

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
TUESDAY, OCTOBER 5, 2021**

TOWNSHIP OF WYCKOFF

Open Public Meetings Act Notice

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act N.J.S.A.10:4-6 et seq., the Township Committee of the Township of Wyckoff shall conduct its 7:00 pm, Tuesday, October 5, 2021 Work Session meeting in the second floor court room at Wyckoff Town Hall, 340 Franklin Avenue, Wyckoff, NJ 07481 and the meeting will also be live-streamed via the Township of Wyckoff's YouTube channel and members of the public may attend the meeting to provide public comment or call 201-891-7000, ext. #2220 should they wish to provide public comment during the public comment period.

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

This notice and agenda have been posted on the Township's home page Wyckoff-nj.com at the Quick Link for "Minutes & Agendas" on Friday, October 1, 2021. 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 as a "News" item on Friday, October 1, 2021 by 4:30 pm.

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Nancy A. Brown
Acting Municipal Clerk

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TUESDAY, OCTOBER 5, 2021

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE WORK SESSION MEETING
MUNICIPAL COURT ROOM
TUESDAY, OCTOBER 5, 2021 - 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 Melissa D. Rubenstein
2. Roll call of Township Committee
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES
3. Reading of "Open Work Session" statement by Acting Clerk, Nancy A. Brown
4. Confirm Finance Committee has 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 call 201-891-7000, ext. #2220 if you wish to make a comment.
MOTION: SHANLEY SECOND BOONSTRA
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES
Motion to close the Public Comment period:
MOTION: SHANLEY SECOND MELCHIONNE
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES
Motion to adopt resolution #21-C7 and enter a Closed Session Discussion
6. Administer Oath of Office to Nicholas Bucci, Probationary Police Officer
7. Review of 8:00 p.m. Business Meeting Agenda – Administrator
8. Review of Policy Action Items – Administrator
9. Reports of Township Committee Members
10. Report of Township Attorney
11. Motion to adopt resolution #21-C7 and enter a Closed Session Discussion

MOTION: BOONSTRA SECOND SHANLEY
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES

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12. Motion to Exit the Closed Session Discussion

MOTION: SHANLEY SECOND BOONSTRA
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES

13. Motion to re-enter the Open Work Session portion of the Open Work Session meeting:

MOTION: SHANLEY SECOND MADIGAN
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES

14. Adjourn

MOTION: SHANLEY SECOND MADIGAN
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES

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 OPEN WORK SESSION MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
TUESDAY, OCTOBER 5, 2021 – 7:00 P.M.**

OPEN PUBLIC MEETINGS ACT

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Nancy A. Brown
Acting Municipal Clerk

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE OPEN WORK SESSION MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
TUESDAY, OCTOBER 5, 2021 – 7:00 P.M.**

Mayor Melissa D. Rubenstein opened the Open Work Session Meeting at 7:00 p.m. in the second-floor municipal court room.

Present: Mayor Melissa D. Rubenstein, Committeemen Rudolf E. Boonstra, Thomas J. Madigan, Peter J. Melchionne and Timothy E. Shanley
Also Present: Township Administrator Robert J. Shannon, Acting Municipal Clerk Nancy Brown, and Township Attorney Robert Landel

Nancy Brown, Acting Municipal Clerk read the Open Public Work Session statement: "This Open Public Work Session Meeting of the Wyckoff Township Committee is now in session. In accordance with the Open Public Meetings Act, notice of this meeting appears on our Annual Schedule of meetings. A copy of said Annual Schedule has been posted on the Bulletin Board in Memorial Town Hall; a copy has been filed with the Municipal Clerk, The Record, The Ridgewood News and the North Jersey Herald and News – all newspapers having general circulation throughout the Township of Wyckoff. At least 48 hours prior to this meeting the Agenda thereof was similarly posted, filed and mailed to said newspapers. The Agenda with the resolutions and ordinances to be considered was posted on the Township's website at "Minutes & Agendas" on the Friday prior to this evening's meeting."

Mayor Rubenstein opened the meeting for the ten (10) 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 call 201-891-7000, ext. 2220 if you wish to make a public comment at this time. Motion from Committeeman Shanley, seconded by Committeeman Boonstra, all voting yes to open the ten (10) minute public comment period.

1. Mr. & Mrs. Edward Domkofski, 195 Fox Hollow Road asked whether the Township would clean-out the brook behind their house, raise the gabion rock walls that channel the brook and replace the culvert. During the recent Hurricane Ida, Mr. & Mrs. Domkofski experienced voluminous water in their basement.
The Township Committee discussed the fact that an easement does not mean the Township owns the brook and asked if the residents could call the police when they observe individuals dumping grass clippings, branches and debris in the brook as these actions establish blockages to the flow if drainage.
Mr. & Mrs. Domkofski also spoke to the Township Engineer and visited the FEMA Representatives at Town Hall on Friday, September 24, 2021. The Township Committee will request the Township Engineer and SPW Manager inspect their backyard and if any debris is present in the brook that is blocking the flow of drainage, will remove any such debris.
2. Alan Makovsky, 30 Lyons Street stated that two (2) of his neighbors were setting off fireworks. Mr. Makovsky is concerned for the safety of children who encounter fireworks and asked if the Township prohibits fireworks. He stated the Township Website states the Township issues permits for fireworks and suggested all block party approvals should include – No Fireworks. The Township Committee advised they will assess this concern and encouraged Mr. Makovsky to call the Wyckoff Police when a situation occurs. The only approval for fireworks the town issues is the Wyckoff Volunteer Fire Department's Annual Community Fireworks Display Fundraiser at the Memorial Field Complex.

Committeeman Shanley motioned to close the public comment period, seconded by Committeeman Melchionne with an affirmative voice vote.

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TUESDAY, OCTOBER 5, 2021 – 7:00 P.M.**

At this time, Mayor Rubenstein administered the Oath of Office to Nicholas Bucci, Probationary Police Officer for the Wyckoff Police Department. Township Committee members all extended good wishes to Patrolman Bucci for a successful and safe career.

Review of the 8:00 p.m. Business Agenda:

This evening's Agenda was posted on the Township's website on Friday, October 1, 2021. The following additions are proposed:

1. A resolution to establish another cybersecurity policy.
2. A resolution to extend the current shared service where the Township DPW performs vehicle repairs for the K-8 Board of Education vehicles at a discounted labor rate less than the rate charged by commercial mechanical shops.

Policy Action Items:

1. The 2022 Municipal Calendar is in production. The Township Committee draft message was presented for review. Committeeman Madigan suggested changes that were completed.
2. The Administrator provided an update that the 9-24-2021 mobile FEMA Office at Town Hall was helpful, seventy-four (74) individuals visited the FEMA site in Wyckoff.
3. The Mountain Avenue Improvements are scheduled to begin on Monday, October 11, 2021. Social media posts were issued.
4. Included in the weekend packets are Project Team Meeting Minutes regarding the on-going efforts for cyber security. Training remains critical.
5. A social media post continues to be issued regarding the 11-2-2021 ballot question: Should the Municipal Open Space Trust Fund Tax be extended by the voters for another five (5) years.
6. Town Hall will be open on Tuesday, October 12, 2021 from 8:30 a.m. to 9:00 p.m. for resident convenience for final day voter registration.
7. The Wyckoff Police Department is currently advertising for towing vendors for the 2022 list of towing vendors. Expect a resolution to approve qualified towing vendors at one of the two (2) Township Committee meetings in December.

Township Committee Reports:

Rudolf Boonstra:

1. Mr. Boonstra attended the Wyckoff Volunteer Fire Department's Fire Prevention Open House where children were taught fire prevention and described the event as well attended. Mr. Boonstra also attended the fireworks display, Wyckoff Day and the fire department picnic.

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Timothy Shanley:

1. The Wyckoff Community Fireworks Display was very successful and well attended. Mr. Shanley thanked the Wyckoff Volunteer Fire Department, the Wyckoff Ambulance Corps and the Wyckoff DPW. Sincere thanks to our two (2) primary event sponsors – Wyckoff Shop Rite and Lakeland Bank.
2. The Curbside Leaf Collection Program begins Monday, October 18, 2021.

Thomas J. Madigan:

1. Mr. Madigan reported that he attended the Wyckoff Volunteer Fire Department Picnic and thanked Fire Chief Vander Plaats and all the businesses that supported the picnic.
2. Mr. Madigan attended the Wyckoff Volunteer Fire Department's Fire Prevention event called an open house on Monday, October 4, 2021.
3. Mr. Madigan reported that he attended the 9-25-2021 Fireworks Display and described the evening as a great fun, family event.
4. Mr. Madigan advised that Pink Ribbons were placed on the decorative lamp posts located around Town Hall to promote Breast Cancer Awareness Month.

Peter Melchionne:

1. Mr. Melchionne reported that he also attended the Community Fireworks Event, St. Nicholas Greek Festival and the Wyckoff Volunteer Fire Department Picnic. Mr. Melchionne thanked Committeeman Madigan who assisted him grilling at the fire department picnic.
2. Mr. Melchione suggested all enjoy Columbus Day on Monday, October 11, 2021.

Mayor Rubenstein:

1. Mayor Rubenstein reported she attended Wyckoff Day, the Fireworks Display, St. Nicholas Greek Festival and the Wyckoff Volunteer Fire Department Picnic. Mayor Rubenstein stated: "One of the best aspects of Wyckoff are the many community events that bring people together."
2. Mayor Rubenstein attended two (2) Ribbon Cutting Ceremonies for new businesses in Wyckoff and several more are scheduled. It is great that our business community is attracting new businesses and Mayor Rubenstein recognized the efforts of the Wyckoff Chamber of Commerce.

Motion to enter a Closed Session Discussion in accordance with Resolution #21-C7 from the Open Public Work Session Meeting at 7:35 p.m.:

MOTION: BOONSTRA SECOND SHANLEY
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES

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TUESDAY, OCTOBER 5, 2021 – 7:00 P.M.**

Motion to exit the Closed Session Discussion at 8:02 p.m.:

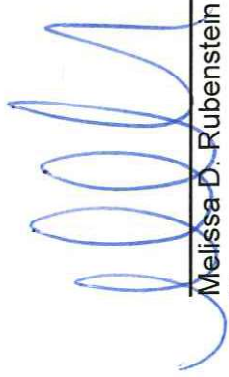
MOTION: BOONSTRA SECOND MELCHIONNE
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES

Motion to re-enter the Open Work Session portion of the Open Work Session Meeting:

MOTION: SHANLEY SECOND MADIGAN
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES

Adjourn the Open Work Session Meeting at 8:03 p.m.

MOTION: SHANLEY SECOND BOONSTRA
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES



Melissa D. Rubenstein
Mayor



Nancy A. Brown
Acting Municipal Clerk

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TUESDAY, OCTOBER 5, 2021

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE BUSINESS MEETING
MUNICIPAL COURT ROOM
TUESDAY, OCTOBER 5, 2021 - 8:00 PM

1. Regular Meeting of the Wyckoff Township Committee called to order by Mayor Melissa D. Rubenstein
2. Flag Salute
3. Invocation
4. Reading of the "Open Public Meetings Act" statement by Nancy A. Brown

5. Roll Call of the Township Committee Members Present:

BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES

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 call 201-891-7000, ext. #2220 if you wish to make a comment.

MOTION: SHANLEY SECOND MELCHIONNE
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES

Request motion to close the Public Comment Period:

MOTION: SHANLEY SECOND MADIGAN
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES

7. Approval of the September 14, 2021 Township Committee Work Session and Regular Business meeting minutes:

MOTION: SHANLEY SECOND MADIGAN
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES

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):

#21-267	Release Performance Cash – 43 Park Avenue
#21-268	Assignment of Developer's Agreement – Galenkamp Court
#21-269	Authorization of Vouchers and Payment of Bills
#21-270	Return of Certain Overpaid Taxes
#21-271	Invoke Title 59 Immunities Lightning Detection Warning System

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- | | |
|---------|---|
| #21-272 | Extended Contract – Clothes and Shoes Recycling |
| #21-273 | Extended Contract – Firefighter Respirator Mandate Compliance |
| #21-274 | Authorize Redemption of Tax Sale Certificate #20-00005, Block 431, Lot 4, 771 Birchwood |
| #21-275 | Authorize Wyckoff K-8 Shared Service Agreement – Vehicle Repair |
| #21-276 | Adopt a Workstation Hardening Policy |
| #21-C7 | Closed Session - Personnel |

II Ordinances – Introduction

NONE

III Motions

- A. Approve and memorialize the closing of a section of Highland Avenue in the rear of the building located at 244 Everett Avenue for a private event for Saiph Capital on October 17, 2021, between noon and 5pm. Highland Avenue to be closed between Madison and Everett. Event to include a 30 x 50 tent over the parking lot of the building, valet parking and the hiring of an off-duty officer for traffic control.
- B. Approve and Memorialize the installation of pink ribbons to promote Breast Cancer Awareness on the trees and lamp posts around Town Hall.
- C. Approve and memorialize Eisenhower Middle School Fundraiser on October 26, 2021 with live band outside under the existing tent at Blue Moon.
- D. Approve and memorialize the “Never End the Fight fundraising 5K” on October 9, 2021, beginning at 9:00 am at Eisenhower Middle School, which will necessitate road closures in the James Way neighborhood for the duration of the event.

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:	SHANLEY	SECOND	MELCHIONNE
BOONSTRA	YES	MADIGAN	YES
SHANLEY	YES	RUBENSTEIN	YES

9. Ordinances – Public Hearing / Further Consideration:

NONE

10. Adjourn

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

MOTION:	SHANLEY	SECOND	MELCHIONNE
BOONSTRA	YES	MADIGAN	YES
SHANLEY	YES	RUBENSTEIN	YES

**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
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Meeting Called to Order

Mayor Melissa D. Rubenstein called the regular meeting of the Wyckoff Township Committee in the Municipal Court Room to order at 8:00 pm.

Flag Salute

The Township Committee proceeded with the Pledge of Allegiance led by Mayor Melissa D. Rubenstein.

Invocation

The Invocation was given by Committeeman Rudolf E. Boonstra

RE: Township Committee Meeting of Tuesday, October 5, 2021, 7:00 p.m. Work Session and 8:00 p.m. Business Meetings will be livestreamed, and public comments will be available telephonically.

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Attendance

Township Committee Present: Mayor Melissa D. Rubenstein; Committee Present: Rudolf E. Boonstra, Peter J. Melchionne, Thomas J. Madigan and Timothy E. Shanley.

Staff Present: Township Administrator Robert J. Shannon; Acting Municipal Clerk Nancy Brown and Township Attorney Robert Landel.

Meeting Open for Public Comment

Committeeman Shanley made a motion to open the meeting for Public Comment; Seconded by Committeeman Melchionne. All voted in favor.

There being no callers after several minutes had passed and no one stepping forward, Mayor Rubenstein requested a motion to close the public comment period.

Committeeman Shanley made a motion to close the Public Comment Period; Seconded by Committeeman Madigan. All voted in favor.

Approval of the September 14, 2021 Township Committee Work Session and Regular Business meeting minutes:

MOTION: SHANLEY _____ SECOND _____ MADIGAN _____
BOONSTRA YES _____ MADIGAN YES _____ MELCHIONNE YES _____
SHANLEY YES _____ RUBENSTEIN YES _____

With an affirmative vote, the motion is approved.

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)

#21-267 Release Performance Cash – 43 Park Avenue

WHEREAS, Mr. and Mrs. Hugo Castro, owners of 43 Park Avenue, Wyckoff, New Jersey in an email dated August 26, 2021, have requested the release of a \$2,500 Landscape Performance Cash Surety; and

WHEREAS, the Township's Engineer, Mr. Mark Di Gennaro, in an email dated August 27, 2021, states that the landscaping work has been completed and inspected and the \$2,500 being held as Performance Cash Surety is approved to be released; and

WHEREAS, Mr. and Mrs. Hugo Castro, owners of 43 Park Avenue, Wyckoff, New Jersey, posted the following with the Municipal Clerk on April 8, 2021 for landscape/site improvements:

Performance Cash Surety \$2,500.00

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 Engineer, Mr. Mark Di Gennaro to release the \$2,500 Performance Cash Surety.

BE IT FURTHER RESOLVED, that the Municipal Clerk will forward a copy of this resolution to the Township Engineer, Mr. Mark Di Gennaro and to Mr. and Mrs. Hugo Castro, owners of 43 Park Avenue, Wyckoff, New Jersey, 07481.

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#21-268 Assignment of Developer's Agreement – Galenkamp Court

WHEREAS, Pro Contractors II, LLC deposited the following with the municipal clerk on September 8, 2019 for Block 436 Lots 20.01, 19.01 & 19.02, Galenkamp Court:

\$19,560.00	Performance Cash Bond
\$ 8,150.00	Professional Escrow
\$ 3,500.00	Additional Professional Escrow
\$221,825.00	Performance Letter of Credit

WHEREAS, Pro Contractors II, LLC experienced financial hardship and the project was sold to CJM Properties Corp. in early 2021; and,

WHEREAS, the Chief Financial Officer, Diana McLeod, has verified the funds currently on account to be \$5,868.00 Performance Cash and \$284.85 Inspection Fees.

WHEREAS, Pro Contractors II, LLC assigned their Developer's Agreement over to CJM Properties Corp in an agreement dated August 17, 2021, which is attached as if set forth herein; and

WHEREAS, CJM Properties, Corp. has delivered to the Municipal Clerk a check payable to the Township of Wyckoff in the amount of \$52,812.00 dated September 10, 2021 to be held as Performance Cash Surety and referenced in the August 17, 2021 Assignment of Developer's Agreement; and,

WHEREAS, The Chief Financial Officer, Diana McLeod, is hereby authorized to transfer the Pro Contractors II, LLC funds for Block 436, Lots 29.01, 19.01 and 19.02 into accounts for CJM Contractors Corp. as per the Assignment of Developer's Agreement.

NOW THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey does hereby accept the Assignment of Developer's Agreement for Galenkamp Court, Block 436, Lots 29.01, 19.01, and 19.02 which includes the transfer of all of Pro Contractors II, LLC's government approvals, plans, engineering reports, drawings, inspections fees, cash, performance guarantees, and permits to CJM Properties, Corp.

BE IT FURTHER RESOLVED, that the Municipal Clerk shall forward a copy of this resolution to the Township Consulting Engineer, Peter Ten Kate at Boswell Engineering, 330 Phillips Avenue, PO Box 3152, South Hackensack, NJ 07606-1722 and to Mr. Christopher Mc Carthy, President, CJM Properties Corp, c/o Wells, Jaworski & Liebman, LLP, 12 Route 17 North, PO Box 1827, Paramus, NJ 07653.

TOWNSHIP OF WYCKOFF
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Prepared by:


Robert E. Landel, Esq.

ASSIGNMENT OF DEVELOPER'S AGREEMENT

RE: Block 436, Lots 29.01, 19.01, and 19.02,
363 Smith Place and portions of
695 and 689 Mountain Avenue,
Wyckoff, New Jersey
(4 lot subdivision approved April 19, 2017)

THIS ASSIGNMENT dated as of the 17th day of August 2021,
between PRO CONTRACTORS II, LLC ("Assignor"), FIRST COMMERCE BANK
("2ND ASSIGNOR"), and CJM PROPERTIES CORP., its successors and assigns
("Assignee").

WITNESSETH:

WHEREAS, Assignor executed a certain Developer's Agreement, dated July 14, 2017,
by and among the Township of Wyckoff, the Planning Board of the Township of Wyckoff,
and Raymond Springer as Managing Member of Pro Contractors II, LLC, whereby the Assignor
agreed to undertake the development of a certain Tract, as defined in said Developer's
Agreement, and upon the terms and conditions therein contained; and

WHEREAS, the development consisted of a subdivision creating four (4) new lots out of
old existing lot, Block 436, Lot 29.01 and portions of Block 436, Lots 19.01 and 19.02; and

WHEREAS, the Assignor assigned all of its government approvals, plans, engineering
reports, drawings, inspections fees, cash, performance guarantees, and permits to the
2nd Assignor by way of Assignment Agreement, dated April 23, 2021; and

WHEREAS, the 2nd Assignor has assigned all such government approvals, developer's
rights, and approvals, permits, and obligations and rights pursuant to the aforementioned
Developer's Agreement to CJM Properties Corp. (hereinafter referred to as "Assignee"); and

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WHEREAS, the 2nd Assignor has conveyed legal rights and title to the new lots known as Block 436, Lots 29 and 32 to Assignee (such new lots were created by the above-referenced subdivision) in addition to all rights, responsibilities, and obligations with the aforementioned Developer's Agreement; and

WHEREAS, as of May 5, 2021, Assignee became the title owner of said lots and development as a result of conveyance from Assignor and 2nd Assignor; and

WHEREAS, the Assignee did agree as a condition of such transfer to assume all of the Assignor's and 2nd Assignor's responsibilities, obligations and liabilities with respect to the Tract and the development thereof as set forth in the Developer's Agreement.

NOW, THEREFORE, in payment of \$1.00 and other good and valuable consideration, the Assignor, 2nd Assignor, and Assignee do hereby agree as follows:

1. Assignor and 2nd Assignor do hereby assign to the Assignee all of the right, title, and interest in the Developer's Agreement, and amendments thereto, including, without limitation, all of the Assignor's and 2nd Assignor's responsibilities, obligations, and liabilities thereunder, and the Assignee does hereby accept the Agreement, and amendments thereto, and does hereby agree to assume all of the responsibilities, obligations, and liabilities, without limitation and without recourse to the Assignor and/or 2nd Assignor, as the present owner of the Tract, and as if the Assignee had initially executed the Developer's Agreement, and amendments thereto, as the Developer.
2. Assignee shall promptly apply to the Township of Wyckoff to consent to this Assignment. The Township's execution of the document shall confirm such consent.

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3. Included in the Assignee's responsibilities pursuant to the Developer's Agreement which is assigned hereto, Assignee will be responsible for fulfilling the prior financial requirements of Assignor and 2nd Assignor with respect to performance guarantees, bonds, and cash escrows as required by the Township Engineer.

IN WITNESS WHEREOF, the Assignor, 2nd Assignor, and Assignee have set their hands and seals or caused these presents to be signed by the appropriate officers as of the date first above written.

As to Assignor

PRO CONTRACTORS II, LLC
Assignor

RAYMOND SPRINGER, Managing Member

As to 2nd Assignor

FIRST COMMERCE BANK
2nd Assignor

PIETER A. CAPPELLO, JR., Executive VP

As to Assignee

CJM PROPERTIES CORP.
Assignee

RECORD & RETURN TO:

Robert E. Landel, Esq.
LANDEL, BERNSTEIN & KALOSIEH, LLP
279 Franklin Avenue
Wyckoff, NJ 07481

Assignee
Original
Signature

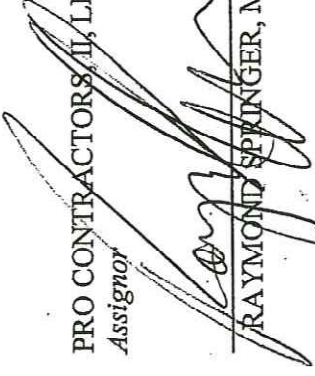
TOWNSHIP OF WYCKOFF
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3. Included in the Assignee's responsibilities pursuant to the Developer's Agreement which is assigned hereto, Assignee will be responsible for fulfilling the prior financial requirements of Assignor and 2nd Assignor with respect to performance guarantees, bonds, and cash escrows as required by the Township Engineer.

IN WITNESS WHEREOF, the Assignor, 2nd Assignor, and Assignee have set their hands and seals or caused these presents to be signed by the appropriate officers as of the date first above written.

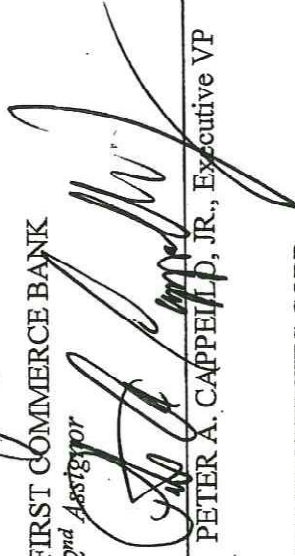
PRO CONTRACTORS II, LLC
Assignor

As to Assignor


RAYMOND SPRINGER, Managing Member

FIRST COMMERCE BANK
2nd Assignor

As to 2nd Assignor


PETER A. CAPPELLA, JR., Executive VP

CJM PROPERTIES CORP.
Assignee

As to Assignee

[PRINT NAME, TITLE]

RECORD & RETURN TO:

Robert E. Landel, Esq.
LANDEL, BERNSTEIN & KALOSIEH, LLP
279 Franklin Avenue
Wyckoff, NJ 07481

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Consented to by:

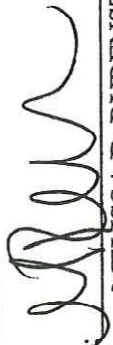
Witness:



NANCY A. BROWN,
Acting Municipal Clerk of the
Township of Wyckoff

1

TOWNSHIP OF WYCKOFF

By: 

MELISSA D. RUBENSTEIN,
Mayor

PAGE NO.

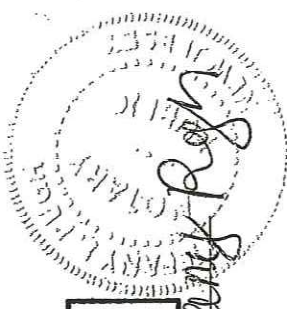
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STATE OF New Jersey SS.
COUNTY OF Bergen :

I certify that on June 17, 2021, RAYMOND SPRINGER, personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is named in and personally signed the attached document as Managing Member of PRO CONTRACTORS II, LLC, a New Jersey limited liability company; and
- (b) signed and delivered this document as his act and deed on behalf of said limited liability company.

TIFFANY L. PUGH
NOTARY PUBLIC OF NEW JERSEY
Commission # 60138108
My Commission Expires 09/21/2025



Notary Public

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STATE OF New Jersey : SS.
COUNTY OF Monmouth

I certify that on June 17, 2021, PETER A. CAPPELLO, JR., personally came before me and acknowledged under oath, to my satisfaction, that this person:

(a) is named in and personally signed the attached document as Executive Vice President of FIRST COMMERCE BANK, a New Jersey Corporation; and

(b) signed and delivered this document as his act and deed on behalf of said limited liability company.

Kathleen M. Chennells
Notary Public

Kathleen M Chennells
NOTARY PUBLIC
State of New Jersey
ID # 2407845
My Commission Expires 4/26/2026

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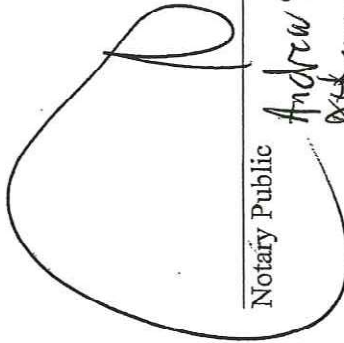
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STATE OF NEW JERSEY :
COUNTY OF BERGEN : SS.

I certify that on June 8, 2021, Christopher J. McCarthy personally came

before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is named in and personally signed the attached document as President/Secretary of CJM PROPERTIES CORP., a New Jersey corporation; and
- (b) signed and delivered this document as his act and deed on behalf of said limited liability company.


Notary Public
Andrew S. Schuchter
Attorney at Law NJ

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STATE OF NEW JERSEY :
: SS.
COUNTY OF BERGEN :

BE IT REMEMBERED, that on August 17, 2021, before me as subscriber, a Notary Public of the State of New Jersey, personally appeared NANCY A. BROWN who, being by me duly sworn on her oath, deposes and says that she is the Acting Municipal Clerk of the Township of Wyckoff, the municipality named in the foregoing Instrument; that she well knows the corporate seal of said municipal corporation; the said seal was affixed and the instrument is the corporate seal of the said municipal corporation; that the said seal was affixed and the said Instrument signed and delivered by MELISSA D. RUBENSTEIN, who was, at the date thereof, the Mayor of the Township of Wyckoff, in the presence of this deponent and the said MELISSA D. RUBENSTEIN, at the same time acknowledged that she signed, sealed, and delivered the same as her voluntary act and deed, and as the voluntary act and deed of said municipal corporation, by virtue of the authority of its Township Committee, and that deponent, at the same time, subscribed her name to said Instrument as an attesting witness to the execution thereof.


NANCY A. BROWN,
Acting Municipal Clerk of the
Township of Wyckoff

Signed and sworn to before me
this ___ day of ___ 2021


~~Notary Public~~ BEREN7CANDER
Attorney at Law
State of NJ

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Budget Account Maintenance															
+ Add		✎ Edit		✕ Close		🗑 Delete		🔄 Previous		🔄 Next		☰ Detail		🔍 Help	
Account:		A-14-56-820-638		Desc:		3638-PROCONTRACTOR		436/19.0							
Acct Type:		Sub		Chk Acct:		ACCUTRACK		Cap Flag:		☒					
Fund Type:		Capital/Trust													
Activity		Misc		G/L Accounts		Adopted Budget Detail		Monthly Budget		Tracking Ids		Class Ids			
Activity To Date:				Current Period:											
Encumber:		.00		Budgeted:		.00		Expended:		.00					
Expended:		14,865.15		Balance:		284.85		Trans-In:		.00					
Trans-In:		.00						Trans-Out:		.00					
Trans-Out:		.00		YTD Requested:		.00		Reimburse:		.00					
Reimburse:		15,150.00		Requested Balance:		284.85									
Cancel:		.00													
															
Control Balance: 166,296.35 Control Requested Balance: 166,296.35															

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Budget Account Maintenance																	
+ Add		Edit		Close		Delete		Previous		Next		Detail		Help			
Account:			A-14-56-830-638			Desc:			3638-PROCONTRACTORS			436/19.02			...		
Acct Type:			Sub			Chk Acct:			ACCUTRACK			Cap Flag:			☒		
Fund Type:			Capital/Trust														
Activity		Misc		G/L Accounts		Adopted Budget Detail		Monthly Budget		Tracking Ids		Class Ids					
Activity To Date:										Current Period:							
Encumber:				.00		Budgeted:				.00		Expended:				.00	
Expended:				13,692.00		Balance:				5,868.00		Trans-In:				.00	
Trans-In:				.00								Trans-Out:				.00	
Trans-Out:				.00		YTD Requested:				.00		Reimburse:				.00	
Reimburse:				19,560.00		Requested Balance:				5,868.00							
Cancel:				.00													
Control Balance: 370,347.00 Control Requested Balance: 370,347.00																	

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#21-269 Authorization of Vouchers and Payment of Bills

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. 19816 – 19852 Payroll A/C, Direct Deposit Vouchers no. 15413 – 15471 & 15484 - 15547, Library Payroll check nos. 1591 - 1597, Library Direct Deposit Vouchers no. 6605 – 6628 & 6633 - 6657, Voided Library Payroll check nos. 1586 – 1590, Claims Wire nos. 210904 – 210907 & 211001, 211002 & 211003, check nos. 1162 – 1165 Accutrack A/C and Claims check nos. 086386 - 086547.

#21-270 Return of Certain Overpaid Taxes

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.:

Estate of Florence Wardow, Diane Gravenhorse, P.O. Box 276, Lincoln Park, New Jersey 07035 – Refund Permit #21-0558 – tank removal – no tank found – Block 269/Lot 15 – 121 Crescent Avenue - \$100.00

Dennis & Maureen Keane, 482 Berkeley Drive, Wyckoff, New Jersey 07481 – Refund of Certificate of Occupancy #21-260 – Block 399/Lot 9 - \$51.55

BOARD OF ADJUSTMENT:

Robert Muldoon, 727 Charnwood Drive, Wyckoff, New Jersey 07481 – Return of Escrow – Block 421/Lot 61 - \$395.30

Anthony & Lisa Carollo, 425 Red Rock Road, Wyckoff, New Jersey 07481 – Return of Escrow – Block 497/Lot 85 - \$61.05

Sara Levin, 321 Martom Road, Wyckoff, New Jersey 07481 – Return of Escrow – Block 289/Lot 8 - \$386.36

Ryan & Rae Anne Barry, 191 Van Houten Avenue, Wyckoff, New Jersey 07481 – Return of Escrow – Block 292/Lot 10 - \$284.80

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CLERK:

P.S.E. & G, 20 Van Vooren Drive, Oakland, New Jersey 07436 – Refund of Road Opening Permits #21, 38, 39 & 40 due to an overpayment - \$300.00

RECREATION:

Meghan Livingston, 569 Burritt Place, Wyckoff, New Jersey 07481 – Summer Camp Refund - \$220.00

James Wohlberg, 371 Holly Drive, Wyckoff, New Jersey 07481 – Football Refund - \$215.00

Elise Schmidt, 355 Sturbridge Road, Wyckoff, New Jersey 07481 – Tennis Refund - \$75.00

Vincent O'Rourke, 45 Maltbie Avenue, Apt. 8-A, Midland Park, New Jersey 07432 – Tennis Refund - \$85.00

Jason Zaki, 196 Anthony Place, Wyckoff, New Jersey 07481 – Tennis Refund - \$75.00

Lauren Haviland, 8 Silent Nest Way, Franklin Lakes, New Jersey 07417 – Tennis Refund - \$90.00

Susan Petrella, 532 Old Woods Road, Wyckoff, New Jersey 07481 – Soccer Refund - \$125.00

Beth Asgarian, 420 Parmley Street, Wyckoff, New Jersey 07481 – Soccer Refund - \$125.00

Rita Livshits Ivron, 389 Monroe Avenue, Wyckoff, New Jersey 07481 – Soccer Refund - \$125.00

Paul Tirri, 339 Village Place, Wyckoff, New Jersey 07481 – Soccer Refund - \$125.00

Marek Wolyniec, 6 Ravine Avenue, Wyckoff, New Jersey 07481 – Soccer Refund - \$250.00

Cynthis Roeser, 1076 Coventry Way, Mahwah, New Jersey 07430 – Cheerleading Refund - \$105.00

James Pineiro, 207 Huntington Court, Wyckoff, New Jersey 07481 – Soccer Refund - \$125.00

Rafael Pinzas, 662 Lawlins Road, Wyckoff, New Jersey 07481 – Soccer Refund - \$250.00

Gloria Santiago, 600 Farview Avenue, Wyckoff, New Jersey 07481 – Soccer Refund - \$125.00

#21-271 Invoke Title 59 Immunities Lightning Detection Warning System

WHEREAS, the Township Committee of the Township of Wyckoff has determined a need exists to alert players, coaches, and spectators to the threat of lightning; and,

WHEREAS, the Township of Wyckoff authorized Purchase Order #2021-01180 for the leasing and installation of three (3) lightning detection systems (one installed in each location at the Wyckoff Community Park, Pulis Field and

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Memorial Field Campus) from Earth Networks inc., 12410 Milestone Center Drive, Suite 300, Germantown, Maryland, 20876; and

WHEREAS, no changes or modifications to the lightning detection systems were requested by the Township; and,

WHEREAS, the lightning detection systems have been delivered, installed and placed in service by Earth Networks, Inc..

NOW THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that the governing body of the Township of Wyckoff hereby formally approves the final "as built" plan or design of the three (3) lightning detection systems installed at the Wyckoff Community Park, Pulis Field, and the Memorial Field Campus in the Township of Wyckoff purchased through Purchase Order #2101-01180.

BE IT FURTHER RESOLVED, that the Township Committee invokes all applicable immunities including but not limited to NJSA 59.4-6.

BE IT FURTHER RESOLVED, that the Township Administrator shall place a certified copy of this resolution in the permanent project file together with the Purchase Order or plan with a notation referencing this resolution.

#21-272 Extended Contract – Clothes and Shoes Recycling

WHEREAS, the Township Committee of the Township of Wyckoff awarded a two (2) year contract for clothes/shoes/book recycling from January 1, 2019 to December 31, 2021 to OGS Recycling LLC via resolution #19-345; and,

WHEREAS, the bid specifications and the aforementioned resolution of award included language which allows the Township of Wyckoff at its sole discretion to extend the contract for a two (2) year period if the contract has been provided in our efficient and effective manner; and,

WHEREAS, the DPW Manager has recommended the contract extension due to its efficient and effective contract service; and,

WHEREAS, the Township Administrator and Chief Financial Officer concur with this recommendation; and,

WHEREAS, the Township Attorney has approved this procurement.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff that a contract is hereby extended to OGS Recycling LLC, 100 Springdale Road, Suite A3, PMB 293, Cherry Hill, New Jersey 08003 for a two (2) year period beginning on January 1, 2019 ending December 31, 2021 for a payment to the Township of \$1,200.0 for each of the three (3) recycling containers /boxes placed at the Recycling Center which totals \$3,600.00 to be paid to the Township in 2022 and \$3,600.00 to be paid to the Township in 2023. Said payment shall be paid \$1,800.00 each April 1st and \$1,800.00 paid each October 1st.

BE IT FURTHER RESOLVED that the Municipal Clerk provides a certified copy of this resolution to the Chief Financial Officer, DPW Manager and the Municipal Administrator.

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#21-273 Extend Contract – Firefighter Respirator Mandate Compliance

WHEREAS, the Township Committee of the Township of Wyckoff awarded a two (2) year contract for Firefighter Respirator Mandate Compliance from November 18, 2019 to November 18, 2021 to Valley Health Medical Group via resolution 2019-320; and,

WHEREAS, the bid specifications and the aforementioned resolution of award included language which allows the Township of Wyckoff at its sole discretion to extend the contract for a two (2) year period if the contract has been provided in our efficient and effective manner; and,

WHEREAS, the Township of Wyckoff is the Lead Agency for Cooperative pricing System Number 176-WCGCPS-WOLF Group; and,

WHEREAS, this competitively bid procurement combines the purchasing volume for the WOLF Shared Service Group and as such this procurement establishes unit prices for system members (Franklin Lakes, Oakland and Wyckoff); and,

WHEREAS, the Wyckoff Fire Chief has recommended the contract extension due to its efficient and effective contract service; and,

WHEREAS, the Township Administrator and Fire Chief concur with this recommendation; and,

WHEREAS, the Township Attorney has approved this procurement; and,

WHEREAS, the Chief Financial Officer has issued a Certificate of Available Funds indicating funds are available in the 2022 temporary budget account #22-1-27-340-020; and,

WHEREAS, the Chief Financial Officer in accordance with NJAC 5:30-5.5(d)2 certifies that this contract extension is subject to the availability and appropriation annually of sufficient funds in future years; and,

WHEREAS, items 1A through G of Section 1 of the bid specification are referenced as if set forth at length and are applicable to this award authorization for the Township of Wyckoff as lead agency and the Boroughs of Franklin Lakes and Oakland as participation members of this Cooperative Pricing System Procurement who shall be issuing their own purchase orders.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff that a contract is hereby extended to Valley Health Medical Group, 15 Essex Road, Suite 504, Paramus, New Jersey, 07652, effective November 19, 2021, through November 19, 2023.

<u>Service</u>		<u>November 19, 2021 to November 19, 2023</u>
1.	Baseline respirator certification medical examination per firefighter in accordance with specification	\$245.00
2.	Annual and periodic recertification medical examination per firefighter in accordance with specification	\$125.00
3.	Periodic medical examination per Firefighter in accordance with specification	\$240.00

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- | | | |
|----|---|----------|
| 4. | Cardiac stress test per firefighter
In accordance with specification | \$255.00 |
| 5. | Federal Motor Carrier Act D.O.T.
physical for C.D.L. renewal | \$ 45.00 |
| 6. | Prostate screening (PSA) per
Firefighter in accordance with
Specification | \$ 40.00 |
| 7. | Vision & Hearing Test & Physical Exam
Per School Crossing Guard | \$135.00 |

BE IT FURTHER RESOLVED, that the Fire Chief shall purchase only the number of required unit items at the awarded unit prices. The fire Chief shall meet periodically throughout the year with the Fire Chiefs of Franklin Lakes and Oakland to discuss where standardization can be achieved for continued efficiencies.

BE IT FURTHER RESOLVED, that the Municipal Clerk provides a copy of this resolution to the Fire Chief, Accounts Payable Clerk and Chief Financial Officer, Police Chief, DPW Manager and the Municipal Administrators in Franklin Lakes and Oakland.

CERTIFICATE OF AVAILABLE FUNDS

I, DIANA MCLEOD, CHIEF FINANCIAL OFFICER OF THE TOWNSHIP OF WYCKOFF, CERTIFY THAT THIS CONTRACT AWARD IS SUBJECT TO THE AVAILABILITY AND APPROPRIATION ANNUALLY OF SUFFICIENT FUNDS IN YEARS 2022 AND 2023 IN ACCORDANCE WITH NJSA 40A:11-15.

**#21-274 Authorize Redemption of Tax Sale Certificate #20-00005,
Block 431, Lot 4, 771 Birchwood**

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 2019 on Block 431/Lot 4, aka 771 Birchwood Drive, within the Township of Wyckoff, County of Bergen, State of New Jersey; in the amount of \$4,115.61 and,

WHEREAS, on the 29th day of October 2020, the Township of Wyckoff executed a "Tax Sale Certificate" numbered 20-00005, on the above-described property in the amount above-described; and,

WHEREAS, said Tax Sale Certificate was purchased by US Bank Cust Actlein, 50 South 16th Street, Suite 2050, Philadelphia, PA 19102; and,

WHEREAS, subsequent to the execution and filing of said Tax Sale Certificate and prior to the commencement of foreclosure proceedings against the property owner's right to redemption of said Tax Sale Certificate, the mortgagor 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 #20-00005 for redemption and make refund in the amount of \$4,115.61 being lien amount of \$532.10, subsequent taxes, and interest in the amount of \$1,020.51 recording fees in the amount of \$63.00 and a premium of \$2,500.00 to US Bank Cust

TOWNSHIP OF WYCKOFF
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Actlein, 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.

#21-275 Authorize Wyckoff K-8 Shared Service Agreement – Vehicle Repair

WHEREAS, the Township Committee strives to use shared service agreements for the effective and efficient delivery of services where possible; and,

WHEREAS, the State of New Jersey encourages its municipalities to enter into shared service agreements as per the State of New Jersey's "Best Practices" initiative; and,

WHEREAS, the Township of Wyckoff (provider) and the Wyckoff K-8 Board of Education (recipient) seek to participate in an Inter-local Services Agreement in order to save tax payer dollars and/or provide services more efficiently; and,

WHEREAS the Township Administrator and the Department of Public Works Manager recommend that the Township of Wyckoff enter into an Inter-local Services Agreement to provide vehicle repair service to the Wyckoff K-8 Board of Education; and,

NOW, THEREFORE, BE IT RESOLVED that the Township of Wyckoff hereby agrees to share, in accordance with NJSA 40:8A et seq (Inter-local Services Act), vehicle repair service provided by Wyckoff to the Wyckoff K-8 Board of Education.

NOW BE IT FURTHER RESOLVED that the Township agrees to provide this shared service as described in the Inter-local Service Agreement as follows but not limited to:

1. This Agreement shall be effective commencing on July 1, 2021 and continuing through June 30, 2023. Either party has the right to cancel as per signed agreement by providing ninety (90) day written notification.
2. Wyckoff shall provide to the Wyckoff K-8 Board of Education vehicle repair service on an as requested basis as per the agreement.
3. In consideration for this service the Wyckoff K-8 Board of Education shall pay the Township of Wyckoff \$60.00 per hour for all work performed by the Wyckoff Department of Public Works on the Wyckoff K-8 Board of Education vehicles listed in the agreement.

NOW BE IT FURTHER RESOLVED that the Mayor and the Municipal Clerk are hereby authorized to sign the Inter-local Service Agreement.

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**UNIFORM SHARED SERVICE AGREEMENT
FOR VEHICLE MAINTENANCE AND REPAIR SERVICES
BETWEEN THE TOWNSHIP OF WYCKOFF K-8 BOARD OF EDUCATION AND
THE TOWNSHIP OF WYCKOFF**

WHEREAS, the Uniform Shared Services and Consolidation Act, NJSA 40A:65-1 governs shared services between local government units.

WHEREAS, the Wyckoff K-8 Board of Education (WBE) and the Township of Wyckoff (W) wish to execute an agreement under the authority of the Act whereby W furnishes and provides to WBE vehicle maintenance and repair services in consideration of payment by WBE as hereinafter set forth.

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

Section 1

Term of Agreement

This Agreement shall be in effect for a term of twenty-four (24) months commencing July 1, 2021 until June 30, 2023. Either party may cancel this Agreement upon ninety (90) days written notice to the other party.

Section 2

Scope of Services

- A. W shall provide to WBE vehicle maintenance and repair services on an as needed basis for the vehicles of WBE (except for school buses), on a non-exclusive basis. All maintenance and repair services work shall be performed Monday through Friday, during W's normal working hours.
- B. Should W desire to increase or decrease the scope of services provided in this Agreement, the parties may negotiate any such modification, which shall not become effective unless approved by the Governing Body of W and the Governing Body of WBE. If the parties are unable to agree on any such proposed change in the scope of services, then the Agreement may be terminated consistent with the provisions of Paragraph 1 hereof.

Section 3

Staff and Personnel

- A. During the term of this Agreement, W shall be responsible for providing the services of an ASE Certified vehicle mechanic/laborer meeting the requirements of Section 2A hereof. Should W fail to satisfy this requirement, W or WBE may terminate this Agreement by providing ten (10) days written notice.
- B. W shall be responsible for the payment of the full salary and all related taxes and expenses of the vehicle mechanic/laborer, in addition to any and all costs associated with the vehicle mechanic/laborer including, but not limited to the cost of all benefits, including but not limited to, health and medical coverage, social security, sick days, holiday pay, vacation leave, disability and worker's compensation insurance, as well as any other emoluments either required or provided.

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Section 4

Consideration

- A. In consideration of the services provided to it under this Agreement, WBE agrees to pay W for vehicle maintenance and repair service work performed on WBE vehicles at an hourly rate of \$60.00 per hour. Such payment shall be full and complete compensation to W for all labor costs incurred by it in the performances of this Agreement.
- B. The Wyckoff Public Works Manager and the Wyckoff Board of Education Buildings and Grounds Supervisor shall agree on a form of report for each vehicle repair which will list the time spent on each vehicle service and/or repair. A copy of said form of report shall be provided to the WBE Building & Grounds Supervisor at the completion of each repair service. Once developed, the form of report shall be attached to this Agreement.
- C. The WBE shall be responsible for the cost of vehicle parts and/or fluids required for W to perform vehicle maintenance and repair service on the WBE vehicles. The WBE shall make direct payment to the vendor(s) whom provide those vehicle parts and/or fluids.
- D. The Wyckoff Public Works Manager shall provide the vehicle report form described in Item B above which details the time spent on each service/repair to the Wyckoff Board of Education Buildings & Grounds Supervisor who shall review each vehicle report. Any questions shall be addressed to the Wyckoff Public Works Manager immediately.
- E. W shall submit a WBE voucher with a copy of the vehicle report form described in Items B and D above for payment monthly.

Section 5

Insurance and Indemnification

- A. Each party will maintain their separate insurance coverages for automobile liability, general liability and worker's compensation, and each respective entity will defend each other in suits and administrative proceedings arising out of activity occurring therein. In addition, W shall defend, indemnify and hold harmless WBE from all suits, claims, costs and damages, including reasonable attorneys' fees, brought by third parties for all matters within the scope of this shared service agreement or employees of W involving the validity of this Uniform Shared Services Agreement. WBE shall defend, indemnify and hold harmless W from all suits, claims, costs and damages, including reasonable attorney's fees, brought by third parties for all matters within the scope of this shared service agreement or employees of WBE involving the validity of this Uniform Shared Service Agreement.

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Section 6
Arbitration

A. In the event that there are any claims or disputes arising out of or relating to this Agreement or the breach thereof, the parties will attempt to mediate such issues through a committee selected by each Governing Body. In the event that mediation does not resolve such disputes, then all such claims and disputes arising out of or relating to this Agreement shall be decided by binding arbitration before an agreed upon retired Bergen County Superior Court Judge and the costs thereof shall be divided equally between the parties. The award rendered by the Arbitrator shall be binding upon both parties and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction.

Section 7

Notice

A. Any notice required to be given hereunder shall be by Certified Mail, Return Receipt Requested, to the Municipal Clerk of the respective entity at the addresses set forth herein:

Wyckoff K-8 Board of Education
Business Administrator/Board Secretary
241 Morse Avenue
Wyckoff NJ 07481

Township of Wyckoff
Municipal Clerk
340 Franklin Avenue
Wyckoff NJ 07481

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Section 8

Resolutions

A. The resolutions of each entity adopting this Agreement are attached hereto. This Agreement shall be filed with the New Jersey Department of Community Affairs.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first written above.

ATTEST



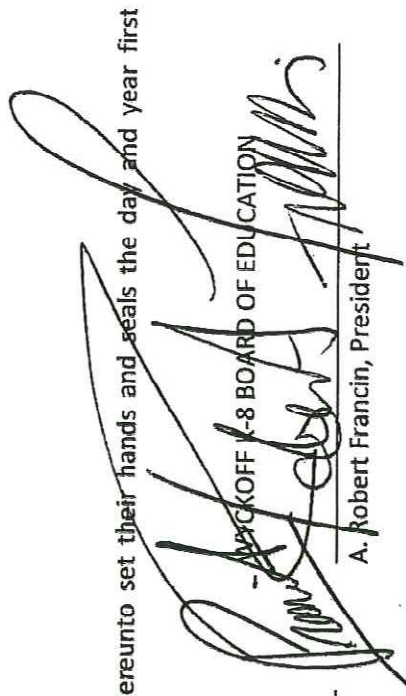
Patricia Salvati, Business Administrator

ATTEST

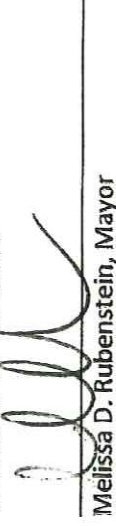

Nancy A Brown, Municipal Clerk

11-1-21

Date


WYCKOFF K-8 BOARD OF EDUCATION
A. Robert Francin, President

TOWNSHIP OF WYCKOFF


Melissa D. Rubenstein, Mayor

**TOWNSHIP OF WYCKOFF
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#21-276 Adopt a Workstation Hardening Policy

WHEREAS, The Township of Wyckoff is a member of the Bergen County joint Insurance Fund (JIF) and has obtained the highest level of coverage based on risk management precautions and policies; and,

WHEREAS, effective January 1, 2022, Bergen County JIF is requiring new risk management procedures and precautions and offering various level of coverages and deductibles on a sliding scale; and,

WHEREAS, the Township Committee has authorized a project team that has been working to develop a program that is compliant with the JIF Tier 3 Cyber Security Program to provide the greatest level of coverage with the lowest deductible possible; and,

WHEREAS, the Project Team recommends the Township Committee adopt the additional below listed policy to establish cybersecurity procedures and precautions:

- **Workstation Hardening Policy**

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey, that the aforementioned policy is authorized and approved for use to protect the Township of Wyckoff and the Township Administrator is authorized to sign the policies, and

BE IT FURTHER RESOLVED, that this policy shall be disseminated to employees and the Project Team (Task Force) including the Township of Wyckoff's Information Technology Consultant, current year Mayor as governing body liaison, Municipal Administrator as Compliance Coordinator, CFO as Security Coordinator Police Chief as Police Department Compliance Coordinator, and Sgt. Ferreira as Police Dept. Security Coordinator shall continue to function as a Project Team to address, perform and manage; operational controls, administrative controls (including employee training) and technical controls.

#21-C7 Closed Session – Personnel

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:

**N.J.S.A. 10:4-12b (8) – Consideration Process for Candidates
to Administrator Vacancy**

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 October 5, 2021 meeting, hereby authorize, that an Executive Session closed to the public shall be conducted on October 5, 2021 in the Municipal Court Room at Town Hall, 340 Franklin Avenue, Wyckoff, New Jersey 07481, for the discussion of matters relating to the specific items designated above.

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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.

II Ordinances – Introduction

NONE

III Motions

- A. Approve and memorialize the closing of a section of Highland Avenue in the rear of the building located at 244 Everett Avenue for a private event for Saiph Capital on October 17, 2021, between noon and 5pm. Highland Avenue to be closed between Madison and Everett. Event to include a 30 x 50 tent over the parking lot of the building, valet parking and the hiring of an off-duty officer for traffic control.
- B. Approve and Memorialize the installation of pink ribbons to promote Breast Cancer Awareness on the trees and lamp posts around Town Hall.
- C. Approve and memorialize Eisenhower Middle School Fundraiser on October 26, 2021 with live band outside under the existing tent at Blue Moon.
- D. Approve and memorialize the “Never End the Fight Fundraising 5K” on October 9, 2021, beginning at 9:00 am at Eisenhower Middle School, which will necessitate road closures in the James Way neighborhood for the duration of the event.

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: SHANLEY SECOND MELCHIONNE
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES

9. Ordinances – Public Hearing / Further Consideration:

NONE

Meeting was adjourned at 8:12pm

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

MOTION: SHANLEY SECOND MELCHIONNE
BOONSTRA YES MADIGAN YES MELCHIONNE YES
SHANLEY YES RUBENSTEIN YES

With an affirmative vote, the motion is approved.



Mayor Melissa D. Rubenstein



Nancy A. Brown, Acting Municipal Clerk