

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

**PLEASE TAKE NOTICE**, that in accordance with the Open Public Meetings Act N.J.S.A. 10:4-6 et seq., the Township Committee of the Township of Wyckoff shall conduct its 7:00 pm, Thursday, November 9, 2023 Work Session meeting in the second floor court room at Wyckoff Town Hall, 340 Franklin Avenue, Wyckoff, NJ 07481 and the meeting will also be live-streamed via the Township of Wyckoff's YouTube channel and members of the public may attend the meeting to provide public comment.

This notice and agenda have been posted on the Township's home page [Wyckoff-nj.com](http://Wyckoff-nj.com) at the Quick Link for "Minutes & Agendas" on Monday, November 6, 2023. Please select "Township Committee" and locate the date of the meeting to view documents, such as resolutions and ordinances which are made available.

General instructions regarding access to the meeting will be posted on the Wyckoff web site's home page at [www.wyckoff-nj.com](http://www.wyckoff-nj.com) as a "News" item on Monday, November 6, 2023, by 4:30 pm.

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

**NOTICE TO PUBLIC**

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

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

Nancy A. Brown, RMC  
Municipal Clerk

**TOWNSHIP OF WYCKOFF  
TOWNSHIP COMMITTEE WORK SESSION MEETING  
MUNICIPAL COURT ROOM**

**THURSDAY, NOVEMBER 9, 2023 - 7:00 P.M.**

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

1. **7:00 pm Work Session Meeting called to order by Mayor Thomas J. Madigan**

2. **Roll call of Township Committee**

BOONSTRA \_\_\_\_\_ FISHER \_\_\_\_\_ MELCHIONNE \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MADIGAN \_\_\_\_\_

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

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

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

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

Please step forward to the microphone if you wish to make a comment.

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

Motion to close the Public Comment period:

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

6. **Review of 8:00 p.m. Business Meeting Agenda – Administrator**
7. **Review of Policy Action Items – Administrator**
8. **Reports of Township Committee Members**
9. **Report of Township Attorney**

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

10. **Motion to adopt resolution #23-XX and enter a Closed Session**

**Discussion:**

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

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

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

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

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

13. **Motion to Reconvene the Open Work Session and adopt resolution #23-XX and enter a Closed Session Discussion:**

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

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

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

15. **Adjourn**

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

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

**TOWNSHIP OF WYCKOFF  
TOWNSHIP COMMITTEE BUSINESS MEETING  
MUNICIPAL COURT ROOM  
THURSDAY, NOVEMBER 9, 2023 - 8:00 PM**

1. **Regular Meeting of the Wyckoff Township Committee called to order by Mayor Thomas J. Madigan**
2. **Flag Salute**
3. **Invocation by Father Stephen Fichter, St. Elizabeth’s Church**
4. **Reading of the “Open Public Meetings Act” statement by Municipal Clerk, Nancy A. Brown**

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

BOONSTRA \_\_\_\_\_ FISHER \_\_\_\_\_ MELCHIONNE \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MADIGAN \_\_\_\_\_

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

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

Please step forward to the microphone if you wish to make a comment.

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

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

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

7. **Approval of the October 17, 2023 Work Session & Business meeting minutes:**

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

8. **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):**

- #23-282 Budget Transfers
- #23-283 Cancellation of Sewer Billing, Block 466, Lot 52.01
- #23-284 Release Safety & Security Bond – CHCC/The Vista
- #23-285 Change Order & Contract Close-Out #23-06 2023 Road Program
- #23-286 Authorize Contract for CDL Mandate Compliance
- #23-287 Approval of Vouchers and Authorization to Pay Bills
- #23-288 Return of Certain Overpaid Taxes, Fees, etc.
- #23-289 Award of Contract #2023-12 – Ravine Avenue & Grandview Avenue Guiderail Installation
- #23-290 Approving Contract Closeout for Contract No. 2023-08 – Supply, Delivery and Installation of Flexi-Pave at RFCP

**II Ordinances – Introduction**

**#1995**

**AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO MODIFY ZONING REGULATIONS TO ACCOMMODATE DIFFERENT TYPES OF RESIDENTIAL DEVELOPMENT AND TO ENCOURAGE THE CONSTRUCTION OF AFFORDABLE HOUSING**

**#1996**

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF WYCKOFF CHAPTER 186, ZONING, SCHEDULE I, SCHEDULE OF DIMENSIONAL REQUIREMENTS TO REFLECT PREVIOUSLY ADOPTED CHANGES TO THE ZONING CODE**

**#1998**

**AN ORDINANCE PROVIDING FOR THE SITE LEASE FOR THE OPERATION OF WIRELESS COMMUNICATION ANTENNAS AND RELATED FACILITIES AT 880 BLOOMFIELD AVENUE, WYCKOFF, NJ TO DISH WIRELESS, LLC**

**III Motions**

- A. Approve Grace United Methodist Church request to post temporary signs to promote their annual Christmas Cookie Walk from November 29<sup>th</sup> through December 9<sup>th</sup>. The Cookie Walk will be held on Saturday, December 9, 2023 at Grace Church, 555 Russell Avenue.
- B. Approve Christian Health request to post a 6' x 9' temporary sign at their Christian Health Way main entrance facing Sicomac Avenue to promote the Christmas sale at the gift shop for the ten-day period from November 10 to November 20, 2023.

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 \_\_\_\_\_  
 BOONSTRA \_\_\_\_\_ FISHER \_\_\_\_\_ MELCHIONNE \_\_\_\_\_  
 SHANLEY \_\_\_\_\_ MADIGAN \_\_\_\_\_

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

Mayor Madigan, I have an Ordinance for Public Hearing / Further Consideration on tonight’s agenda. It is **ORDINANCE #1997** which is

**AN ORDINANCE TO PROVIDE A CERTAIN CAPITAL IMPROVEMENT IN THE TOWNSHIP OF WYCKOFF AND TO PROVIDE FOR THE RECEIPT, ACCEPTANCE AND DEPOSIT OF GRANT FUNDS THEREFORE, AND TO AUTHORIZE APPROPRIATIONS OF \$248,240.**

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

CHAIRPERSON: This is the time and place for the Public Hearing on Ordinance #1997, and all persons who wish to be heard, please state your name before making your statement. If you wish to make a comment, please step forward to the microphone.

(Public Comments are heard here.)

At the Conclusion of public comments:

COMMITTEE PERSON \_\_\_\_\_: I move that the Public Hearing on Ordinance #1997 be closed.

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

ROLL CALL VOTE

BOONSTRA\_\_\_\_ FISHER\_\_\_\_ MELCHIONNE \_\_\_\_\_  
SHANLEY \_\_\_\_ MADIGAN \_\_\_\_\_

MUNICIPAL CLERK: BE IT RESOLVED, by the Township Committee of the Township of Wyckoff that Ordinance #1997, after public hearing and further consideration is hereby adopted, and the Municipal Clerk is hereby authorized and directed to publish the Notice of Final Passage of said Ordinance in the official newspaper for the Township as provided by law.

COMMITTEE PERSON \_\_\_\_\_: I move Ordinance #1997 on second reading by title only.

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

ROLL CALL VOTE

BOONSTRA\_\_\_\_ FISHER\_\_\_\_ MELCHIONNE \_\_\_\_\_  
SHANLEY \_\_\_\_ MADIGAN \_\_\_\_\_

**10. Adjourn**

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

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

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

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

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #23-282**

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**INTRODUCED:**

**SECONDED:**

**MEETING DATE: November 9, 2023**

**REFERENCE: Budget Transfer**

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

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:**

Administration	20-100-010	SW	-10,000
Tax Collector	20-145-020	OE	-4,000
Tax Assessor	20-150-010	SW	-9,000
Tax Assessor	20-150-020	OE	-40,000
Police	25-240-020	OE	-120,000
Bd of Health	27-330-020	OE	-2,600
Health Benefit	23-220-020	OE	-11,000
			<b>-196,600</b>

**To:**

Administration	20-100-020	OE	3,000
Finance	20-130-010	SW	2,000
Finance	20-130-020	OE	9,000
Tax Collector	20-145-010	SW	2,000
Engineering	20-165-010	SW	3,000
Engineering	20-165-020	OE	12,000
UCC	22-195-010	SW	29,000
UCC	22-195-020	OE	6,000
Police	25-240-010	SW	120,000
Police Vehicle	26-316-020	OE	5,000
Fire Vehicle	26-317-020	OE	3,000
Health Dept	27-330-010	SW	2,600

**196,600**



**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 NOVEMBER 9, 2023.

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NANCY A. BROWN  
MUNICIPAL CLERK

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #23-283**

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**INTRODUCED:**

**SECONDED:**

**MEETING DATE: November 9, 2023**

**REFERENCE: Cancellation of Sewer  
Billing, Block 466, Lot 52.01  
Account #5951-0**

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

**WHEREAS**, 68 Wyckoff Avenue, known as Block 466, Lot 52.01 in the Township of Wyckoff has received duplicative bills for sewer service in 2023; and,

**WHEREAS**, Michael Palumbo & Rita Remy request the duplicate 2023 sewer usage billing be canceled; and,

**WHEREAS**, the Wyckoff Tax Collector's office has produced and verified that and has confirmed the 2023 sewer service charges have been paid and that the account is current.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that the duplicate sewer usage billing for 2023 is hereby canceled and sewer usage billing will resume for 2024 service at 68 Wyckoff Avenue, Block 466, Lot 52.01.

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

**CERTIFICATION**

I, NANCY A. BROWN, MUNICIPAL CLERK OF THE TOWNSHIP OF WYCKOFF, CERTIFY THE ABOVE TO BE A TRUE AND CORRECT COPY OF A RESOLUTION AS ADOPTED BY THE TOWNSHIP COMMITTEE ON NOVEMBER 9, 2023.

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

Range: 5951-0 to 5951-0	Account Type: First to Last	Order By: Date
Year: First to Last	Include Prior Year/Prd in Bal: Y	Report Type: Detail
Period: 1 to 12	Include Zero Bal: Y	Print Block/Lot/Qual: N
Date: 01/01/23 to 12/31/23	Exclude Non-NSF Reversed Payments: N	Name to Print: Bill To
Cycle: First to Last	Status: Active/Inactive	Location to Print: Property
Section: First to Last		
Print Service Debit/Credit Only:		
Include Service Type: Sewer: Y		

\* Overpayment amount applied to periods outside the range is not displayed

Account Id	Type	Section	Property Location						
Bill To Name			Address						
Cycle									
Date	Type	Yr/Prd	Code Meth Check No	Description	Apply To	Principal	Interest	Balance	
5951-0	R01		68 WYCKOFF AVE						
PALUMBO, MICHAEL & REMY, RITA			68 WYCKOFF AVE	WYCKOFF, NJ	07481				
Sewer: 1									
09/22/23	Payment	23 2	002 CK 000000003131	LOCKBOX		0.00	5.54-	496.14	
09/22/23	Payment	23 1	002 CK 000000003131	LOCKBOX		239.86-	7.89-	496.14	
03/27/23	Bill	23 2	R01			243.00		736.00	
03/27/23	Bill	23 2	R01			243.00		493.00	
03/27/23	Appl Ovr	23 1	051 CK 3023	FR Sewer	07/10/19	236.00-	0.00	250.00	
03/27/23	Bill	23 1	R01			243.00		250.00	
03/27/23	Bill	23 1	R01			243.00		7.00	
								<u>236.00-</u>	
								Prev. Bal:	236.00-

NOTE: Prior Year/Period Principal IS included on this report.

TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #23-284

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INTRODUCED:

SECONDED:

MEETING DATE: November 9, 2023

REFERENCE: Release Safety & Security  
Bond – 301 Sicomac Avenue/The Vista  
Block 443, Lot 49.03, 51, & 52

VOTE: BOONSTRA \_\_\_ FISHER \_\_\_ MADIGAN \_\_\_ MELCHIONNE \_\_\_ SHANLEY \_\_\_

**WHEREAS**, Christian Health – The Vista, 301 Sicomac Avenue, Wyckoff, New Jersey 07481 has requested the release of the \$80,110.00 being held as Safety & Security Guarantee; and

**WHEREAS**, the Township’s Consulting Engineer, Mr. Peter C. Ten Kate of Boswell Engineering, in a letter dated September 25, 2023 states that the \$80,110.00 Safety & Stabilization Bond is approved to be released; and

**WHEREAS**, Christian Health – The Vista, 301 Sicomac Avenue, Wyckoff, New Jersey 07481 posted the following with the Municipal Clerk on June 10, 2019 as Safety & Security bond:

Safety & Security Cash Bond                      \$80,110.00

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Wyckoff, County of Bergen, and State of New Jersey that they hereby accept the recommendation of the Township Consulting Engineer, Mr. Peter C. Ten Kate to release the \$80,110.00 Safety & Security Bond.

**BE IT FURTHER RESOLVED**, that the Municipal Clerk will forward a copy of this resolution to the Township Consulting Engineer, Mr. Peter C. Ten Kate, the Township Engineer, Mr. Mark Di Gennaro and to Christian Health – The Vista, 301 Sicomac Avenue, Wyckoff, New Jersey 07481.

**CERTIFICATION**

I, NANCY A. BROWN, MUNICIPAL CLERK OF THE TOWNSHIP OF WYCKOFF, CERTIFY THE ABOVE TO BE A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COMMITTEE ON NOVEMBER 9, 2023.

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



September 25, 2023

The Honorable Mayor and Township Committee Members  
Township of Wyckoff  
Scotts Plaza  
Wyckoff, New Jersey 07481

Attention: Nancy Brown, Township Clerk

Re: Christian Health – The Vista  
301 Sicomac Avenue  
Block 443, Lot, 49.03, 51, & 52.01  
Township of Wyckoff  
Our File No. WYES-389

Dear Mayor Madigan and Township Committee Members:

Christian Health has requested a release of the Safety and Security posted for the required site improvements of the above referenced site.

The Township currently holds the following Bond:

Safety and Stabilization Bond	\$ 80,110.00
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As per the Municipal Land Use Law, the Safety and Security Bond is to be released when requested.

Since all the public improvements were bonded by Bergen County as part of the Sicomac Avenue widening required by Bergen County, no performance or maintenance guarantee were required.

The Township currently also holds engineering inspector fees for the project. The engineering and inspection escrow fees will be released when all the closeout documents are received.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

BOSWELL ENGINEERING

Peter C. Ten Kate, P.E.

PCTK/jg

cc: Matthew Cavallo Township Administrator  
Mark DiGennaro, P.E., Township Engineer  
Diana McLeod, Municipal Finance Officer

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #23-285**

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**INTRODUCED:**

**SECONDED:**

**MEETING DATE: November 9, 2023**

**REFERENCE: Approving Contract Change  
Order No. 2/Close Out for Contract No. 2023-06  
– Road Improvement Program 2023**

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

**WHEREAS**, J.A. Alexander, Inc. and the Township of Wyckoff have heretofore entered into an Agreement, more particularly known as Contract No. 2023-06 – “Road Improvement Program 2023” for the furnishing of labor, equipment, and materials in the amount not to exceed \$1,010,226.22, in accordance with the requirements of the Local Public Contract Law, N.J.S.A. 40A:11-1, et seq.; and

**WHEREAS**, the Township Committee has received Contract Change Order No. 2/Contract Close Out for the within the contract in the amount of minus \$50,956.31 for a revised contract amount of \$959,269.91; and

**WHEREAS**, Contract Change Order No. 2/Contract Close Out does not expand the scope of the contract; and

**WHEREAS**, the within Contract Change Order No. 2/Contract Close Out is in the best interests of the Township.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Wyckoff, in the County of Bergen, State of New Jersey, that Contract Change Order No. 2 for Contract No. 2023-06, in the amount of minus \$50,956.31 be approved, and the project be closed out.

**BE IT FURTHER RESOLVED** that the Mayor, the Municipal Clerk, and any other appropriate officer are authorized to execute Contract Change Order No. 2/Contract Close Out for Contract No. 2023-06 on behalf of the Township.

**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 NOVEMBER 9, 2023.

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

**TOWNSHIP OF WYCKOFF  
CONTRACT CHANGE**

Project Title Road Improvement Program 2023

Contract No. 2023-06

Award Resolution No. 23-215

Contractor J.A. Alexander, Inc.  
130 John F. Kennedy Dr. No.  
Bloomfield, New Jersey 07003

Change Order No. 2 Close Out? Yes  No

Necessity for Change and/or Statement: To reconcile with as-built quantities.

Is proposed change an alternate bid?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Is stake out required?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Will change affect expiration or extent of insurance?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Will operation and maintenance cost be affected?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Will change affect other prime contractors?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Will change alter size of project?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Has consent of surety been obtained?	Yes	<input type="checkbox"/>	Not Necessary	<input checked="" type="checkbox"/>
Is money available under bond?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Is a supplemental bond required?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If a close out, has a maintenance bond been submitted?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

\* If yes, attach additional sheet of explanation.

Original Contract Award	\$	1,010,226.22
Previous Change Orders	\$	-
Revised Contract	\$	1,010,226.22
Change Order (plus)		
Change Order (minus)	\$	(50,956.31)
Revised Contract	\$	<u>959,269.91</u>

Requested by: *J. VanderPlaat* Date: 10/25/23  
J. Joseph VanderPlaat, Public Works Manager

Recommended by: *Matthew Cavallo* Date: 10/25/23  
Matthew Cavallo, Township Administrator/  
Qualified Purchasing Agent

Contractor: *James J. Alexander* Date: 10-23-23  
J.A. Alexander, Inc.  
*Project Manager*  
Title

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Thomas J. Madigan, Mayor

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Nancy A. Brown, Municipal Clerk

Change Order Resolution No. 23-285

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #23-286**

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**INTRODUCED:**

**SECONDED:**

**MEETING DATE: November 9, 2023**

**REFERENCE: Authorize Contract for CDL  
Mandate Compliance**

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

**WHEREAS**, the Township of Wyckoff is mandated by Federal Law and US DOT Regulation to comply with the Commercial Driver’s License mandate for random drug and alcohol testing; and

**WHEREAS**, the Township Administrator recommends renewing its contract with Valley Health System, Inc. to perform the required random drug and alcohol testing and Medical Review Officer (MRO) services; and

**WHEREAS**, it has been determined by the Township Administrator/Qualified Purchasing Agent that the total cost of contract for the calendar year will not exceed \$3,000.00 and does not require public bidding; and

**WHEREAS**, in accordance with N.J.S.A. 40A:11-15, this contract award is subject to the availability and appropriation of sufficient funds in 2024.

**WHEREAS**, the term of this agreement shall be for a period of one (1) year commencing on January 1, 2024 and terminating on December 31, 2024.

**NOW, THEREFORE, BE IS RESOLVED**, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey, that a contract is awarded to Valley Health System, Inc., 223 North Van Dien Avenue, Ridgewood, New Jersey 07450 for an amount not to exceed \$3,000.00

**BE IT FURTHER RESOLVED** that the Mayor and the Municipal Clerk are authorized to sign the attached agreement.

**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 NOVEMBER 9, 2023.

\_\_\_\_\_  
NANCY A. BROWN  
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 JANUARY 1, 2024, IS SUBJECT TO THE AVAILABILITY OF FUNDS APPROPRIATED IN THE 2024 ANNUAL BUDGET AND SUBSEQUENT ANNUAL BUDGETS AS REQUIRED. THE BUDGETORY 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).

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DIANA MC LEOD  
CHIEF FINANCIAL OFFICER

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #23-287**

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**INTRODUCED:**

**SECONDED:**

**MEETING DATE: November 9, 2023**

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

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

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

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

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

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

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

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

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

TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #23-288

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INTRODUCED:

SECONDED:

MEETING DATE: November 9, 2023

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

VOTE: BOONSTRA \_\_\_ FISHER \_\_\_ MELCHIONNE \_\_\_ SHANLEY \_\_\_ MADIGAN \_\_\_\_\_

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:**

Antonio & Joanna Centola, 53 John Street, Wyckoff, New Jersey 07481 – Refund 2023 Sewer overpayment – Block 516/Lot 58 - \$243.00

103 Edison St., LLC, 705 Ridge Road, Lyndhurst, New Jersey 07071 – Refund 2023 Sewer overpayment – Block 269/Lot 10 - \$238.00

**RECREATION:**

Tim Werkley, 539 Farview Court, Wyckoff, New Jersey 07481 – Basketball Refund - \$100.00

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #23-289**

\*\*\*\*\*

**INTRODUCED:**

**SECONDED:**

**MEETING DATE: November 9, 2023**

**REFERENCE: Awarding Contract No. 2023-12 –  
Ravine Avenue and Grandview Avenue  
Guiderail Installation**

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

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**WHEREAS**, on October 26, 2023, the Township received bids for Contract No. 2023-12 –  
RAVINE AVENUE AND GRANDVIEW AVENUE GUIDERAIL INSTALLATION; and

**WHEREAS**, four (4) bids were received for Contract No. 2023-12; and

**WHEREAS**, the apparent lowest responsive and responsible bid was submitted by Ficor  
Company, Inc. in the base bid amount of \$53,525.00; and

**WHEREAS**, the Township Administrator and the Township Engineer have reviewed and  
recommended the Contract award be made to Ficor Company, Inc., as the lowest responsive  
and responsible bid.

**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 contract for Contract No. 2023-  
12 is awarded to the lowest responsive and responsible bidder, Ficor Company, Inc., 105  
Passaic Avenue, Ogdensburg, NJ 07439 for the base bid amount of \$53,525.00.

**BE IT FURTHER RESOLVED** that the Mayor, the Municipal Clerk, and any other officer as may  
be deemed appropriate are hereby authorized to enter into an agreement or any other required  
documents for the aforementioned services, a copy of which shall be available for public  
inspection in the Office of the Municipal Clerk.

**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 NOVEMBER 9, 2023.

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

**CERTIFICATION**

I, DIANA MCLEOD, CHIEF FINANCIAL OFFICER OF THE TOWNSHIP OF WYCKOFF,  
CERTIFY THAT ADEQUATE FUNDS HAVE BEEN APPROPRIATED IN THE 2023  
MUNICIPAL BUDGET ACCOUNTS C-04-56-999-995 AT \$53,525.00. NOT TO EXCEED THE  
MAXIMUM AMOUNT AS SET FORTH ABOVE.

\_\_\_\_\_  
DIANA MCLEOD  
CHIEF FINANCIAL OFFICER

UNOFFICIAL BID RESULTS  
TOWNSHIP OF WYCKOFF  
CONTRACT NAME RAVINE AVE AND GRANDVIEW AVE GUIDERAIL INSTALLATION  
CONTRACT No. 2023-12  
BID DATE/TIME October 26, 2023 at 11:00 a.m.  
AWARDED

Line Item	Estimated Quantities	Unit	Description	Ficor Company, Inc.		J. Fletcher Creamer & Son, Inc.		Road Safety Systems, LLC		Westcraft Builders, Inc.	
				Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1	1	LS	Performance Bond, Insurance, and Road Opening Permit	\$2,000.00	\$2,000.00	\$695.00	\$695.00	\$2,000.00	\$2,000.00	\$10,000.00	\$10,000.00
2	1	LS	Removal and Disposal of Existing Timber Rail, Fill Post Holes with Dense Graded Aggregate	\$9,500.00	\$9,500.00	\$6,500.00	\$6,500.00	\$10,109.00	\$10,109.00	\$22,000.00	\$22,000.00
3	1,100	LF	Approximately 1,100 LF of Steel Beam Guiderail (6'; 3" Post Spacing)	\$31.00	\$34,100.00	\$29.40	\$32,340.00	\$34.00	\$37,400.00	\$90.00	\$99,000.00
4	2	EA	Reset Existing Tangent End Terminals	\$1,000.00	\$2,000.00	\$4,865.00	\$9,730.00	\$1,600.00	\$3,200.00	\$1,000.00	\$2,000.00
5	2	EA	Approach Guiderail Terminals TL-2	\$1,475.00	\$2,950.00	\$2,345.00	\$4,690.00	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00
6	2	EA	Aluminum Bridge Pipe Rail Adaptors	\$1,200.00	\$2,400.00	\$745.00	\$1,490.00	\$1,500.00	\$3,000.00	\$500.00	\$1,000.00
7	1	EA	6-foot Posts (if and where needed)	\$150.00	\$150.00	\$155.00	\$155.00	\$60.00	\$60.00	\$250.00	\$250.00
8	1	EA	8-foot Posts (if and where needed)	\$200.00	\$200.00	\$175.00	\$175.00	\$110.00	\$110.00	\$300.00	\$300.00
9	1	EA	9-foot Posts (if and where needed)	\$225.00	\$225.00	\$200.00	\$200.00	\$120.00	\$120.00	\$350.00	\$350.00
<b>BASE BID TOTAL</b>				<b>\$53,525.00</b>		<b>\$55,975.00</b>		<b>\$62,999.00</b>		<b>\$141,900.00</b>	
				No exceptions taken		Exceptions taken		No exceptions taken		No exceptions taken	

**Nancy A. Brown**

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**From:** carola.moore@verizon.net  
**Sent:** Wednesday, October 18, 2023 11:54 AM  
**To:** Nancy A. Brown  
**Cc:** leburgess12@gmail.com  
**Subject:** Signage for Christmas Walk 2023

**CAUTION:** This email originated from outside of Wyckoff Township. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Nancy Brown,  
Grace Church is having its 7<sup>th</sup> annual Christmas Cookie Walk on December 9 th 2023. The Church is located at 55 Russell Ave, Wyckoff N.J.

**Here is some info you may need:**

Size of sign is approx.. 18x24 inches  
We have 4 signs which we would post after Thanksgiving for 10 days.  
Also, I will send you a picture of the sign.

**The locations would be :**

- Dairy Queen in Wyckoff
- 513 Terhune Terrace
- 551 Fox Hollow in Wyckoff
- 439 Russell AVE in Wyckoff

Proceeds of the sale go to missions and ministries of Grace Church  
Let us know if you require an additional information.

Thank You,  
Carol Moore and Laura Burgess  
Cookie Walk Co-chair and Chair of the Cookie Walk Committee

Approved - F. Depken - Zoning 10/20/23  
Approved - D. Murphy - Police 10/19/23

TOWNSHIP OF WYCKOFF  
MUNICIPAL CLERK'S OFFICE

**SPECIAL EVENT APPLICATION**

(Maximum ten(10) day period only)

Please type or print clearly and submit original copy:


Christian Health  
Applicant/Business Name

301 Sicomac Avenue, Wyckoff, NJ  
Business Address Block/Lot

201-848-5888 Douglas A. Struyk  
Business Telephone Contact/Applicant Name

201-848-5888 dstruyk@ChristianHealthNJ.org  
Contact Telephone Contact e-mail

Friday, November 17, 2023 & Saturday, November 18, 2023 Two days, 10 am – 4 pm  
Date of Event Duration of Event (Days and/or hours)

  
APPLICANT SIGNATURE

**REQUIRED INFORMATION:**  
(Please check those which apply)

- Temporary Signage:** Attach detailed drawing including dimensions; location of temporary sign and dates requested. Sign to be posted 10 feet back from the intersection of Sicomac Avenue and Christian Health Way (private entry road opposite Cedar Hill Avenue ) beginning Friday, November 10 and removed on Monday, November 20, 2022 – rendering attached  
(Specify the precise dates within the ten day period proposed to post temporary signs
  
- Special Activities:** Attach detailed description with specific location of special activities at above address.
  
- Food and/or Drink** Wyckoff Board of Health License REQUIRED.
  
- Temporary Props:** Attach specific description of items to be used.
  
- Tent:** Attach map detailing precise location of where the tent is proposed to be erected.
  
- Other Requested Items:** Be specific and attach detailed list.

(To be completed by Municipal Clerk)

Review by Zoning Enforcement Official

10/24 Approved:  Denied:

Review by Police Traffic Safety Officer

10/23 Approved:  Denied:

Permission obtained from Township Committee:

Approved:  Denied:

Nancy A. Brown, Municipal Clerk

Date: \_\_\_\_\_

**TOWNSHIP OF WYCKOFF  
340 FRANKLIN AVENUE  
COUNTY OF BERGEN, STATE OF NEW JERSEY**

**ORDINANCE #1995**

**AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO MODIFY ZONING REGULATIONS TO ACCOMMODATE DIFFERENT TYPES OF RESIDENTIAL DEVELOPMENT AND TO ENCOURAGE THE CONSTRUCTION OF AFFORDABLE HOUSING**

**WHEREAS**, the Township of Wyckoff recently adopted a Master Plan Amendment which provided goals and objectives for the future development of underutilized properties; and

**WHEREAS**, the Township of Wyckoff recognizes that several sites are currently underutilized and should be considered for downzoning. This is particularly important to address the economic and affordable housing goals of the Township; and

**WHEREAS**, certain properties included in the RA-25 Rural Residence Zone, the companion zone to the RC-25 Cluster Options Residence Zone, have become fallow, including a former house of worship, which are situated in Block 437, including Lots 16, 18, 19, 20.02, and 20.04 located at the terminus of Squawbrook Road, and are better suited for a residential cluster development of detached single-family residences which will encourage land conservation and open space preservation; and

**WHEREAS**, similar to the Squawbrook Road site, two lots located at 168 and 174 Franklin Avenue, known as Block 265 Lot 72 and 73, are underutilized. Lot 73 is 1.6 acres in area, and Lot 72 is 1.9 acres, both with single-family dwellings. To the east of these lots is a lot owned by the Borough of Waldwick and occupied by water tanks. To the south is the J.A. McFaul Environmental Center. The natural buffer of the surrounding development pattern and the fact that this site is underutilized creates opportunity for rezoning to provide some affordable housing; and

**WHEREAS**, the purpose of this ordinance is to provide a regulatory framework for the rezoning of both these sites for smaller residential lots with the inclusion of affordable housing either through a regular subdivision or in a cluster format where it is necessary for environmental preservation.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Wyckoff, in the County of Bergen, State of New Jersey, that the Code of the Township of Wyckoff is hereby amended to include the following new provisions;

**SECTION 1.** A new Section 186-49L is hereby added as follows:



**§ 186-49L. SF/AH3: Single-Family Affordable Housing Zone.**

- (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
    - i. These Units shall be for the provision of affordable housing in accordance with the required set-a-side as set forth in this § 186-49L(7) with the condition that both units must be affordable.
    - ii. These units must be setback a minimum of 300 feet from the front property line of a site
  - b. Senior citizen housing/special needs/veterans housing
    - i. These Units shall be for the provision of affordable housing in accordance with the required set-a-side as set forth in this § 186-49L(7).
    - ii. The site shall have a minimum of 5 acres in area.
- (5) Bulk Requirements
  - a. Single-Family and Two-Family lots permitted at a density of 4.5 dwelling units per acre in accordance with the following bulk requirements.

<b>Minimum Lot Size (SF)</b>	<b>Average Lot (SF)</b>	<b>Maximum Height (stories/feet)</b>	<b>Minimum Front Yard</b>
7,000	8,500	2 ½ / 35	40 feet

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

b. Environmental Preservation Cluster Design Option

- i. With a minimum of five (5) acres, an environmentally constrained tract may be developed in accordance with the following standards:

<b>Minimum Lot Size (SF)</b>	<b>Average Lot (SF)</b>	<b>Maximum Height (stories/feet)</b>	<b>Minimum Front Yard</b>
5,000	7,000	2 ½ / 35	30 feet

		<b>Maximum Lot Coverage</b>	
<b>Minimum Side Yard</b>	<b>Minimum Rear Yard</b>	<b>Principal Building</b>	<b>And Accessory Building</b>
15 feet	30 feet	35%	40%

- ii. Minimum open space required: A minimum of 50% of the site shall be preserved for environmental protection and/or passive recreation.
- iii. There shall be no required wetlands buffer located on a privately owned lot. All buffers shall be located on the preserved open space to be maintained as detailed in Section IV of this chapter.
- iv. Maximum Density is 3.5 dwelling units per acre.
- (6) Minimum Off-Street Parking: as required by the Residential Site Improvement Standards.
- (7) Minimum affordable housing requirements for each site.
- a. The minimum required affordable housing for each site shall be based on a 20% set-aside for for-sale units and a 15% set-aside for rental units.
- b. The affordable units shall be deed-restricted in accordance with the requirements of the State of New Jersey.

(8) Landscape Standard:

- 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.

(9) Sidewalks shall be required in accordance with Residential Site Improvement Standards.

**SECTION 2.** § 186-33 Shall not apply to this zone; instead, the cluster requirements of § 186-49L apply as set forth in Section 1.

**SECTION 3.** § 186-3, Zoning Map, is hereby amended and supplemented by the addition of the following:

HH. The SF/AH3 Zone is the name of the zone established to include Block 265, Lots 72 and 73, and Block 437, Lots 16, 18, 19, 20.02, and 20.04

**SECTION 4.** If any section, sub-section, paragraph, sentence, or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

**SECTION 5.** All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 6.** This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

**TOWNSHIP OF WYCKOFF  
340 FRANKLIN AVENUE  
COUNTY OF BERGEN, STATE OF NEW JERSEY**

**ORDINANCE #1996**

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF WYCKOFF  
CHAPTER 186, ZONING, SCHEDULE I, SCHEDULE OF DIMENSIONAL  
REQUIREMENTS TO REFLECT PREVIOUSLY ADOPTED CHANGES TO THE  
ZONING CODE**

**WHEREAS**, the Township of Wyckoff previously adopted several Ordinances amending sections of Chapter 186, Zoning, which created new Zones and amended the bulk requirements of Zones; and

**WHEREAS**, the Township Committee desires to amend and supplement Schedule I – Schedule of Dimensional Requirements, to conform to the previously adopted Ordinances.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Wyckoff, in the County of Bergen, State of New Jersey, that the Code of the Township of Wyckoff is hereby amended as follows:

- SECTION 1.** Schedule I of Chapter 186, Zoning, is hereby amended and supplemented in its entirety with the new Schedule I annexed to this Ordinance as Exhibit A.
- SECTION 2.** If any section, sub-section, paragraph, sentence, or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.
- SECTION 3.** All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
- SECTION 4.** This ordinance shall take effect after final adoption and publication and otherwise as provided by law.



**TOWNSHIP OF WYCKOFF  
340 FRANKLIN AVENUE  
COUNTY OF BERGEN, STATE OF NEW JERSEY**

**ORDINANCE #1997**

**AN ORDINANCE TO PROVIDE A CERTAIN CAPITAL IMPROVEMENT IN THE TOWNSHIP OF WYCKOFF AND TO PROVIDE FOR THE RECEIPT, ACCEPTANCE AND DEPOSIT OF GRANT FUNDS THEREFORE, AND TO AUTHORIZE APPROPRIATIONS OF \$248,240.**

**WHEREAS**, the Township of Wyckoff has made application to the New Jersey Department of Transportation (NJDOT) Trust Fund Program to receive grant funds for improvements to Grandview Avenue; and,

**WHEREAS**, the Township of Wyckoff has received notice that it is the recipient of a grant for improvements to Grandview Avenue for a grant amounting to \$248,240; and,

**WHEREAS**, the Township of Wyckoff shall enter into a contract with the NJDOT Trust Fund Program to participate in the receipt of grant funds made available.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Wyckoff, County of Bergen, as follows:

**SECTION 1.** The Township of Wyckoff, in the County of Bergen, shall proceed with improvements to Grandview Avenue in the Township of Wyckoff.

**SECTION 2.** The cost of implementing said improvements in Section 1 shall be paid by the Township out of funds:

- a. \$248,240 to be authorized specifically for said purpose from the NJDOT.
- b. Total appropriation authorized is \$248,240.

**SECTION 3.** It is hereby determined and stated:

- a. Said purpose is not a current expense. The same is an Improvement which the Township of Wyckoff may lawfully make or acquire and no part of the cost of said improvement has been or shall be specifically benefited.
- b. It is not necessary to finance this authorization by the issuance of obligations by the Township of Wyckoff pursuant to the Local Bond Law of the State of New Jersey.

- c. The total authorized appropriation in the ordinance is \$248,240.

**SECTION 4.** The monies which the Township of Wyckoff is authorized to receive pursuant to the terms of the NJDOT Program, shall, when received, be placed in a capital improvement fund of the Township of Wyckoff for the purpose set forth in Section 1 of this ordinance.

**SECTION 5.** It is hereby determined and stated that no supplemental debt statement is required to be made and signed in connection with said purpose, since the gross debt of the Township of Wyckoff as defined under the Local Bond Law is not increased by this Ordinance, and no obligations in the matter of notes or bonds are authorized by this Ordinance.

**SECTION 6.** This ordinance shall take effect after publication thereof and final passage as required by law.

**TOWNSHIP OF WYCKOFF  
340 FRANKLIN AVENUE  
COUNTY OF BERGEN, STATE OF NEW JERSEY**

**ORDINANCE #1998**

**AN ORDINANCE PROVIDING FOR THE SITE LEASE FOR THE  
OPERATION OF WIRELESS COMMUNICATION ANTENNAS AND  
RELATED FACILITIES AT 880 BLOOMFIELD AVENUE, WYCKOFF, NJ  
TO DISH WIRELESS, LLC**

**WHEREAS**, the Township of Wyckoff wishes to lease space at the Sports Lighting Tower located at 1 Scott Plaza, Wyckoff, New Jersey for the operation of wireless communication antennas, equipment and related facilities; and

**WHEREAS**, in accordance with the provisions of *N.J.S.A. 40A:12-14(a)* the Township advertised for sealed bids for the lease of the aforementioned space; and

**WHEREAS**, as a result of the advertisement for bids the Township received one (1) sealed proposal from the following telecommunication company:

DISH Wireless, LLC  
3 ADP Boulevard  
Roseland, New Jersey 07068

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Wyckoff in the County of Essex, State of New Jersey, as follows:

**SECTION 1.** In accordance with the provisions of *N.J.S.A. 40A:12-14(a)*, the Township of Wyckoff shall lease space at the Sports Lighting Tower located at 1 Scott Plaza, Wyckoff, New Jersey to DISH Wireless, LLC for a term of five (5) years commencing the first day of the month following the commencement of the bidder's installation known as the "Commencement Date". The specifications prepared for the bid are incorporated herein by reference and are made a part of the Lease Agreement.

**SECTION 2.** The rent to be paid by DISH Wireless, LLC for the first five (5) year term shall be \$32,000 per year. Every year, on the anniversary of the commencement date, there shall be a yearly increase in rent of 3.0%.

**SECTION 3.** The Mayor and Municipal Clerk are hereby authorized to execute any and all documents for the lease of the space to DISH Wireless, LLC.

**SECTION 4.** If any section, sub-section, paragraph, sentence, or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.



**SECTION 5.** All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 6.** This ordinance shall take effect after final passage and publication as prescribed by law.