payment – Block 391/Lot 4 - \$390.10

Benito & Kelly Ann Maffei, 450 Vance Avenue, Wyckoff, New Jersey 07481 – Refund of 2019 added/omitted duplicate payment – Block 340/Lot 21 - \$3,486.06

Michael & Verna Hernandez, 323 Mills Place, Wyckoff, New Jersey 07481 – Refund of 2019 added/omitted duplicate payment – Block 350/Lot 18 - \$235.02

D. Loretucci & D. Mazza, 323 Pine Street, Wyckoff, New Jersey 07481 – Refund of 2019 added/omitted duplicate payment – Block 205/Lot 16 - \$95.93

Henadzi Valynets, 312 James Way, Wyckoff, New Jersey 07481 – Refund of 2019 tax overpayment – Block 349/Lot 72 - \$3,302.34

**TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #19-333**

INTRODUCED:

SECONDED:

MEETING DATE: December 7, 2019

**REFERENCE: Endorse Community
Development Application – Christian
Health Care Center**

VOTE: BOONSTRA ___ RUBENSTEIN ___ SHANLEY ___ MADIGAN ___
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WHEREAS, a Bergen County Community Development grant of Two Hundred Seventy Five Thousand Dollars and no cents (\$275,000.00) has been proposed by Christian Health Care Center for Elevator Upgrades in Evergreen Court, known as Building 3, in the Township of Wyckoff; and,

WHEREAS, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Governing Body; and,

WHEREAS, the aforesaid project is in the best interest of the people of the Township of Wyckoff; and,

WHEREAS, this resolution does not obligate the financial resources of the Township of Wyckoff and is intended solely to expedite expenditure of the aforesaid CD funds.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of The Township of Wyckoff hereby confirms endorsement of the aforesaid project.

BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to the Director of the Bergen County Community Development Program so that implementation of the aforesaid project may be expedited.

CERTIFICATION

I, JOYCE C. SANTIMAURO, 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 DECEMBER 17, 2019.

JOYCE C. SANTIMAURO
MUNICIPAL CLERK

**TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #19-334**

INTRODUCED:

SECONDED:

MEETING DATE: December 17, 2019

REFERENCE: Transfer of Funds

VOTE: BOONSTRA ___ FISCHER ___ RUBENSTEIN ___ SHANLEY ___ MADIGAN ___
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WHEREAS, NJSA 40A:4-58 permits transfers of funds during the last two (2) months of the the fiscal year,

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Wyckoff that the transfer of the following funds is hereby authorized and directed

From:

Electricity	31-430-000	O/E	10,000
Natural Gas	31-446-000	O/E	5,000
Solid Waste	32-465-000	O/E	10,000
			25,000

To:

Municipal Court	43-490-011	S&W	2,200
Street Lighting	31-435-000	O/E	20,000
Telephone	31-440-000	O/E	1,000
Administration	20-100-020	O/E	1,800
			25,000

CERTIFICATION

I, JOYCE C. SANTIMAURO, 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 DECEMBER 17, 2019.

JOYCE C. SANTIMAURO
MUNICIPAL CLERK

**TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #19-335**

INTRODUCED:

SECONDED:

MEETING DATE: December 17, 2019

**REFERENCE: Authorize Redemption of Tax
Sale Certificate #16-00003 Bloc 245 Lot 46,
414 Franklin Avenue**

VOTE: BOONSTRA___ FISCHER___ RUBENSTEIN___ SHANLEY___ MADIGAN___
.....

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 2016 on Block 245/Lot 46, aka 414 Franklin Avenue, within the Township of Wyckoff, County of Bergen, State of New Jersey; in the amount of \$130,016.98 and;

WHEREAS, on the 21st day of October 2016, the Township of Wyckoff executed a "Certificate of Sale of Unpaid Municipal Liens", hereinafter referred to as a Tax Sale Certificate on the above-described property in the amount above-recited; and,

WHEREAS, said Tax Sale Certificate was purchased by US Bank Cust BV002, 50 South 16th Street, Suite 2050, Philadelphia, PA 19102-2513

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 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 be, and the same is hereby authorized and directed to cancel and endorse Tax Sale Certificate 16-00003 for redemption in the amount of \$130,016.98 being lien amount of \$6,415.68, subsequent taxes, and interest in the amount of \$74,446.30 recording fees in the amount of \$55.00 and premium ion amount of \$49,100.00 to the US Bank Cust BV002, 50 South 16th Street, Suite 2050, Philadelphia, PA 19102-2513 and deliver said Tax Sale Certificate to the mortgagor for cancellation with the County Clerk in accordance with N.J.S.A. 54:5-55.

CERTIFICATION

I, JOYCE C. SANTIMAURO, 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 DECEMBER 17, 2019, 2019.

JOYCE C. SANTIMAURO
MUNICIPAL CLERK

**TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #19-336**

INTRODUCED:

SECONDED:

MEETING DATE: December 17, 2019

**REFERENCE: Award of Contract – Pay to
Play Compliance**

VOTE: BOONSTRA ___ FISCHER ___ RUBENSTEIN ___ SHANLEY ___ MADIGAN ___
.....

WHEREAS, the Department of Public Works has been tasked with maintenance of the fleet of snow plowing and recycling leaf collection multi-use vehicles; and,

WHEREAS, N.J.S.A. 19:44A-20.4 et seq., requires contracts procured through price quotations that are below the municipalities bid threshold but over the Pay to Play threshold of \$17,500 to be authorized after municipalities obtain the political contributions disclosure forms and the business entity disclosure certification; and,

WHEREAS, the aforementioned documentation has been obtained and it is available for public inspection in the Municipal Clerk's office; and,

WHEREAS, an encumbrance of funds certification is attached.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that the Township Committee authorizes expenditures totaling \$20,806.74 to Hudson County Motors for the repair of Vehicle #257, a 2015 year Tandem Dumptruck for replacement of rear brakes and clutch. Vehicle #259, a 2014 year Hooklift for replacement of rear brakes and clutch.

BE IT FURTHER RESOLVED, that this contract has been awarded to this contractor based on the merits and abilities of the contractor to provide the goods or service as described herein. This contract was awarded through the alternate method pursuant N.J.S.A. 19:44A-20-4 et seq. As such, the undersigned does hereby attest that these contractors, their subsidiaries, assigned or principals controlling in excess of 10% of the company has neither made a contribution, that is reportable pursuant to the Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-8 or 19:44A-16, in the one (1) year period preceding the award of the contract that would, pursuant to P.L. 2004, c. 19, affect its eligibility to perform this contract, nor will it make a reportable contribution during the term of these one (1) year contracts to any political party committee in the Township of Wyckoff if a member of that political party is serving in an elective public office of the Township of Wyckoff when the contract is awarded, or to any candidate committee of any person serving in an elective public office of the Township of Wyckoff when the contract

CERTIFICATION

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JOYCE C. SANTIMAURO
MUNICIPAL CLERK

**TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #19-337**

INTRODUCED:

SECONDED:

MEETING DATE: December 17, 2019

**REFERENCE: Authorize Contract - CDL
Driver Testing and Mandate Compliance**

VOTE: BOONSTRA ___ FISCHER ___ RUBENSTEIN ___ SHANLEY ___ MADIGAN ___
.....

WHEREAS, the Township of Wyckoff has an obligation to comply with the Federal regulations regarding CDL drivers; and,

WHEREAS, the Township of Wyckoff DPW employees are required to maintain valid CDL drivers' licenses; and,

WHEREAS, Valley Medical Group shall provide drug and alcohol testing and serve as the Township of Wyckoff's contracted Medial Review Officer (MRO) and Third Party Administrator (TPA) for mandate compliance; and,

WHEREAS, the Township Administrator, the DER and the Assistant DER have reviewed the Valley Medical Group Proposal and fee scheduled and recommends the execution of said proposal as a contract for service.

NOW THEREFOR BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that the Township Committee authorize the Mayor and Clerk to sign the aforementioned proposal/agreement dated November 20, 2019 for a not to exceed cost of \$2,500.00

BE IT FURTHER RESOLVED, that the Municipal Clerk shall provide a copy of this resolution to Diana McLeod, CFO, Scott Fisher, DER, Joe Vander Plaats, Assistant DER and Darlene King, Account Payable contract.

CERTIFICATION

I, JOYCE C. SANTIMAURO, 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 DECEMBER 17, 2019.

JOYCE C. SANTIMAURO
MUNICIPAL CLERK

CERTIFICATE OF AVAILABLE FUNDS

I, DIANA MCLEOD, CHIEF FINANCIAL OFFICER OF THE TOWNSHIP OF WYCKOFF IN ACCORDANCE WITH NJAC 5:30-5.5 (b) 2 CERTIFY THAT THIS CONTRACT AWARD WHICH WOULD TAKE PLACE ON DECEMBER 17, 2019 AND IS SUBJECT TO THE AVAILABILITY OF FUNDS APPROPRIATED IN THE 2019 BUDGET ACCOUNT NUMBER 9-01-26-29-000 AND SUBSEQUENT ANNUAL BUDGETS AS REQUIRED. THE BUDGETARY ACCOUNTING ENCUMBRANCE PROCESS AS SET FORTH IN NJAC 5:30 (c) AND 5:30 - 5.4 (b) FOR EACH FISCAL YEAR SHALL TAKE THE PLACE OF AND BE USED INSTEAD OF, WRITTEN CERTIFICATION OF AVAILABLE FUNDS AS SET FORTH IN NJAC 5:30-5.4 (a).

DIANA MCLEOD
CHIEF FINANCIAL OFFICER

**TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #19-338**

INTRODUCED:

SECONDED:

MEETING DATE: December 17, 2019

REFERENCE: Authorize Change Order #1

VOTE: BOONSTRA ___ FISCHER___ RUBENSTEIN ___ SHANLEY ___ MADIGAN ___
.....

WHEREAS, the Township Committee of the Township of Wyckoff has awarded a contract to the lowest bidder to D and L Paving Contractors Inc., 681 Franklin Avenue, Nutley, New Jersey 07110 for road resurfacing via Resolution #19-246 dated July 16, 2019 for \$500,000.00; and,

WHEREAS, the Township Administrator has filed with the Township Committee, in accordance with a recommendation from the DPW Manager, a written request for a change order in accordance with NJAC 5:34-4.4 prior to the adoption of this resolution; and,

WHEREAS, the Chief Financial Officer has attached a Certificate of Available Funds indicating that funds are available in account #C-04-55-933-401, and C-04-56-999-991, and C-04-56-932-402, and C-04-56-999-950 for this purpose; and,

WHEREAS, the Township Attorney has reviewed this information and NJAC 5:34-4 and recommends the Township Committee adopt this resolution as for form and procedure.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that the Change Order is hereby authorized in the amount of \$64,988.00 or 5.77% for a combined total contract of \$528,897.55.

BE IT FURTHER RESOLVED that the attached amendatory contract be approved.

CERTIFICATION

I, JOYCE C. SANTIMAURO, 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 DECEMBER 17, 2019.

JOYCE C. SANTIMAURO
MUNICIPAL CLERK

CERTIFICATE OF AVAILABLE FUNDS

I, DIANA MCLEOD, CHIEF FINANCIAL OFFICER OF THE TOWNSHIP OF WYCKOFF, CERTIFY THAT SUFFICIENT FUNDS HAVE BEEN APPROPRIATED IN THE 2012 ANNUAL BUDGET ACCOUNT#C-04-55-933-401, C-04-56-999-991, C-04-56-932-402 and C-04-56-999-950.

DIANA McLEOD
CHIEF FINANCIAL OFFICER

TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #19-339

INTRODUCED:

SECONDED:

MEETING DATE: December 17, 2019

REFERENCE: Approval of Vouchers and
Authorization to Pay Bills

VOTE: BOONSTRA ___ FISCHER ___ MADIGAN ___ RUBENSTEIN ___ SHANLEY ___

WHEREAS, the Township of Wyckoff is a municipality in the State of New Jersey operating under the authority from NJSA 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 #19-340

INTRODUCED:

SECONDED:

MEETING DATE: December 17, 2019

REFERENCE: Return of certain overpaid taxes,
escrow monies, recreation fees, etc.

VOTE: BOONSTRA ___ FISCHER ___ MADIGAN ___ RUBENSTEIN ___ SHANLEY ___

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:

Steven & Heidi West, 179 Coolidge Terrace, Wyckoff, New Jersey 07481 – Refund of overpaid 2019 Added/Omitted Tax Bill – Block 456/Lot 70 - \$299.56

Stuart Tiplitsky, 182 Jeffer Court, Wyckoff, New Jersey 07481 – Refund of 2019 tax overpayment – Block 292/Lot 14 - \$9,895.79

Andrew & Susan Yadoff, 400B Bromley Place, Wyckoff, New Jersey 07481 Refund of 2019 tax overpayment – Block 202/Lot 73.01 C4002 - \$2,233.32

Robyn McCarthy, 391 Kingston Street, Wyckoff, New Jersey 07481 – Refund of 2019 tax overpayment – Block 480/Lot 12 - \$2,221.80

Meyers, Fox, Mancinelli & Conte, PA, One Paragon Drive, Suite 240, Montvale, New Jersey 07645 – State Tax Court Judgement – 644 Wishing Well Road – Block 245/Lot 8 - \$1,077.60

Michael Kane & Susan Hardy, 414 Lake Road, Wyckoff, New Jersey 07481 – Refund of 2019 Added/Omitted tax payment – Block 202.02/Lot 23 - \$5,263.28

Braden Hicks, 854 Seneca Road, Franklin Lakes, New Jersey 07417 – Basketball Refund - \$95.00

Zipp * Tannenbaum, LLC, 280 Raritan Center Parkway, Edison, New Jersey 08837 – State Tax Court Reduction – Block 224/Lot 8.01 – 673 Wyckoff Avenue - \$1,357.50 - Block 260/Lot 1.01 – 276 Godwin Avenue - \$935.77 – Total: \$2,293.27

RECREATION:

Andrea Yonai, 48 Barrett Lane, Wyckoff, New Jersey 07481 – Basketball Refund - \$105.00

Peggy Calabrese, 475 Berkeley Drive, Wyckoff, New Jersey 07481 – Girls Lacrosse Refund - \$85.00

**TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #19-341**

INTRODUCED:

SECONDED:

MEETING DATE: December 17, 2019

REFERENCE: Award of Contract - Pay to Play Compliance

VOTE: BOONSTRA ___ FISCHER ___ RUBENSTEIN ___ SHANLEY ___ MADIGAN ___

WHEREAS, the Department of Public Works has been tasked with plowing and salting municipal roads as required; and,

WHEREAS, N.J.S.A. 19:44A-20.4 et seq., requires contracts procured through price quotations that are below the municipalities bid threshold but over the Pay to Play threshold of \$17,500 to be authorized after municipalities obtain the political contributions disclosure forms and the business entity disclosure certification; and,

WHEREAS, the aforementioned documentation has been obtained and it is available for public inspection in the Municipal Clerk's office; and,

WHEREAS, an encumbrance of funds certification is attached.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff that the Township Committee authorizes an award of a purchase order to Road Solutions, Inc. 5616 Progress Road – PO Box 42387 Indianapolis, IN, 46242 for Geo-melt M33 Liquid de-icing material for roads amounting to \$10,555 resulting in total payments to this vendor of \$22,150 in 2019.

BE IT FURTHER RESOLVED, that this contract has been awarded to this contractor based on the merits and abilities of the contractor to provide the goods or service as described herein. This contract was awarded through the alternate method pursuant N.J.S.A. 19:44A-20-4 et seq. As such, the undersigned does hereby attest that these contractors, their subsidiaries, assigned or principals controlling in excess of 10% of the company has neither made a contribution, that is reportable pursuant to the Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-8 or 19:44A-16, in the one (1) year period preceding the award of the contract that would, pursuant to P.L. 2004, c. 19, affect its eligibility to perform this contract, nor will it make a reportable contribution during the term of these one (1) year contracts to any political party committee in the Township of Wyckoff if a member of that political party is serving in an elective public office of the Township of Wyckoff when the contract is awarded, or to any candidate committee of any person serving in an elective public office of the Township of Wyckoff when the contract is awarded.

CERTIFICATION

I, JOYCE C. SANTIMAURO, 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 DECEMBER 17, 2019.

JOYCE C. SANTIMAURO
MUNICIPAL CLERK

**TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #19-342**

INTRODUCED:

SECONDED:

MEETING DATE: December 17, 2019

REFERENCE: Authorize Offer to Purchase
Property

VOTE: BOONSTRA ___ FISCHER ___ RUBENSTEIN ___ SHANLEY ___ MADIGAN ___

WHEREAS, the Township of Wyckoff has discussed the purchase of the 3.9-acre lot at 240 Demarest Avenue, Block 293 Lot 18; and,

WHEREAS, 240 Demarest Avenue consists of wetlands and an unoccupied house in disrepair; and,

WHEREAS, the Township Committee desires to purchase this property for public purposes and flood control.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that authority is provided to the Township Attorney to offer to purchase 240 Demarest Avenue for \$100,000.00 and a \$5,000.00 down payment is authorized to secure the offer.

CERTIFICATION

I, JOYCE C. SANTIMAURO, 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 DECEMBER 17, 2019.

JOYCE C. SANTIMAURO
MUNICIPAL CLERK

**TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #19-C14**

INTRODUCED:

SECONDED:

MEETING DATE: December 17, 2019

REFERENCE: Closed Session –

VOTE: BOONSTRA __ FISCHER __ RUBENSTEIN __ SHANLEY __ MADIGAN __

WHEREAS, the Township Committee of the Township of Wyckoff is subject to certain requirements of the “Open Public Meetings Act”, N.J.S.A. 10:4-12, et seq.; and,

WHEREAS, the “Open Public Meetings Act”, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and,

WHEREAS, it was necessary for the Township Committee of the Township of Wyckoff to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

- a. **N.J.S.A. 10:4-12b (7) – Acquisition of Real Property**
- b. **N.J.S.A. 10:4-12b (7) – Contract Negotiation**

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey assembled in public session on December 17, 2019, hereby authorize, that an Executive Session closed to the public shall be conducted on December 17, 2019 in the Town Hall, 340 Franklin Avenue, Wyckoff, New Jersey 07481, for the discussion of matters relating to the specific items designated above.

BE IT FURTHER RESOLVED, that the minutes of the said closed session will be made public when the Township Committee of the Township of Wyckoff determines the reason for the minutes to remain closed no longer exists and the Municipal Clerk shall attach to this resolution when completed the Closed Session Meeting Minutes related to the specific items designated above.

CERTIFICATION

I, JOYCE C. SANTIMAURO, MUNICIPAL CLERK OF THE TOWNSHIP OF WYCKOFF HEREBY CERTIFIES THIS RESOLUTION TO BE A TRUE AND CORRECT COPY OF THE RESOLUTION AS ADOPTED BY THE WYCKOFF TOWNSHIP COMMITTEE ON DECEMBER 17, 2019.

JOYCE C. SANTIMAURO
MUNICIPAL CLERK

Ordinance No. 1896
Amendments to Land Use Ordinance
Township of Wyckoff, Bergen County

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 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Township of Wyckoff entered into a Settlement Agreement with Fair Share Housing Center on July 12, 2018 in In the Matter of the Application of the Township of Wyckoff's Housing Element and Fair Share Plan (Docket No.: BER-L-6224- 15); and

WHEREAS, these Settlement Agreement set forth that Block 259, Lots 1 and 2 shall receive zoning to permit mixed-use inclusionary development;

WHEREAS, the Township adopted a Third Round Housing Element and Fair Share Plan that also set forth that 259, Lots 1 and 2 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 259, Lots 1 and 2 herein is consistent with the Settlement Agreement with Fair Share Housing Center, as well as the 2018 Housing Element and Fair Share Plan; and

WHEREAS, the MF/AH10 Zone will follow the property lines of 259, Lots 1 and 2; 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 mixed-use inclusionary development on 259, Lots 1 and 2.

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~~

Z. The MF/AH10 Zone is the name of the zone established to include 259, Lots 1 and 2.

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

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

D. MF/AH10 Zone: Affordable Housing

(1) Principal permitted uses shall be as follows:

(a) Mixed-use development, consisting of multi-family units with a set-aside for affordable housing and ground floor nonresidential use.

(i) Permitted nonresidential uses on the first floor are limited to those uses permitted in the B-1 district.

(2) Accessory uses shall be as follows:

- (a) Accessory buildings.
 - (b) Off-street parking facilities
 - (c) Private recreational facilities and common open space.
 - (d) Signs.
 - (e) Fences.
 - (f) Retaining walls.
 - (g) Uses which are customary and incidental to a permitted use.
- (3) Conditional uses shall be as follows:
- (a) None.
- (4) Affordable housing.
- (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.
- (5) Bulk Requirements.
- (a) Minimum Lot size: 3.25 acres
 - (b) There shall be no more than 22 residential units in the district
 - (c) Minimum Lot Width and Frontage: 150 feet
 - (d) Minimum Lot Depth: 400 feet
 - (e) Principal Building Setback
 - (i) Front: 35 feet
 - (ii) Each Side: 20 feet, 40 where abutting a single-family residential use
 - (iii) Rear: 30 feet
 - (f) Accessory Building Setback
 - (i) Each Side: 10 feet

- (ii) Rear: 10 feet
- (g) Maximum Building Height
 - (i) 2 ½ stories / 35 feet
 - (ii) No building, or portion thereof, within 50 feet of a single-family residential use or zone shall exceed 2.5 stories / 35 feet.
- (h) Maximum Lot Coverage
 - (i) Principal Building: 30%
 - (ii) Accessory building: 5%
- (6) Building Design
 - (a) Buildings shall be oriented along Franklin Avenue with all or a significant portion located parallel to the street. This shall not apply to any building located behind another building. Orientation shall include the provision of one or more primary building entrances.
 - (b) First floor uses facing Franklin Avenue shall be nonresidential.
 - (c) Building side and rear elevations shall be designed with the same material as the front of the building.
 - (d) Multiple principal buildings shall be permitted on a lot.
 - (e) Maximum building length: 200 feet.
 - (f) An overall theme of design and architectural motif shall be utilized within the development for the purpose of presenting an aesthetically desirable effect and shall be such that they provide varied building elevations, design and structural appearance within the context of the unifying theme.
 - (g) Any facade of a residential building shall not continue on the same plane for a linear distance of more than 75 feet. Minimum two-foot offsets shall be required at breaks in the facade planes.
 - (h) First-floor facades containing nonresidential uses which are visible from a public street shall be expressed as building modules that do not exceed 40 feet in width so as to eliminate blank walls, create more interesting architecture, and facilitate small-scale commercial opportunities. Architectural elements including but not limited to piers, columns, insets, projections or other vertical elements may be used to visually break up the plane of the first floor façade.
 - (i) Nonresidential uses shall have a minimum of 60% of the ground floor facade between three and 10 feet above grade and 30% of upper floor facades shall be transparent and shall provide visual access to the street. Blanked-out windows, windows which display only signage, or look into unused or "dead" space do not meet this requirement.
 - (j) First-floor windows facing a public street shall be clear; tinted windows in this location are prohibited.
 - (k) Building facades shall be predominantly finished in brick and/or fiber cement. "Fiber Cement" shall refer to a combination of cellulose fibers and

cementitious materials, that, manufactured in long, horizontal strips, has the appearance of wood siding. Stone veneer, stucco, cast stone and metal shall be used only for minor accentuation of other elements of the facade. Exterior insulation and finishing system shall not be used on any portion of the building facade.

- (l) Building materials and architectural details shall be consistent on all sides of each building.
- (m) When separate nonresidential tenants are housed in the ground floor of any building, separate entrances onto the sidewalk for each space should be provided, except when two stores share a vestibule.
- (n) Building entrances should be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments.
- (o) Upper floor windows should be divided into individual units or groupings of individual units, rather than a continuous "ribbon."
- (p) Pedestrian friendly building design and site furnishings (outdoor tables, benches, bicycle racks, etc.) are required along Franklin.
- (q) Minimum Distance between buildings:
 - (i) Front facade to any facade: 60 feet
 - (ii) Rear facade to any facade: 50 feet
 - (iii) Side facade to any facade: 30 feet
- (r) Roof design:
 - (i) Flat roofs are prohibited. Gambrel, gable and hipped roofs are permitted. Dormers may be utilized where appropriate for the architectural style.
 - (ii) Roof shape, color, and texture should be coordinated with the exterior materials of the building's facade.
 - (iii) Roof design should minimize the negative impact of roof protrusions by grouping plumbing vents, ducts, and other utility structures together.
 - (iv) Rooftop equipment such as mechanical units, vents, and flues should be located centrally on the building roof, to the extent practicable. Any equipment visible from a publicly accessible area, adjacent lots, and pedestrian corridors shall be screened with solid materials using parapets, pitched roof forms, or penthouses. Screening shall be constructed of the same or complementary material as the building.

(7) Plantings and buffers

- (a) A buffer strip shall be provided along all property lines shared with a single-family residential use. A buffer strip of 20 feet or greater shall be provided where the multi-family use abuts a single-family residential use.

- (b) Exterior utility boxes, mechanical and electrical equipment, and HVAC equipment shall be screened from view by architectural elements and/or landscape plantings.
 - (c) Buffers shall be maintained in perpetuity. If such buffers fail to provide adequate screening the buffers shall be re-established by the property owner using the same or similar plantings at the property owner's expense.
- (8) Miscellaneous Requirements.
- (a) Signs shall be permitted pursuant to regulations for the B-1 district in §186-28.
- (9) Parking
- (a) Parking shall not be located between the building and the public street.
 - (b) Off-street parking for residential uses shall be provided in accordance with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21.

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.

Ordinance No. 1897
Amendments to Land Use Ordinance
Township of Wyckoff, Bergen County

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 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Township of Wyckoff entered into a Settlement Agreement with Fair Share Housing Center on July 12, 2018 in In the Matter of the Application of the Township of Wyckoff's Housing Element and Fair Share Plan (Docket No.: BER-L-6224- 15); and

WHEREAS, these Settlement Agreement set forth that Block 216, Lots 13.08, 13.09 and 13.10 shall receive zoning to permit mixed-use inclusionary development;

WHEREAS, the Township adopted a Third Round Housing Element and Fair Share Plan that also set forth that Block 216, Lots 13.08, 13.09 and 13.10 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 216, Lots 13.08, 13.09 and 13.10 herein is consistent with the Settlement Agreement with Fair Share Housing Center, as well as the 2018 Housing Element and Fair Share Plan; and

WHEREAS, the MF/AH9 Zone will follow the property lines of Block 216, Lots 13.08, 13.09 and 13.10; 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 mixed-use inclusionary development on Block 216, Lots 13.08, 13.09 and 13.10.

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~~

Z. The MF/AH9 Zone is the name of the zone established to include Block 216, Lots 13.08, 13.09 and 13.10.

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

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

D. MF/AH9 Zone: Affordable Housing

(1) Principal permitted uses shall be as follows:

(a) Mixed-use development, consisting of multi-family units with a set-aside for

affordable housing and ground floor nonresidential use.

(i) Permitted nonresidential uses on the first floor are limited to those uses permitted in the B-1 district.

(2) Accessory uses shall be as follows:

- (a) Accessory buildings.
- (b) Off-street parking facilities
- (c) Private recreational facilities and common open space.
- (d) Signs.
- (e) Fences.
- (f) Retaining walls.
- (g) Uses which are customary and incidental to a permitted use.

(3) Conditional uses shall be as follows:

(a) None.

(4) Affordable housing.

- (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.

(5) Bulk Requirements.

- (a) Minimum Lot size: 2.25 acres
- (b) Maximum Gross Density: 8 du/ac
- (c) Minimum Lot Width and Frontage: 200 feet
- (d) Minimum Lot Depth: 200 feet
- (e) Principal Building Setback
 - (i) Front: 30 feet
 - (ii) Each Side: 20 feet, 40 where abutting a single-family residential use
 - (iii) Rear: 30 feet
- (f) Accessory Building Setback
 - (i) Each Side: 10 feet
 - (ii) Rear: 10 feet
- (g) Maximum Building Height
 - (i) 2 ½ stories / 35 feet
 - (ii) No building, or portion thereof, within 50 feet of a single-family residential use or zone shall exceed 2.5 stories / 35 feet.
- (h) Maximum Lot Coverage
 - (i) Principal Building: 25%

(ii) Accessory building: 5%

(6) Building Design

- (a) Buildings shall be oriented along Greenwood Avenue with all or a significant portion located parallel to the street. This shall not apply to any building located behind another building. Orientation shall include the provision of one or more primary building entrances.
- (b) Not less than 50% of floor area of first floor uses facing Greenwood Avenue shall be nonresidential. Nonresidential uses shall not be oriented toward Godwin Avenue. Residential uses shall be permitted in the remaining 50% of the first floor facing Greenwood Avenue as well as portions of the building not facing Greenwood Avenue.
- (c) Building side and rear elevations shall be designed with the same material as the front of the building.
- (d) Multiple principal buildings shall be permitted on a lot.
- (e) Maximum building length: 200 feet.
- (f) An overall theme of design and architectural motif shall be utilized within the development for the purpose of presenting an aesthetically desirable effect and shall be such that they provide varied building elevations, design and structural appearance within the context of the unifying theme.
- (g) Any facade of a residential building shall not continue on the same plane for a linear distance of more than 75 feet. Minimum two-foot offsets shall be required at breaks in the facade planes.
- (h) First-floor facades containing nonresidential uses which are visible from a public street shall be expressed as building modules that do not exceed 40 feet in width so as to eliminate blank walls, create more interesting architecture, and facilitate small-scale commercial opportunities. Architectural elements including but not limited to piers, columns, insets, projections or other vertical elements may be used to visually break up the plane of the first floor facade.
- (i) Nonresidential uses shall have a minimum of 60% of the ground floor facade between three and 10 feet above grade and 30% of upper floor facades shall be transparent and shall provide visual access to the street. Blanked-out windows, windows which display only signage, or look into unused or "dead" space do not meet this requirement.
- (j) First-floor windows facing a public street shall be clear; tinted windows in this location are prohibited.
- (k) Building facades shall be predominantly finished in brick and/or fiber cement. "Fiber Cement" shall refer to a combination of cellulose fibers and cementitious materials, that, manufactured in long, horizontal strips, has the appearance of wood siding. Stone veneer, stucco, cast stone and metal shall be used only for minor accentuation of other elements of the facade. Exterior insulation and finishing system shall not be used on any portion of the building facade.
- (l) Building materials and architectural details shall be consistent on all sides of each building.
- (m) When separate nonresidential tenants are housed in the ground floor of any building, separate entrances onto the sidewalk for each space should be provided, except when two stores share a vestibule.
- (n) Building entrances should be articulated to make it easily identifiable by

visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments.

- (o) Upper floor windows should be divided into individual units or groupings of individual units, rather than a continuous "ribbon."
 - (p) Minimum Distance between buildings:
 - (i) Front facade to any facade: 60 feet
 - (ii) Rear facade to any facade: 50 feet
 - (iii) Side facade to any facade: 30 feet
 - (q) Roof design:
 - (i) Flat roofs are prohibited. Gambrel, gable and hipped roofs are permitted. Dormers may be utilized where appropriate for the architectural style.
 - (ii) Roof shape, color, and texture should be coordinated with the exterior materials of the building's facade.
 - (iii) Roof design should minimize the negative impact of roof protrusions by grouping plumbing vents, ducts, and other utility structures together.
 - (iv) Rooftop equipment such as mechanical units, vents, and flues should be located centrally on the building roof, to the extent practicable. Any equipment visible from a publicly accessible area, adjacent lots, and pedestrian corridors shall be screened with solid materials using parapets, pitched roof forms, or penthouses. Screening shall be constructed of the same or complementary material as the building.
- (7) Plantings and buffers
- (a) A buffer strip shall be provided along all property lines shared with a single-family residential use. A buffer strip of 20 feet or greater shall be provided where the multi-family use abuts a single-family residential use.
 - (b) Exterior utility boxes, mechanical and electrical equipment, and HVAC equipment shall be screened from view by architectural elements and/or landscape plantings.
 - (c) Buffers shall be maintained in perpetuity. If such buffers fail to provide adequate screening the buffers shall be re-established by the property owner using the same or similar plantings at the property owner's expense.
- (8) Miscellaneous Requirements.
- (a) Signs shall be permitted pursuant to regulations for the B-1 district in §186-28.
- (9) Parking
- (a) Parking shall not be located between the building and the public street.
 - (b) Off-street parking for residential uses shall be provided in accordance with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21.

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.

**Ordinance No. 1898
Amendments to Land Use Ordinance
Township of Wyckoff, Bergen County**

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 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Township of Wyckoff entered into a Settlement Agreement with Fair Share Housing Center on July 12, 2018 in In the Matter of the Application of the Township of Wyckoff's Housing Element and Fair Share Plan (Docket No.: BER-L-6224- 15); and

WHEREAS, these Settlement Agreement set forth that Block 216, Lots 17.01, 18 and 19 shall receive zoning to permit mixed-use inclusionary development;

WHEREAS, the Township adopted a Third Round Housing Element and Fair Share Plan that also set forth that Block 216, Lots 17.01, 18 and 19 shall receive zoning to permit mixed-use 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 216, Lots 17.01, 18 and 19 herein is consistent with the Settlement Agreement with Fair Share Housing Center, as well as the 2018 Housing Element and Fair Share Plan; and

WHEREAS, the MF/AH8 Zone will follow the property lines of Block 216, Lots 17.01, 18 and 19; 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 mixed-use inclusionary development on Block 216, Lots 17.01, 18 and 19.

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~~

Z. The MF/AH8 Zone is the name of the zone established to include Block 216, Lots 17.01, 18 and 19

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

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

D. MF/AH8 Zone: Affordable Housing

(1) Principal permitted uses shall be as follows:

(a) Mixed-use development, consisting of multi-family units with a set-aside for affordable housing and ground floor nonresidential.

(i) Permitted nonresidential uses on the first floor are limited to those uses permitted in the B-1 district.

(ii) Single family dwellings in existence as of the time of the adoption of this ordinance.

(2) Accessory uses shall be as follows:

(a) Accessory buildings.

- (b) Off-street parking facilities
- (c) Private recreational facilities and common open space.
- (d) Signs.
- (e) Fences.
- (f) Retaining walls.
- (g) Uses which are customary and incidental to a permitted use.
- (3) Conditional uses shall be as follows:
 - (a) None.
- (4) Affordable housing.
 - (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.
- (5) Bulk Requirements.
 - (a) Minimum Lot size: 0.5 acres
 - (b) Maximum Gross Density: 12 du/ac, not to exceed 6 units in the district.
 - (c) Minimum Lot Width and Frontage: 200 feet
 - (d) Minimum Lot Depth: 100 feet
 - (e) Principal Building Setback
 - (i) Front: 30 feet
 - (ii) Each Side: 20 feet
 - (iii) Rear: 30 feet
 - (f) Accessory Building Setback
 - (i) Each Side: 10 feet
 - (ii) Rear: 10 feet
 - (g) Maximum Building Height
 - (i) 2 ½ stories / 35 feet
 - (h) Maximum Lot Coverage
 - (i) Principal Building: 25%
 - (ii) Accessory building: 5%
- (6) Building Design
 - (a) Building side and rear elevations shall be designed with the same material as the front of the building.
 - (b) Not less than 50% of first floor uses shall be nonresidential. Residential uses shall be permitted in the remaining 50% of the first floor as well as portions of the building.

- (c) Multiple principal buildings shall be permitted on a lot.
- (d) An overall theme of design and architectural motif shall be utilized within the development for the purpose of presenting an aesthetically desirable effect and shall be such that they provide varied building elevations, design and structural appearance within the context of the unifying theme.
- (e) Any facade of a residential building shall not continue on the same plane for a linear distance of more than 75 feet. Minimum two-foot offsets shall be required at breaks in the facade planes.
- (f) First-floor facades containing nonresidential uses which are visible from a public street shall be expressed as building modules that do not exceed 40 feet in width so as to eliminate blank walls, create more interesting architecture, and facilitate small-scale commercial opportunities. Architectural elements including but not limited to piers, columns, insets, projections or other vertical elements may be used to visually break up the plane of the first floor facade.
- (g) Nonresidential uses shall have a minimum of 60% of the ground floor facade between three and 10 feet above grade and 30% of upper floor facades shall be transparent and shall provide visual access to the street. Blanked-out windows, windows which display only signage, or look into unused or "dead" space do not meet this requirement.
- (h) First-floor windows facing a public street shall be clear; tinted windows in this location are prohibited.
- (i) Building facades shall be predominantly finished in brick and/or fiber cement. "Fiber Cement" shall refer to a combination of cellulose fibers and cementitious materials, that, manufactured in long, horizontal strips, has the appearance of wood siding. Stone veneer, stucco, cast stone and metal shall be used only for minor accentuation of other elements of the facade. Exterior insulation and finishing system shall not be used on any portion of the building facade.
- (j) Building materials and architectural details shall be consistent on all sides of each building.
- (k) Building entrances should be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments.
- (l) Upper floor windows should be divided into individual units or groupings of individual units, rather than a continuous "ribbon."
- (m) Roof design:
 - (i) Flat roofs are prohibited. Gambrel, gable and hipped roofs are permitted. Dormers may be utilized where appropriate for the architectural style.
 - (ii) Roof shape, color, and texture should be coordinated with the exterior materials of the building's facade.
 - (iii) Roof design should minimize the negative impact of roof protrusions by grouping plumbing vents, ducts, and other utility structures together.
 - (iv) Rooftop equipment such as mechanical units, vents, and flues should be located centrally on the building roof, to the extent practicable. Any equipment visible from a publicly accessible area, adjacent lots,

and pedestrian corridors shall be screened with solid materials using parapets, pitched roof forms, or penthouses. Screening shall be constructed of the same or complementary material as the building.

(7) Plantings and buffers

(a) A buffer strip of 20 feet or greater shall be provided where the multi-family use abuts a single-family residential use.

(b) Exterior utility boxes, mechanical and electrical equipment, and HVAC equipment shall be screened from view by architectural elements and/or landscape plantings.

(c) Buffers shall be maintained in perpetuity. If such buffers fail to provide adequate screening the buffers shall be re-established by the property owner using the same or similar plantings at the property owner's expense.

(8) Miscellaneous Requirements.

(a) Signs shall be permitted pursuant to regulations for the B-1 district in §186-28.

(9) Parking

(a) Parking shall not be located between the building and the public street.

(b) Off-street parking for residential uses shall be provided in accordance with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21.

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.

TOWNSHIP OF WYCKOFF

ORDINANCE #1899

AN ORDINANCE TO PROVIDE FOR AND DETERMINE THE RATE OF COMPENSATION FOR EMPLOYEES OF THE PUBLIC WORKS DEPARTMENT OF THE TOWNSHIP OF WYCKOFF, AND THE METHOD OF PAYMENT OF SUCH COMPENSATION FOR THE YEAR 2020

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

Section 1A. The rate of compensation of the Public Works Department of the Township of Wyckoff for the year 2020 whose compensation shall be on an annual basis and shall be paid semi-monthly is as follows:

Step 8	72,954
Step 7	67,802
Step 6	62,620
Step 5	59,739
Step 4	56,856
Step 3	53,975
Step 2	51,155
Step 1	48,213
Probationary year 2.....	42,000
Probationary year 1.....	40,200

Section 1B. The rate of compensation for Public Works Department staff of the Township of Wyckoff for the year 2019 for the below listed positions and whose compensation shall be on an annual basis and shall be paid semi-monthly is as follows:

Public Works Manager.....	86,090 – 103,767
Public Assistant Manager/Works Foreman.....	80,309 – 82,236
Lead Laborer(s).....	80,309
Recycling Coordinator/DEP Compliance....	up to 10,000

Section 2A. In addition to their annual salary, each employee hired prior to January 1, 1994 shall receive longevity compensation computed at 2% their annual salary as follows:

Six to ten years.....	2%
Eleven to fourteen years.....	4%
Fifteen to eighteen years.....	6%
Nineteen to twenty-two years....	8%
Twenty three years or more.....	10%

Six months of a calendar year is required for one year of service for longevity calculation.

Section 2B.

Longevity compensation is not provided for employees hired on or after January 1, 1994.

Section 3. Each member of the Department of Public Works shall receive a reimbursement up to \$165. toward the purchase of work boots and up to \$100. for clothing.

Section 4. There may be paid to Public Works Department employees authorized standby time at the rate of \$138. per week.

Section 5. There may be paid to the employee provided the assignment of mechanic, \$750.00 for this yearly assignment.

Section 6. There may be paid to the employee certified as a New Jersey licensed electrician \$750.00 for this yearly assignment.

Section 7. Employees authorized overtime shall be paid an hourly wage equal to one and one half (1-1/2) time, after working 40 hours. To compute the base hourly rate of an employee for overtime or other purposes, the employee's yearly base salary, together with his yearly longevity increment, if applicable, shall be divided by 2080 hours.

Section 8. Annual vacation with pay is authorized in accordance with the collective bargaining agreement.

Section 9. Department of Public Works full time regular employees shall receive twelve (12) paid holidays.

Section 10. All salaries and compensation provided for herein shall be effective as of January 1, 2020.

Section 11.
Public works employees shall continue to make contributions towards the cost of health care benefits as mandated by law.

Section 12.
Each public works employee shall receive up to \$150. towards the purchase of eyeglasses as determined by the Township Administrator.

Section 13. If any section or part of this ordinance shall be adjudged invalid, such adjudication shall apply only to such section or part, and the remainder of the ordinance shall be deemed valid and effective.

Section 14. This ordinance shall take effect after final passage and publication as required by law.

**TOWNSHIP OF WYCKOFF
ORDINANCE #1900**

AN ORDINANCE TO PROVIDE FOR AND DETERMINE THE RATE OF COMPENSATION FOR EACH OFFICER OF THE POLICE DEPARTMENT OF THE TOWNSHIP OF WYCKOFF, AND THE METHOD OF PAYMENT OF SUCH COMPENSATION FOR THE YEAR 2020

BE IT ORDAINED, by the Township Committee of the Township of Wyckoff, in the County of Bergen, State of New Jersey has approved such compensation, as follows for year 2020:

SECTION 1A. The rate of compensation for each officer of the Police Department of the Township of Wyckoff for year 2020 whose compensation shall be on an annual basis and shall be paid semi-monthly with increases paid in two (2) increments as per Section 1B is as follows:

	<u>2020</u>
Probationary 1	\$45,000
Probationary 2	\$49,000
Service Year 1	\$54,000
Service Year 2	\$59,000
Service Year 3	\$68,856
Service Year 4	\$76,242
Service Year 5	\$83,628
Service Year 6	\$91,014
Service Year 7	\$98,400
Service Year 8	\$105,786
Service Year 9	\$113,172
Service Year 10	\$120,558
Top Patrol Officer	\$131,282
Sergeant	\$137,621
Lieutenant	\$143,957
Captain	\$150,293

SECTION 1B. Increases shall be effective and paid in two (2) increments with one half of annual increase on January 1, 2020 and the remaining one half of annual increase on July 1, 2020.

SECTION 2A. In addition to their annual salary, each officer shall receive longevity compensation as computed in accordance with employee's years of service and detailed in the employment contract.

SECTION 3. On January 1, 2015, employees began contributions mandated by Chapter 78 or such other laws as may be enacted during the term of the contract governing employee health care insurance contributions and will continue the contributions in accordance with mandated amounts.

SECTION 4. The work period shall begin as of 12:01 A.M. Saturday and end as of 12:00 midnight Friday.

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SECTION 5. The officer in charge of the Detective Bureau as assigned by the Chief, shall be paid the sum of \$2,500.00 annually. The amount shall be paid as part of that officer's regular pay and in addition to his base salary. Other Detective Bureau personnel, excepting the officer in charge, regularly assigned to the Detective Bureau by the Chief, shall be paid the annual sum of \$2,000.00.

SECTION 6. Court time, excluding civil court, and excluding regular tour of duty, shall be considered overtime, and shall be compensated at time and one half (1-1/2).

SECTION 7. Training time for training courses, scheduled by the Police Chief on employees own time shall be compensated at time and one half (1-1/2).

SECTION 8. Each member of the Police Department shall be allowed a clothing allowance of \$875.00 per year.

SECTION 9. Employees authorized overtime shall be paid an hourly wage equal to one and one half (1-1/2) time, after working 40 hours or working in excess of a tour of duty for a day. To compute the base hourly rate of any employee for overtime or other purposes, the employee's base salary plus yearly longevity increment shall be divided by 2080 hours.

SECTION 10. Recall time for employee called back after having completed their regular shift shall be compensated at time and one half (1-1/2).

SECTION 11. College credits salary recognition for attendance while employed by Wyckoff Police in accordance with CBA, Page 68 - \$10/credit – not to exceed \$500.

SECTION 12. Annual vacation with pay is authorized in accordance with the employment contract.

SECTION 13. All salaries and compensation provided for herein shall be effective as of January 1, 2020.