

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
THURSDAY, JUNE 8, 2023

#23-205 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 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. 20701 – 20738 Payroll A/C, Direct Deposit Vouchers no. 18749 - 18824, Library Payroll check nos. 1733 - 1737, Library Direct Deposit Vouchers no. 7817 - 7842, Claims Wire nos. 230601, 230602 & 230603, Claims check nos. 090271 – 090409 and Trs. Dog Trust Fund - \$1,011.11.

#23-206 Return of Certain Overpaid Taxes, Fees, etc.

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:

BOARD OF ADJUSTMENT:

Charles Messina, 191 Hillside Avenue, Wyckoff, New Jersey 07481 – Return of Escrow – Block 354/Lot 15 - \$328.30

BUILDING DEPT:

Barry & Joanne Houldsworth, 635 Maple Avenue, Wyckoff, New Jersey 07481 – Refund for Permit #23-0355 - \$156.00

RECREATION:

Susan Fuhr, 121 Cumberland Court, Wyckoff, New Jersey 07481 – Tennis Refund - \$85.00

#23-207 In Support of S-3906, Tax Relief for Municipalities

WHEREAS, 40th District Senator, Kristin M. Corrado, has introduced legislation, S-3906, that would provide \$4.32 billion of "Give it Back" property tax relief to every town and county in New Jersey; and

WHEREAS, this proposal would allocate money from the New Jersey Debt Defeasance and Prevention Fund and would be distributed to towns and counties on a per capita basis, which means every local government in New Jersey would get a fair share; and

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WHEREAS, under this plan the Township of Wyckoff would receive \$5,356,338.91 that could be used to retire debt or fund capital projects of the town's choosing on a pay-as-you-go basis; and

WHEREAS, this money could be used to reduce local debt and property taxes or to pave roads, build parks or advance other important capital projects that otherwise would have been funded with debt; and

WHEREAS, municipalities have struggled to balance their budgets as soaring health benefit premiums and inflationary pressures have impacted municipal service costs.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Wyckoff strongly supports S-3906 and encourages Governor Murphy, Senate President Scutari and Assembly Speaker Coughlin to pass this legislation.

NOW THEREFORE BE IT FURTHER RESOLVED that the Municipal Clerk is hereby directed to forward a copy of this resolution to Governor Murphy, Members of the New Jersey Senate and Assembly representing Wyckoff, and to the New Jersey League of Municipalities.

**#23-208 In Support of the Return of Energy Tax Credits to
Municipalities**

WHEREAS, taxes on gas and electric utilities were originally collected by the host municipalities to be used for local purposes and to compensate the public for the use of their rights of way; and

WHEREAS, when the State made itself the collection agent for these taxes, it promised to dedicate the proceeds to municipal property tax relief; since, just as municipalities collect property taxes for the benefit of school districts, counties, and other entities, the State is supposed to collect Energy Taxes for the benefit of municipal governments; and

WHEREAS, for years, though, State budget makers have diverted funding from Energy Taxes to fund State programs; and instead of being spent on local programs and services and used to offset property taxes, the money has been spent as successive Legislatures and Administrations have seen fit; and

WHEREAS, the diversion of dedicated energy tax receipts to the State's General Fund further jeopardizes this critical property tax relief funding in future years; and

WHEREAS, by reducing the Consolidated Municipal Property Tax Relief Act (CMPTRA), which is also comprised of revenues that should be returned to municipalities, State Budget makers have been able to continue collecting Energy Taxes while keeping additional revenue that should have been returned to provide property tax relief; and

WHEREAS, the cumulative impact of years of underfunding has left many municipalities with serious needs and burdensome property taxes; and

WHEREAS, local elected officials are in the best position to decide the best use of these resources, which were always intended to fund local programs and services; and

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WHEREAS, the Township Committee of the Township of Wyckoff does hereby co-sponsor the Senate Budget Resolution 876 and the Assembly Budget Resolution 270 Energy Tax Receipts to municipalities and urges full restoration of Energy Tax Receipts Property Tax Relief Act (ETR) funds; and

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Wyckoff, in the County of Bergen, State of New Jersey, urges the Legislature to pass this legislation swiftly and Governor Murphy to sign the legislation prior to the passage of the FY2024 State budget; and

BE IT FURTHER RESOLVED that a copy of this Resolution is forwarded to Senator Kristin M. Corrado, Assemblyman Kevin J. Rooney, Assemblyman Christopher P. DePhillips, Senate President Nicholas P. Scutari, Assembly Speaker Craig J. Coughlin, Governor Philip D. Murphy, and the New Jersey League of Municipalities.

#23-209 Recognizing June as Pride Month in Wyckoff

WHEREAS, the Township of Wyckoff recognizes diversity and welcomes people of all races, religions, genders and sexual orientation; and,

WHEREAS, June 2023 is the 54th Anniversary of the modern LGBTQ movement for civil rights; and,

WHEREAS, the Township of Wyckoff further recognizes that freedom from discrimination is an inalienable right of all residents and visitors; and,

WHEREAS, LGBTQ youth are four times more likely to attempt suicide than their straight peers, and more than 1/3 of LGBTQ youth have attempted suicide and nine out of ten LGBTQ youths report harassment at school, and three-fifths report feeling unsafe at school; and,

WHEREAS, the Township of Wyckoff strives to be a place where all residents and visitors feel accepted and welcome; and,

WHEREAS, cities across the United States recognize June as a symbolic month in which LGBTQ persons and allies come together in celebrations of pride.

NOW, THEREFORE, BE IT RESOLVED, that June 2023 shall be recognized as "Pride Month" in the Township of Wyckoff and that the fundamental rights and the accomplishments of all people regardless of sexual orientation shall be recognized and celebrated; and

BE IT FURTHER RESOLVED; that the Township of Wyckoff will fly the Pride Flag on its governmental speech flagpole at Memorial Field Park for the Month of June 2023.

#23-210 Adopting an Affordability Assistance & Procedures Manual

WHEREAS, Chapter 113, Article II of the Code of the Township of Wyckoff established an Affordable Housing Trust Fund for the purpose of collecting development fees that are consistent with COAH's regulations developed in response to P.L. 2008, c. 46, Sections 8 and 32-38 (N.J.S.A. 52:27D-329.2) and the Statewide Nonresidential-Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7); and

WHEREAS, the Township's Affordable Housing Consultant, CGP&H, has prepared an Affordability Assistance and Procedures Manual consistent with the Township's approved spending plan for said Trust Fund; a copy of the said plan is annexed to this resolution.

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NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Wyckoff, in the County of Bergen, State of New Jersey, hereby adopts the Affordability Assistance and Procedures Manual (June 2023).

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Affordability Assistance Policies and Procedures Manual

Township of Wyckoff
New Jersey

June 2023



CGPH

Community Grants, Planning & Housing
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Wyckoff Affordability Assistance Policies and Procedures Manual

Wyckoff Affordability Assistance Policies and Procedures Manual

Policies & Procedures Manual

Introduction

The purpose of this Manual is to describe the policies and procedures of the Affordability Assistance Program. This Manual describes the basic content and operation of the various affordable assistance program components. It has been prepared with a flexible format allowing for periodic updates to its sections, when required, due to revisions in regulations, terms, and/or procedures.

Where it is found that a new procedure may be more effective or can eliminate a recurring problem, that procedure may be incorporated into the program operation by amending this Manual. In addition, this Manual may be periodically revised to reflect changes in local, state, and federal policies and regulations relative to implementation of the affordable housing programs described herein.

Types of Affordability Assistance

There are five general types of affordability assistance listed below. The specifics of each type are summarized in Exhibit 1.

1. **Down Payment/Closing Cost Assistance** – Affordability Assistance funds for down payment/closing costs will help very low, low- and moderate-income households achieve the goal of homeownership. The goal of the program is to provide financial assistance to income-qualified homebuyers moving into affordable housing in Wyckoff. Successful applicants will receive \$10,000 per unit in the form of a 0% interest loan forgivable over a 10-year period. The loan is forgiven at a rate of 0% for years 1-5, with each subsequent year (years six through ten) being forgiven at a rate of 20% until the completion of the 10-year period. If at any time the unit is sold during the 10-year period, the amount of the loan yet to be forgiven shall be repaid to the municipality at or before closing.
2. **HOA Fee Assistance** – Affordability Assistance funds will be utilized to assist homeowners to maintain stable housing and avoid the threat of foreclosure. Applicants are eligible for up to nine (9) months of HOA fee assistance. On application for monthly condominium fee affordability assistance, the Administrative Agent will determine whether or not the given household is spending more than 40% of its gross income for mortgage payments, property taxes, insurance and homeowners' association (condominium) fees. They will be offered the assistance if their housing costs are still considered affordable. The assistance shall be in the form of a no-interest loan due and payable at sale.

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3. **Special Assessment Program** - This program is available for affordable unit owners in condominium complexes for income-qualified households where a special assessment is being levied. Money for the amount of the special assessment for the proportion of households that qualify will be given to the condominium association to cover the costs for those unit owners.
4. **Home Improvement Assistance** - Affordability Assistance funding will be used to assist income-qualified owners of low and moderate units make code related repairs that they do not have the financial resources to make otherwise. Funding can also be used for windows, water heaters, generators, storm doors and weatherization to reduce the cost of utility payments. Funding will not be provided for minor repairs such as small areas of peeling paint or other items that can be addressed easily by the homeowner. This funding will help preserve the affordable deed restricted housing stock and the residents who reside in the homes. Only units in the Township's Fair Share Plan where controls are extended are eligible to apply.
5. **Tax Lien Assistance** - One-time assistance may be available to homeowners of deed-restricted affordable housing units who have fallen into arrears on their property taxes to the Township. Eligible homeowners may receive up to the value of one year of assessed property tax or \$7,500 (whichever is lesser) in assistance to bring property taxes current. The assistance shall be in the form of a no-interest loan due and payable at sale.
6. **Rental Assistance** - To increase affordability for rental housing in the Township, Wyckoff will pay for one month's rent for very low, low and moderate income renters moving into deed restricted affordable units. This assistance is a grant and does not need to be paid back.
7. **Emergency Rental Assistance** - Owners and renters of deed-restricted affordable housing who have lost their homes due to fire, flood, and/or natural disaster may apply for a housing subsidy for temporary shelter until the damaged unit has been repaired (offset by insurance payments).
8. **Create Additional Very Low-Income Units** - Affordability assistance may be utilized to create additional very low-income units by converting a moderate- or low-income unit into a very low income unit in new developments. The affordability assistance will result in additional very low-income units beyond what is required by state affordable housing rules. Edison may negotiate with developers of inclusionary developments to determine the appropriate amount of subsidy required to make the unit affordable to a very low-income household. This subsidy amount may be determined by the following method outlined in N.J.A.C. 5:97-8.8 (2) but it is not required:

Example: A 100-unit development in a municipality consists of 80 market-rate rental units, 10 moderate-income rental units and 10 low-income rental units. Two of the low-income units are priced to be affordable to a household earning 30 percent of regional median income (RMI). The remaining eight low-income units are priced to be affordable to households earning 45 percent of RMI. The rental rate established for the units priced at a 45 percent level of affordability is \$603.00 per month while the rental rate established for units priced at a 30 percent level of affordability is \$353.00 for a difference of \$250.00 per month or \$3,000 per year. Assuming a capitalization rate of 8.5 percent would establish a

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30-year present value of \$35,294 on the reduced rental income. Therefore, a developer might consider re-pricing low-income units to provide additional very low-income units in exchange for an up-front lump sum payment of \$35,294 for each unit re-priced.

This program can also be used to make existing low-income units more affordable (very low-income) via subsidies and changes to existing deed restrictions.

9. ***Assistance to Non-Profits and Supportive and Special Needs Groups*** – Funds can be made available to encourage non-profits to develop or renovate affordable housing units within the municipality, such as group homes and other forms of supportive housing for adults with special needs. Funds are also available for emergency generators to be used in cases of power outage for emergency or lifesaving purposes in 100% affordable developments. Financial assistance can be considered on a case-by-case basis. Applicants will be required to enter into a 30-year deed restriction with the town in exchange for affordability assistance funds.

Wyckoff Annual Budget

The annual budget for each of the programs and percentage spent on each type of assistance is summarized in Exhibit 1.

Eligibility

Applications submitted for affordability assistance will be provided on a first come-first-served basis according to the following criteria:

1. There are affordability assistance funds remaining in the budget for the year.
2. The applicant is currently living in or is in the process of renting or purchasing a deed restricted affordable unit in Wyckoff Township as their primary residence.
3. The applicant has not received an affordability assistance grant in the past. (Only one award per household is permitted. This requirement can be waived with justification.)
4. The applicant is income certified. Applicants applying for down payment assistance and rental assistance will have already been income certified. Applicants applying for all other types of assistance will require income certification at the time of application.

Maximum Amount

The maximum amount of assistance that may be provided is in Exhibit 1.

Repayment Terms, Repayment Agreement & Security Instruments

The down payment assistance program will have a mortgage and note in favor of the municipality and executed by the property owner with the following terms:

During years one through five, if the applicant sells the unit, the full amount of the loan is to be repaid upon transfer of the property to the next homeowner. During years six through ten, the loan will be forgiven at the rate of 20% per year. After 10 years, the loan is fully forgiven at the next resale.

The HOA Fee, Special Assessment and Tax Lien Assistance will be in the form of a no-interest loan due and payable at the time of sale.

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All other assistance programs are grants and there is no repayment agreement.

ADMINISTRATION

The Administrative Agent will be responsible for administering the Affordability Assistance Programs. Questions about these programs should be directed to the Administrative Agent, included on the next page. All forms are included in the appendices and the process for disbursing funds is outlined in Exhibits 1 through 10.

CGP&H LLC

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Cranbury, NJ 08512

609-664-2769 phone

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Down Payment/Closing Cost Assistance Procedures

1. Applicant submits application.
2. CGP&H reviews and processes application.
3. CGP&H notifies Township and prepares resolution authorizing award.
4. Township adopts Resolution.
5. Township disperses funds directly to escrow account or sends check to closing agent.
6. The Mortgage and Mortgage Note will be executed at closing. The terms of the mortgage are in the Mortgage Note, which is not recorded. The original recorded mortgage and mortgage note shall be retained by the Program Administrator and kept in the unit file.
7. The title company will record the Mortgage as part of the closing documents.
8. CGP&H records assistance on master reporting spreadsheet.

HOA Dues/Special Assessment Program

1. Applicant submits application.
2. CGP&H reviews and processes application.
3. If applicant has not been income-certified within the past six months, the applicant will go through the income-certification process.
4. CGP&H will verify that the household's current housing expenses are affordable at less than 40 percent of the monthly income.
5. Township Attorney prepares resolution authorizing loan.
6. Township adopts Resolution.
7. The Mortgage and Mortgage Note will be executed by owner. The terms of the mortgage are in the Mortgage Note, which is not recorded. The original recorded mortgage and mortgage note shall be retained by the Administrative Agent and kept in the unit file.
8. Township sends assistance directly to homeowner's association/management company.
9. Township will record the Mortgage with County.
10. CGP&H records assistance on master reporting spreadsheet.

Home Improvement Program Procedures

1. Owner will make application through the Housing Improvement Program

Tax Lien Assistance Program Procedures

1. Applicant submits application.
2. CGP&H reviews and processes application.
3. CGP&H notifies Township and prepares resolution authorizing award.
4. Township adopts Resolution.
5. Township disperses funds directly to tax account.

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6. The Mortgage and Mortgage Note will be executed by owner. The terms of the mortgage are in the Mortgage Note, which is not recorded. The original recorded mortgage and mortgage note shall be retained by the Administrative Agent and kept in the unit file.
7. Town will record the Mortgage with County.
8. CGP&H records assistance on master reporting database.

One Month's Rental Assistance Program Procedures

1. Applicant submits application.
2. CGP&H reviews and processes application and notifies applicant of determination. If an income certification is necessary, CGP&H will complete one according to the procedures outlined in the Township of Wyckoff Affordable Housing Administrative Agent Policies and Procedures Manual Section IV: Determining Income Eligibility, found on page 20, or will review the certification provided by another Administrative Agent.
3. CGP&H notifies Township and Township prepares resolution authorizing grant.
4. For units not administered by CGP&H, participating Landlords will be required to submit their W9 and purchase order to CGP&H, who will collect and forward same to the Township's finance office. It is critical to get these documents prior to resolution night, so that funds can be quickly processed for payment upon passage of resolution by the Township Committee.
5. Township adopts Resolution, including a certification of funds.
6. Township sends assistance directly to the landlord.
7. CGP&H notifies tenant about the assistance approval giving a timeline when to expect the credit.
8. CGP&H records assistance on master reporting database.

Emergency Rental Assistance Program Procedures

1. Applicant submits application, must include reason for need for assistance beyond the owner's control.
2. CGP&H reviews and processes application and notifies applicant of determination. If an income certification is necessary, CGP&H will complete one according to the procedures outlined in the Township of Wyckoff Affordable Housing Administrative Agent Policies and Procedures Manual Section IV: Determining Income Eligibility, found on page 20, or will review the certification provided by another Administrative Agent.
3. CGP&H notifies Township and Township prepares resolution authorizing grant, which will include a calculation of applicable payments.

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4. The temporary residence will need to supply a W9 and purchase order to CGP&H, who will collect and forward same to the Township's finance office. It is critical to get these documents prior to resolution night, so that funds can be quickly processed for payment upon passage of resolution by the Township Committee.
5. Township adopts Resolution, including a certification of funds.
6. Township sends assistance directly to the landlord.
7. CGP&H notifies tenant about the assistance approval giving a timeline when to expect the credit.
8. CGP&H records assistance on master reporting database.

Create Additional Very Low-Income Units

1. Developers of new rental projects will be presented with the option of writing down additional units to the very low-income level at the time of application

Assistance to Non-Profits/Special Needs Groups

1. Organizations requesting assistance shall be addressed on a case-by-case basis through a negotiated agreement with the Township officials and the Administrative Agent (when applicable).

Ownership & Rental	Ownership	Purpose	Maximum Amount	Deed Restriction and Terms	Monthly Budget Required	Justification Required	Additional Criteria	Assistance to:	Advertising	Total Budget from Current Spending Plan is \$514,000
Ownership & Rental	Exhibit 1	Help low and moderate income households achieve home-ownership	\$10,000 per unit	During years 1-5, if the applicant sells the unit, the full amount of the loan is to be repaid upon transfer of the property to the next homeowner. During years 6-10, the loan will be forgiven at the rate of 20% per year. After 10 years, the loan is fully forgiven at the next resale. This is secured by a second mortgage and note.	No	No	-First time homebuyer not required -Must apply for county program if available - Applicants must have a personal down payment that is 5% of the unit's final sale price	Closing Costs/ Down payment assistance on HUD 1 or Seller's Closing Disclosure and Buyer's Closing Disclosure forms.	Notify applicants when they submit pre-application to purchase unit.	\$40,000
	HOA Fee/Special Assessment Assistance	Help low and moderate income households maintain home-ownership	Not to exceed nine (9) month's fees or one special assessment up to \$7,500	The assistance is a no interest loan due and payable at resale secured by a second mortgage and note.	Yes	Yes	- Applicants must be able to show proof that they can afford the unit going forward, once the subsidy has been applied.	Homeowner's Association/ Management company	Annual newsletter to owners.	\$20,000
OWNERSHIP	Tax Lien Assistance	Help low and moderate income households maintain home-ownership with code repairs and restricted homes	Up to the value of property taxes up to \$7,500	The assistance is a no interest loan due and payable at resale secured by a second mortgage and note.	Yes	Yes	- Applicants must be able to show proof that they can afford the unit going forward, once the subsidy has been applied.	Township Tax Collector	Annual newsletter to owners.	\$10,000
	Home Improvement Assistance	Assist homeowners with code repairs and renovations to deed-restricted homes	\$10,000 per unit?	The assistance is a grant and does not need to be returned.	No	Yes	Owners will apply through and work by the HIP Program will be administered	Contractor	Annual newsletter to owners.	\$100,000
RENTAL	Rental Assistance	Assist renters of affordable units to find and stay in affordable housing	One (1) month's rent	The assistance is a grant and does not need to be returned.	No	No	None	Landlord	Landlord & Administrative Agent will inform applicants at the time they apply.	\$20,000
	Create Additional Very Low Income Rental Units	Converting moderate or low income unit into very low income in new or existing affordable developments.	Determined on case by case basis. See sample formula in program narrative	Direct subsidy to developer; does not need to be repaid, in lieu of providing new very low-income units from prior low or moderate income units. A general funding agreement is required	No	No	None	Landlord	Township will inform new affordable housing developers.	\$24,000
	Assistance to Non-Profits and Supportive and Special Needs Groups	Funds energy efficiency and upgrades and renovations for existing units that will reduce utility costs and increase the life of the unit	\$30,000 per unit	The assistance is a grant and does not need to be returned.	No	No	Terms will be negotiated with owners	Owner/Developer	Applications will be taken on a first-come first served basis.	\$300,000
Ownership & Rental	Emergency Rental Assistance	Assist owners and renters of deed-restricted housing with a rental subsidy who have lost their homes due to fire, flood or natural disaster.	Subsidy for temporary shelter for the duration of repairs for the difference between the cost of the housing and the applicants ability to pay, offset by any insurance payment.	The assistance is a grant and does not need to be returned.	Yes	Yes	Applicants must submit temporary shelter invoice, income will be certified and 33% housing expenses will be calculated. Any temporary relocation costs paid by insurance will be used first.	Landlord	Administrative Agent will inform owners and renters on a case by case basis.	As needed

1. There are affordability assistance funds remaining in the budget for the year.

2. The applicant is currently living in or is in the process of renting or purchasing a deed restricted affordable unit in Wyckoff Township as their primary residence This criterion is waived for 100% affordable developments.

3. The applicant has not received an affordability assistance grant in the past. (Only one award per household is permitted. This requirement can be waived with justification.)

4. The applicant is income certified. Applicants applying for down payment assistance and rental assistance will have already been income certified. Applicants applying for all other types of assistance will require income certification at the time of application. This criterion is waived for 100% affordable developments.

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Exhibit 2

APPLICATION FOR AFFORDABILITY ASSISTANCE IN WYCKOFF TOWNSHIP

Please fill out this application completely to the best of your ability. If you require assistance, please email CGP&H at homes@cgh.net or call at **609-664-2769**. Successful applicants will be notified by mail. Please note, this application is not transferable. Applications submitted for affordability assistance will be provided on a first come-first-served basis according to the following criteria:

1. There are affordability assistance funds remaining in the budget for the year.
2. The applicant is currently living in or is in the process of renting or purchasing a deed restricted affordable unit in Wyckoff Township as their primary residence. This criterion is waived for 100% affordable developments.
3. The applicant has not received an affordability assistance grant in the past. (Only one award per household is permitted. This requirement can be waived with justification.)
4. The applicant is income certified. This does not apply to applicants applying for down payment assistance and rental assistance as they will have already been income certified. Applicants applying for all other types of assistance will require income certification at the time of application. This criterion is waived for 100% affordable developments.

CERTIFICATION

I hereby certify that all information contained herein is true and accurate to the best of my knowledge. I further understand that CGP&H and Wyckoff Township are relying upon this information in order to determine whether I qualify for affordability assistance. I further certify that the copies of the documents attached to this application are true and accurate copies of the originals of such documents. I authorize CGP&H, Wyckoff Township or their agents to check for accuracy on any and all statements and representations made in this application.

Applicant _____ Co-Applicant _____
Date _____ Date _____

(Please complete if you are a renter or homeowner) I further certify that I intend to personally occupy the unit as my primary residence except for reasonable periods of vacations and illnesses. I understand that I cannot sublet or re-rent the unit. I authorize CGP&H, Wyckoff Township or their agents to check for accuracy on any and all statements and representations made in this application. This may include calls to employers to verify income, contact with banks, etc.

Applicant _____ Co-Applicant _____
Date _____ Date _____

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1. Please indicate what type of assistance you are applying for. Please see the following table for additional information/forms required to be submitted along with this application:

Mark with x	Program	Award Amounts and Description	Additional Information/Forms Required
	Down Payment and Closing Cost Assistance	\$10,000, 0% interest loan, forgiven at 20% per year after the 5th year, and is secured by a second mortgage and note.	- Signed agreement of sale and mortgage pre-approval documentation - Proof of funds for 5% down payment (i.e. bank statement)
	Rental Assistance	One (1) month's rent	Signed lease or written document demonstrating intent to rent eligible property
	HOA Fee/Special Assessment/Tax Lien Assistance	Up to \$7,500 in HOA fees, special assessments or past due taxes (HOA fees are either for nine (9) months' worth of fees or \$7,500, whichever is less)	- Proof of ownership of property (copy of title/deed) - Proof of arrears - Income-certification required
	Home Improvement Assistance	To be determined based on proposed scope of work up to \$10,000 per unit	- Proof of ownership of property (copy of title/deed) - HIP Application
	Emergency Rental Assistance	Per unit value to be determined on a case by case basis dependent on household's ability to pay and insurance payments	Income-certification required

2. \$ Amount of Request (Please see above for maximum amounts): _____

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Exhibit 3

TOWNSHIP OF WYCKOFF
RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE PROVISION OF A LOAN PURSUANT FROM
THE TOWNSHIP OF WYCKOFF'S AFFORDABILITY ASSISTANCE PROGRAM FOR
THE PURCHASER OF AN AFFORDABLE HOUSING UNIT WITHIN THE
TOWNSHIP

WHEREAS, _____ ("Owner") is purchasing property located at _____, Wyckoff, NJ _____, Block No. _____, Lot No. _____, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit which, among other restrictions, restricts the property owner in financing the property or otherwise encumbering the property by way of mortgage, home equity loan, or other form of financing; and

WHEREAS, the Township has a court approved Affordable Housing Plan which includes a Spending Plan for its Affordable Housing Trust Fund which requires the Township to provide affordability assistance to qualified low and moderate income households; and

WHEREAS, the Township has approved an Affordability Assistance Policies and Procedure Manual created by its Administrative Agent to implement its obligation to provide affordability assistance to qualified low and moderate income households; and

WHEREAS, the Owner has requested a loan for downpayment assistance in the amount of \$5,000.00 through the Affordability Assistance Program loan which will be funded through the Township's Affordable Housing Trust Fund; and

WHEREAS, the Township Committee believes it is in the best interest of its residents to authorize a loan to the Owner from the Township's Affordable Housing Trust Fund in the amount of \$10,000.00 subject to the required conditions outlined in the Township's Affordability Assistance Manual in furtherance of its constitutional obligation to provide for its fair share of affordable housing.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey, that it hereby approves a loan in the amount of \$10,000.00 from its Affordable Housing Trust Fund to _____ as downpayment assistance for the purchase of _____, Wyckoff, NJ.

BE IT FURTHER RESOLVED that the Mayor is authorized to execute an Affordability Assistance Program Agreement with _____, Wyckoff, NJ _____, Block No. _____, Lot No. _____, and the Township's Administrative Agent, Community Grants Planning & Housing is authorized to take all necessary actions to implement the Affordability Assistance Program Mortgage and Note.

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
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BE IT FURTHER RESOLVED a copy of this Resolution shall be provided to the following:

1. Community Grants, Planning & Housing
2. Chief Financial Officer
3. Township Attorney

I do hereby certify that the foregoing is a true copy of a resolution passed by the _____ at a meeting duly held on the ____ day of _____.

Clerk

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
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Exhibit 4

TOWNSHIP OF WYCKOFF
RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE PROVISION OF A LOAN PURSUANT FROM
THE TOWNSHIP OF WYCKOFF'S AFFORDABILITY ASSISTANCE PROGRAM FOR
AN AFFORDABLE HOUSING UNIT WITHIN THE TOWNSHIP**

WHEREAS, _____ ("Owner") owns property located at _____, Wyckoff, NJ _____, Block No. _____, Lot No. _____, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit which, among other restrictions, restricts the property owner in financing the property or otherwise encumbering the property by way of mortgage, home equity loan, or other form of financing; and

WHEREAS, the Township has a court approved Affordable Housing Plan which includes a Spending Plan for its Affordable Housing Trust Fund which requires the Township to provide affordability assistance to qualified low and moderate income households; and

WHEREAS, the Township has approved an Affordability Assistance Policies and Procedure Manual created by its Administrative Agent to implement its obligation to provide affordability assistance to qualified low and moderate income households; and

WHEREAS, the Owner has requested a loan for [HOA Fee/Special Assessment/Tax Lien] Program assistance in the amount of \$_____ through the Affordability Assistance Program loan which will be funded through the Township's Affordable Housing Trust Fund; and

WHEREAS, the Township Committee believes it is in the best interest of its residents to authorize a loan to the Owner from the Township's Affordable Housing Trust Fund in the amount of _____ subject to the required conditions outlined in the Township's Affordability Assistance Manual in furtherance of its constitutional obligation to provide for its fair share of affordable housing.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey, that it hereby approves a loan in the amount of \$_____ from its Affordable Housing Trust Fund to _____ as [HOA Fee/Special Assessment/Tax Lien] Program assistance to maintain the affordability of _____, Wyckoff, NJ.

BE IT FURTHER RESOLVED that the Administrative Agent is authorized to take all necessary actions to implement the Affordability Assistance Program Mortgage and Note to secure repayment of the loan from the Affordability Assistance Program by _____ for the continued affordability of Affordable Housing unit located at _____, Wyckoff, NJ _____, Block No. _____, Lot No. _____.

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BE IT FURTHER RESOLVED a copy of this Resolution shall be provided to the following:

4. Community Grants, Planning & Housing
5. Chief Financial Officer
6. Township Attorney

I do hereby certify that the foregoing is a true copy of a resolution passed by the _____ at a meeting duly held on the ____ day of _____.

Clerk

TOWNSHIP OF WYCKOFF
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Exhibit 5

WYCKOFF TOWNSHIP

MORTGAGE SECURING PAYMENT OF AFFORDABILITY ASSISTANCE PROGRAM
NOTE

THIS MORTGAGE, made on this ____ day of ____, by and between ____, (the "OWNER") and Wyckoff Township (the "Municipality"), in connection with the property described herein (the "PROPERTY");

Article 1. REPAYMENT MORTGAGE NOTE

In consideration of value received, the Owner has signed an Affordability Assistance Program Mortgage Note (the "Note") dated _____. The Owner promises to pay to the Municipality amounts due under the Affordability Assistance Program Mortgage Note, and to abide by all obligations contained therein.

Article 2. MORTGAGE AS SECURITY FOR AMOUNT DUE

This Mortgage is given to the Municipality as security for the payment required to be paid as described in the Mortgage Note, the sum of \$_____.

Article 3. PROPERTY DESCRIPTION

All of the land and improvements thereon located in the municipality of Wyckoff in the County of Bergen, State of New Jersey (hereinafter the "Property"), described more specifically as Block No. _____ Lot No. _____, and known by the street address:

Article 4. RIGHTS GIVEN TO MUNICIPALITY

The Owner gives the Municipality those rights stated in this Mortgage, and all the rights the law gives to the Municipality under Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq*). The rights given to the Municipality are covenants running with the land. Upon performance of the promises contained in Note and Mortgage, the Municipality will prepare and deliver to the then current owner of record a quitclaim deed or other document of release.

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Article 5. DEFAULT

The Municipality may declare the Owner in default on this Mortgage and on the Note if:

1. The Owner attempts to convey an interest in the Property without giving prior written notice to the Municipality;
2. The ownership of the Property is changed for any reason other than in the course of an exempt sale;
3. The Owner fails to make any payment required by the Note;
4. The holder of any lien on the Property starts foreclosure proceedings; or
5. Bankruptcy, insolvency or receivership proceedings are commenced by or against the Owner.

Article 6. MUNICIPALITY'S RIGHTS UPON DEFAULT

If the Municipality declares that the Note and this Mortgage are in default, the Municipality shall have all of the rights given by law or set forth in this Mortgage.

Article 7. NOTICES

ALL NOTICES MUST BE IN WRITING AND PERSONALLY DELIVERED OR SENT BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO THE ADDRESSES GIVEN IN THIS MORTGAGE. ADDRESS CHANGES MAY BE MADE UPON WRITTEN NOTICE, MADE IN ACCORDANCE WITH THIS ARTICLE 7.

Article 8. NO WAIVER BY MUNICIPALITY

The Municipality may exercise any right under this Mortgage or under any law, even if the Municipality has delayed in exercising that authority, or has agreed in an earlier instance not to exercise that right. The Municipality does not waive its right to declare the Owner is in default by making payments or incurring expenses on behalf of the Owner.

Article 9. EACH PERSON LIABLE

The Mortgage is legally binding upon each Owner individually and all their heirs, assigns, agents and designees who succeed to their responsibilities. The Municipality may enforce any of the provisions of the Note and of this Mortgage against any one or more liable individual.

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Article 10. SUBORDINATION

This Mortgage will not be subordinate, and will not be subordinated by the Municipality, to any mortgage, refinancing, equity loan, secured letter of credit, or any other obligation secured by the Property, except with respect to (a) any such obligation which was duly recorded prior to the recording hereof, and (b) any such obligation which, when added to all other such obligations recorded against the Property, shall result in total debt secured by the Property being an amount less than the maximum resale price that would be applicable were the Control Period still in effect.

Article 11. AMENDMENTS

No amendment or change to the Note and this Mortgage may be made, except in a written document signed by both parties and approved by the administrative agent appointed pursuant to N.J.A.C. 5:80-26.1 et seq.

Article 13. SIGNATURES

By executing this Mortgage on page 3, hereof, the Owner agrees to all of its terms and conditions.

Article 14. ACKNOWLEDGEMENT

The Owner acknowledges receipt of a true copy of this Mortgage, at no charge to the State.
IN WITNESS WHEREOF, the Owner(s) has executed this Mortgage for the purposes stated herein.

ATTEST:

Signature of (Owner)

Signature (Co-Owner)

STATE OF NEW JERSEY)

) ss:

COUNTY OF _____)

BE IT REMEMBERED, that on this the _____ day of _____, 20____ the
subscriber _____ appeared

PAGE NO.

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personally before me *(If more than one person signed the foregoing mortgage and appeared before me, the words "the subscriber" and "the Owner" shall include all such persons)* and who, being duly sworn by me, deposed and made proof to my satisfaction (i) that he/she is the Owner named in the foregoing mortgage and (ii) and that he/she has executed said mortgage with respect to the Property and for the purposes described and set forth therein.

Sworn to and subscribed before me, _____ on the date set forth above.

NOTARY PUBLIC

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Exhibit 6

WYCKOFF TOWNSHIP

RECAPTURE MORTGAGE NOTE FOR AFFORDABILITY ASSISTANCE PROGRAM

THIS NOTE is dated as of _____, _____, For value received _____ (referred to "Owner") promises to pay to Wyckoff Township, which has its principal offices at 340 Franklin Avenue, Wyckoff, NJ 07481 (the "Municipality"), the amounts specified in this Note and promises to abide by the terms contained below.

Article 1. REPAYMENT MORTGAGE

As security for the payment of amounts due under this Note and the performance of all promises contained in this Note, the Owner is giving the Municipality a "Mortgage To Secure Payment of Affordability Assistance Program Note" (the "MORTGAGE"), dated _____, of the property described below (the "PROPERTY"). The Mortgage covers real estate owned by the Owner. The Mortgage will not be subordinate, and will not be subordinated by the Municipality, to any mortgage, refinancing, equity loan, secured letter of credit, or any other obligation secured by the Property, except with respect to (a) any such obligation which was duly recorded prior to the recording hereof, and (b) any such obligation which, when added to all other such obligations recorded against the Property, shall result in total debt secured by the Property being an amount less than the maximum resale price (MRP) that would be applicable were the Control Period still in effect, as those terms are defined in Article 2 of the Mortgage.

Article 2. OWNERS PROMISE TO PAY AND OTHER TERMS

This is a no interest forgivable loan in the amount of \$10,000.00 for ten (10) years. The loan principal is forgiven at 0% per year for years 1 - 5 and then 20% per year for years 6 - 10. After ten (10) years, the loan is fully forgiven at the next resale. If sold before ten (10) years, the prorated loan amount shall be repaid by the applicant to the Wyckoff Township Affordable Housing Trust Fund. [If Downpayment Assistance Program].

This is a no interest deferred loan in the amount of \$ _____ due and payable by the borrower at resale [If HOA Fee/Special Assessment/Tax Lien Program].

Article 3. PROPERTY DESCRIPTION

All of the land and improvements thereon located in the municipality of Wyckoff in the County of Bergen, State of New Jersey, described more specifically as Block No. _____ Lot No. _____, and known by the street address: _____.

Article 4. WAIVER OF FORMAL ACTS

The Owner waives its right to require the Municipality to do any of the following before enforcing its rights under this Note:

1. To demand payment of amount due (known as Presentment).

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2. To give notice that amounts due have not been paid (known as Notice of Dishonor).
3. To obtain an official certificate of non-payment (known as Protest).

Article 5. RESPONSIBILITY UNDER NOTE

All Owners signing this Note are jointly and individually obligated to pay the amounts due and to abide by the terms under this Note. The Municipality may enforce this Note against any one or more of the Owners or against all Owners together.

The Owner agrees to the terms of this Note by signing below.

ACKNOWLEDGEMENT

Owner acknowledges receipt of a true copy of the Mortgage and this Note at no charge.

Dated:

ATTEST:

By:

Signature (Owner)

Signature (Co-Owner)

STATE OF NEW JERSEY)

) ss.:

COUNTY OF _____)

On this the _____ day of _____, 20____ before me came _____, who acknowledges and makes proof to my satisfaction that she is the Owner named within this Note, and that she has executed said Note for the purposes set forth therein, sworn to and subscribed by her in my presence on this date.

Sworn to and subscribed before me this the _____ day of _____, 20____.

A Notary Public/Attorney of the State of New Jersey

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Exhibit 7

RESOLUTION AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH
THE RENTER OF AN AFFORDABLE HOUSING UNIT LOCATED _____

WHEREAS, _____ will rent the property located at _____, Block No. _____, Lot No. _____, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Township is willing to extend a grant to the tenant in the amount of _____.

NOW THEREFORE BE IT RESOLVED on this _____ day of _____, by the Township Committee of Wyckoff, County of Bergen, State of New Jersey, that:

1. The Mayor, Administrator, Clerk and attorney are hereby authorized to execute an Affordability Assistance Program grant with the renter of an Affordable Housing unit located at _____, Block No. _____, Lot No. _____.

I do hereby certify that the foregoing is a true copy of a resolution passed by the _____ at a meeting duly held on the _____ day of _____, _____.

Clerk

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**#23-211 Authorize Bergen County Open Space Matching Grant
Application for Park Improvement**

WHEREAS, the Bergen County Open Space, Recreation, Floodplain Protection, Farmland and Historic Preservation Trust Fund ("County Trust Fund") provides matching grants to municipal governments and nonprofit organizations for assistance in the development or redevelopment of outdoor municipal recreation facilities; and,

WHEREAS, the Township of Wyckoff desires to further the public interest by obtaining a matching grant of \$75,000.00 from the County Trust Fund to fund: Memorial Field Athletic Complex Park Improvements at 340 Franklin Avenue, Block 258, Lot 1.1 in the Township of Wyckoff; and,

WHEREAS, the Township Committee has reviewed the County Trust Fund Program Statement and the Trust Fund Municipal Program Park Improvement application and instructions and desires to make an application for such a matching grant and provide application information and furnish such documents as may be required; and,

WHEREAS, as part of the application process, the Township Committee conducted the required Public Hearing to receive public comments on the proposed park improvements in the application at the June 8, 2023, Township Committee meeting before this resolution was adopted; and,

WHEREAS, the County of Bergen shall determine whether the application is complete and in conformance with the scope and intent of the County Trust Fund; and,

WHEREAS, the Township Committee is willing to use the County Trust Fund in accordance with such rules, regulations, and applicable statutes and is willing to enter into an agreement with the County of Bergen for the above-named project and ensure its completion on or about the project contract expiration date.

NOW THEREFOR BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey as follows:

1. That the Township Committee is hereby authorized to submit the above-completed project application to the County; and,
2. That in the event of a County Trust Fund award that may be less than the grant amount requested above, the Township Committee has or will secure the balance of funding necessary to complete the project or modify the project as necessary; and,
3. That the Township Committee of the Township of Wyckoff is committed to providing a dollar-for-dollar cash match for the project; and,
4. That only those park improvements identified and approved in the project application, its Trust Fund contract, or other documentation will be considered eligible for reimbursement.
5. That the Township Committees agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and,
6. That this resolution shall take effect immediately.

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Ordinances – Introduction

NONE

Motions

A. Authorize the application of Saint Nicholas Greek Orthodox Church to hold their annual Festival fundraiser on September 22, 23, and 24, 2023. The festival will take place outdoors in two tents.

B. Authorize the application of Saint Nicholas Greek Orthodox Church for posting of temporary signage promoting their annual Festival fundraiser for the ten-day period beginning on September 15, 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: SHANLEY SECOND BOONSTRA
BOONSTRA YES FISHER YES MELCHIONNE YES
SHANLEY YES MADIGAN YES

With an affirmative vote, the motion is approved.

Ordinances – Public Hearing / Further Consideration:

Mayor Madigan, I have an Ordinance for Public Hearing / Further Consideration on tonight's agenda. It is **ORDINANCE #1982** which is

AN ORDINANCE TO PROVIDE FOR AND DETERMINE THE RATE OF COMPENSATION OF EACH OFFICER AND TOWN HALL EMPLOYEE OF THE TOWNSHIP OF WYCKOFF, AND THE METHOD OF PAYMENT OF SUCH COMPENSATION FOR THE YEAR 2023

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 #1982, and all persons who wish to be heard, please state your name and address before making your statement. If you wish to make a comment, please step forward to the microphone.

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

At the Conclusion of public comments:

COMMITTEE PERSON SHANLEY : I move that the Public Hearing on Ordinance #1982 be closed.

COMMITTEE PERSON FISHER : Seconded

ROLL CALL VOTE

BOONSTRA YES FISHER YES MELCHIONNE YES
SHANLEY YES MADIGAN YES

With an affirmative vote, the motion is approved.

MUNICIPAL CLERK: BE IT RESOLVED, by the Township Committee of the

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Township of Wyckoff that Ordinance #1982, 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 SHANLEY : I move Ordinance #1982 on second reading by title only.

COMMITTEE PERSON BOONSTRA : Seconded.

ROLL CALL VOTE

BOONSTRA YES FISHER YES MELCHIONNE YES
SHANLEY YES MADIGAN YES

With an affirmative vote, the motion is approved.

TOWNSHIP OF WYCKOFF
ORDINANCE #1982

AN ORDINANCE TO PROVIDE FOR AND DETERMINE THE RATE OF COMPENSATION OF EACH OFFICER AND TOWN HALL EMPLOYEE OF THE TOWNSHIP OF WYCKOFF, AND THE METHOD OF PAYMENT OF SUCH COMPENSATION FOR THE YEAR 2023

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

SECTION 1. The rate of compensation of each officer and Town Hall employee of the Township of Wyckoff for the year 2023 whose compensation shall be on an annual basis within the range, and shall be paid semi-monthly, is as follows:

Chief of Police.....	up to 228,138
Township Administrator.....	up to 194,750
CFO/Assist. Administrator/.....	up to 177,713
Twp. Engineer.....	up to 175,990
Construction Code Officer/Bldg Subcode Officer.....	up to 126,076
Recreation Director.....	up to 133,513
Public Works Manager.....	up to 121,975
Township Clerk.....	up to 113,468
Tax Assessor.....	up to 84,329
Tax Collector.....	up to 26,266
Payroll/Certifying Officer/Sewer Utility Clerk.....	up to 86,126
Deputy Chief Financial Officer.....	up to 70,000
Deputy Tax Collector/Payroll Asst/Tax Srch Off.....	up to 70,000
Purchasing Specialist/Tax & Sewer Clerk	up to 68,524
Administrative Support Assistant/Special Projects.....	up to 61,215
Assistant Tax Assessor.....	up to 55,000
Zoning Enforcement/Prop Maint/Officer/Fire Official.....	up to 78,673
Plumbing Subcode Official.....	up to 71,500
Elevator Subcode Official.....	up to 9,027
Electrical Subcode Official.....	up to 57,200
Fire Subcode Official.....	up to 19,669
Municipal Magistrate.....	up to 22,500
Office Clerk/Secretary/Registrar	up to 64,371
Office Clerk/Secretary/OPRA Coordinator/Dep Registrar.....	up to 54,436
Recreation Secy.....	up to 51,184
Planning Bd./Zoning Bd Secy.....	up to 48,175
Technical Assistant/Secy/Bd of Health.....	up to 57,000
Technical Assistant.....	up to 42,500
Administrative Executive Asst.....	up to 45,000
Police Chief Secy.....	up to 40,981

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IT Coordinator, Cyber-Security Compliance Officer.....	up to 20,000
Mandated & Compliance Officers.....	up to 10,000 each
Travel/Clothing Stipend	up to 4,000
Qualified Purchasing Agent.....	up to 2,500
Grant Writer.....	up to 2,500

Six months service of a calendar year is required for consideration of a salary increase after hiring date.

Shared Services

Library Payroll	up to 6,667
New Milford CFO Services.....	up to 28,000

Other Part Time/Police/Seasonal Personnel

Part-time Police Desk Clerk.....	up to 25.00 per hour
Building Dept Intern.....	up to 25.00 per hour
Special Police Officer - Class 1.....	up to 28.46 per hour
School Crossing Guard(s).....	up to 23.86 per hour
Court Bailiff.....	up to 21.66 per hour
Court Security Officer	up to 57.45 per hour
Police Matron.....	up to 21.01 per hour
Bldgs & Grounds Laborer(s).....	up to 25.00 per hour
DPW Seasonal Laborer(s)/Recycling Ctr Attnd p/t..	up to 25.00 per hour
Administrative Assistants (part-time).....	up to 30.00 per hour
Assessing Inspector(s) (part-time).....	up to 30.00 per hour
Board/Commission Secretary meetings	up to two hours \$50 exceeding two hours \$75

Recreation Assistants:

Adult Basketball Director.....	up to \$900 per season
Clinic Assistants.....	up to 11.90 per hour
Cheerleading Trainers (per team)	up to \$300 per season
Program Directors/Clinic Directors.....	up to \$500 per season
Referee/Umpire Director.....	up to \$900 per season
Summer Camp Counselors.....	up to 11.90 per hour
Summer Camp Directors.....	up to 21.00 per hour
Tennis Shed Attendants.....	up to 11.90 per hour

Officials & Umpires:

Baseball and Softball (Rec).....	up to 30.00 per game
Home Plate Assignment.....	up to 5.00 per game
Baseball (Traveling) & Softball.....	up to 70.00 per game
Basketball.....	up to 50.00 per game
Soccer.....	up to 70.00 per game
League Mandated Official.....	up to 80.00 per game
Scorekeeper.....	up to 15.00 per game
Single Official performing a 2 Official Game.....	up to 10.00 per game
Roller Hockey Referee.....	up to 65.00 per game

Township Committee.....	\$4,676 annually
-------------------------	------------------

SECTION 2. Twelve (12) paid holidays are authorized for full time employees and specific part time employees equal to their daily regular hours of work, excluding seasonal employees.

SECTION 3. Annual vacation with pay is authorized for all full-time employees on the following basis:

- a. Beginning the first full month of first year of F/T emp..... 1 day/month not to exceed 10 in calendar year
- b. During the second (2nd) year thru fifth (5th) year..... 12 working days/year

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- c. During the sixth (6th) thru twelfth (12th) year.....15 working days/year
d. During the thirteenth(13th) thru twentieth(20th) year.....20 working days/year
e. During the twenty first (21st) and over.....25 working days/year

SECTION 4. All salaries and compensation provided for full time employees provided for herein shall be retroactive (in full or in part) to January 1, 2023. All 2023 salaries and compensation for part time employees hired on or before June 30 of the prior year will receive retroactive compensation (in full or in part) to January 1, 2023, provided they continue to be employed with the Township on July 1, 2023.

SECTION 5. Longevity, if applicable, and in accordance with Employee Manual, Agreement/Contract or Ordinance is included in salary here in.

SECTION 6. In accordance with Chapter 78, all full-time employees receiving health benefits will contribute the commensurate contribution amount as per P.L. 2011.

SECTION 7. If any section or part of this ordinance shall be adjudged invalid, such adjudication shall apply only to such section or part, and the remainder of the ordinance shall be deemed valid and effective.

SECTION 8. This ordinance shall take effect after final passage and publication as required by law.

I have a second Ordinance for Public Hearing / Further Consideration on tonight's agenda. It is **ORDINANCE #1987** which is

AN ORDINANCE TO MODIFY AND SUPPLEMENT CHAPTER 108 OF THE CODE OF THE TOWNSHIP OF WYCKOFF "CONSTRUCTION CODES, UNIFORM" TO AMEND SECTION 108-3, "FEE SCHEDULE", TO INCREASE CERTAIN FEES FOR UNIFORM CONSTRUCTION CODE PERMITS.

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 #1987, and all persons who wish to be heard, please state your name and address 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 SHANLEY: I move that the Public Hearing on Ordinance #1987 be closed.

COMMITTEE PERSON BOONSTRA: Seconded

ROLL CALL VOTE

BOONSTRA YES FISHER YES MELCHIONNE YES
SHANLEY YES MADIGAN YES

With an affirmative vote, the motion is approved.

MUNICIPAL CLERK: BE IT RESOLVED, by the Township Committee of the Township of Wyckoff that Ordinance #1987, 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.

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COMMITTEE PERSON SHANLEY : I move Ordinance #1987 on second reading by title only.

COMMITTEE PERSON BOONSTRA : Seconded.

ROLL CALL VOTE

BOONSTRA YES FISHER YES MELCHIONNE YES
SHANLEY YES MADIGAN YES

With an affirmative vote, the motion is approved.

AN ORDINANCE TO MODIFY AND SUPPLEMENT CHAPTER 108 OF THE CODE OF THE TOWNSHIP OF WYCKOFF "CONSTRUCTION CODES, UNIFORM" TO AMEND SECTION 108-3, "FEE SCHEDULE", TO INCREASE CERTAIN FEES FOR UNIFORM CONSTRUCTION CODE PERMITS.

BE IT ORDAINED, by the Township Committee of the Township of Wyckoff County of Bergen, State of New Jersey, Chapter 108 is amended as follows:

SECTION 1 Section 108-1, "Establishment of Enforcement Agency" remains unchanged.

SECTION 2 Section 108-2, "Establishment of Board of Appeals; procedure" remains unchanged.

SECTION 3 Section 108-3, "Fee Schedule" is amended as follows:

SS 108-3 Fee Schedule

A. The fee for a construction permit shall be the sum of the subcode fees listed herein and shall be paid before the permit is issued:

- (1) Plan review fee
 - (a) New Construction. The non-refundable fee shall be 20% of the amount to be charged for the building subcode fee and is part of the total for the building subcode fee.
 - (b) Additions. The non-refundable fee shall be 20% of the amount to be charged for the building subcode fee and is part of the total for the building fee.
 - (c) Renovations, alterations and repairs. The non-refundable fee shall be 20% of the amount to be charged for the building subcode fee and is part of the total for the building subcode fee. The Minimum fee shall be \$75.
 - (d) Roofing and siding. No plan review fee is required.
- (2) Building subcode fees. The fee for work under the building subcode shall be as

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follows:

(a) New building and additions. Permit fees shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The building permit fee shall be in an amount and rate established by the New Jersey Department of Community Affairs (NJDCA) for the per cubic foot charge of volume for buildings and structures of all use groups and types of construction as classified and defined in Article 3 of the building subcode. State of New Jersey training fees shall be in an amount and rate established by the NJDCA for the per cubic foot charge of volume of new construction in accordance with N.J.A.C. 5:23-4.19(b). The following minimum fees shall be in effect:

[1] Principal building: \$1,100

[2] Additions: less than 120 square feet of floor area, \$175; 121 square feet of floor area and greater, \$375.

[3] Accessory building: \$110

[4] Sheds greater than 100 square feet: \$150.

(b) Renovations, alterations, decks and repairs. The fee shall be based upon the estimated cost* of the work. The fee shall be in the amount of \$25 per \$1,000 of estimated cost. The minimum fee shall be \$100. This fee scale shall also apply to roofing and siding.

*NOTE: For the purpose of determining estimated cost, the applicant shall submit to the enforcing agency, if available, cost data produced by the architect or engineer of record or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The enforcing agency will make the final decision regarding estimated cost. Included in the building subcode permit is a non-refundable plan review fee which is 20% of the building subcode fee.

(c) Swimming Pools. Permit fees for inground pools shall be \$410 in addition to electric, plumbing, fire (if pool heater installed) and fence permits, as well as a certificate of occupancy fee. Above ground pools shall require a permit fee of \$65 \$100

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in addition to electric, and plumbing, ~~fire (if pool heater installed)~~ and fence permits, as well as a certificate of occupancy fee. Inground pools require Stormwater Management review by the Township Engineer prior to Submittal of inground pool permits.

- (d) Change of contractor fee ~~\$60~~ \$90
- (e) Asbestos hazard abatement permit shall be ~~\$70~~ \$90 in accordance with NJAC 5:23-8.10(a)1, and \$14 for a certificate of occupancy following successful completion of abatement in accordance with NJAC 5:23-8.10(a)2.

(3) Plumbing subcode fees.

- (a) The fees for installation or replacement under the plumbing subcode shall be as follows:

Fixture/Equipment	Fee
Water closets	\$20 <u>\$30</u>
Urinal/bidet	\$20 <u>\$30</u>
Bathub	\$20 <u>\$30</u>
Lavatory	\$20 <u>\$30</u>
Shower	\$20 <u>\$30</u>
Floor drain	\$20 <u>\$30</u>
Sink	\$20 <u>\$30</u>
Dishwasher	\$20 <u>\$30</u>
Drinking fountain	\$20 <u>\$30</u>
Washing machine	\$20 <u>\$30</u>
Hose bib	\$20 <u>\$30</u>
Generator	\$125
Gas piping (each device)	\$55 <u>\$60</u>
Fuel oil piping (each device)	\$55 <u>\$60</u>
Water heater	\$35 <u>\$90</u>
Steam boiler (each)	\$70 <u>\$125</u>
Hot water boiler (each)	\$70 <u>\$125</u>
Sewer pump	\$65 <u>\$90</u>
Interceptor/separator	\$55 <u>\$90</u>
Backflow preventer	\$22 <u>\$30</u>
Inground pool, (includes drains/ backflow preventer)	\$215
Grease trap	\$65 <u>\$125</u>
Water-cooled air-conditioning or refrigeration unit	\$55
Sewer connection	\$85 <u>\$125</u>
Water service connection	\$60 <u>\$90</u>
Gas service connection	\$55 <u>\$90</u>
Commercial dishwasher	\$45
Water cooler	\$20
Water softener	\$20 <u>\$90</u>
Sewer ejector	\$65
Reduced-pressure backflow device	\$20 <u>\$90</u>
Vent stack	\$20
Dry well	\$20

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<u>Residential A/C Unit</u>	<u>\$125</u>
<u>Commercial A/C Unit</u>	<u>\$125</u>
<u>Condensate Line</u>	<u>\$35</u>
<u>Chimney Liner (each)</u>	<u>\$110</u>
<u>Gas Log Set</u>	<u>\$90</u>
<u>Make-up Air System</u>	<u>\$90</u>
<u>Rain Sensor</u>	<u>\$30</u>
<u>Gasoline Pump/Dispenser (each)</u>	<u>\$250</u>
<u>Stacks (each)</u>	<u>\$30</u>
<u>Minimum plumbing fee</u>	<u>\$70-\$90</u>

(b) A plan review fee of 20% is included in the plumbing subcode fees as listed in Subsection A(3)(a) above.

(c) Change of contractor fee ~~\$60~~ \$90

(4) Demolition permits. The fee for demolition permits shall be as follows:

(a) Principal building: \$300

(b) Accessory building: \$100

(c) Shed over 100 square feet: \$100

(d) Shed 100 square feet or less: \$50

(5) Relocation of building. The fee for the removal of one building from one lot to another location on the same lot shall be in the amount of \$25 per \$1,000 of the estimated cost of moving, plus the estimated cost of a new foundation and all work necessary to place the building, in its completed condition, in the new location.

(6) Signs. The fee for a permit to construct a sign shall be in the amount of \$30 for each side to be displayed and \$0.45 per square foot of surface area of the sign, computed on each side of the sign to be displayed. This fee shall be in addition to any Planning Board application fee which may be required by Chapter 186 Zoning.

(7) Fences. The fee for a permit to construct a fence up to six feet-in height shall be in the amount of \$30 per \$1,000 of value, or a minimum fee of \$75, which shall include the plan review fee. This fee shall be in addition to any Planning Board application fees which may be required by Chapter 186, Zoning. Pool fences required by the Uniform Construction Code to establish a safety barrier shall require a fee of \$130.

(8) Certification of occupancy.

(a) The fee for certificate of occupancy shall be as follows:

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Unit	Fee	
Each new business, industrial or residential structure	\$190	
Each unit of condominiums or Townhouses	\$85	
Each business establishment (all zones)	\$85	
Each industrial establishment	\$85	
.Each change in commercial use pursuant to the Uniform Construction Code	\$85	
Each adult condominium unit resale	\$85	
Continued occupancy letter	\$85	
Addition	\$130 -\$140	
Each detached garage, accessory structure	\$65	
Shed	\$20	
Renewal of temporary certificate of occupancy	\$270	
Inground swimming pool	\$410 -\$140	
	(b)	A certificate of occupancy/approval shall only be issued if current property taxes, sewer service charges any outstanding building violation penalties are paid.

(9) Miscellaneous certifications. The fee for each request for written clarification of any sort shall be \$60. This shall include but not be limited to requests for floodplain information or the availability of sewers.

(10) Fire subcode fees.

(a) The fees under the fire subcode shall be as follows:

Description	Fee
Water supply source	\$35
Method of valve supervision	\$35
Local alarm supervision	\$35
Central supervision	\$35
Proprietary supervision	\$35
Flammable liquid storage tanks	\$270
Combustible liquid storage tanks	\$160
Liquefied petroleum gas (LPG) storage tanks	\$110
Liquefied natural gas (LNG) storage tanks	\$110
Wet sprinkler heads, up to 25 heads	\$85
Dry sprinkler heads, up to 25 heads	\$85
Sprinkler heads:	
26 to 75 heads	\$150
76 to 200 heads	\$175
Each additional head over 200	\$65
Smoke detectors	\$80 minimum, and \$20 for each smoke detector over 8
Heat detectors, each	\$5

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Kitchen hood exhaust systems, commercial (each)	\$80-\$250
Pre-engineered systems:	
CO ₂	\$55
Halon suppression	\$55
Foam suppression	\$55
Dry chemical	\$55
Wet chemical	\$55
Gas- or oil-fired appliance (each)	\$70-\$90
Generator	\$125
Pool Heater	\$125
Fireplace or wood burning stove	\$80
Gasoline pump	\$200-\$250
MPD (multiple product dispenser)	\$225
Underground storage tank removal or abandonment of tank	\$125
Standpipes:	
4-inch riser	\$100
6-inch riser	\$125
8-inch riser	\$175
Over 8-inch riser	\$225
Minimum fire subcode fee	\$75-\$90

(b) A plan review fee of 20% is included in the fire subcode fees as listed in Subsection A (10)(a) above

(c) Change of contractor fee
\$60-\$90

(11) Electrical subcode fees.

- (a) The fees for installation or replacement under the electrical subcode shall be as follows:

Description	Fee
Fixtures, receptacles, switches	<u>\$65-\$90</u>
1 to 50 outlets	<u>\$2-\$3</u>
Each additional above 50	\$30
Range	\$30
Oven(s)	\$30
Surface unit	\$30
Dishwasher	\$30
Garbage disposal	\$30
Dryer	\$30
Space heater/air handler	<u>\$55-\$75</u>
Air-conditioning unit	<u>\$55-\$75</u>
Burglar-alarms	\$30
Intercom panels, each	\$30
Storable pools, spas/hot tubs	<u>\$65-\$90</u>
Pool installation	\$215
Generator	\$125
Automatic Transfer Switch	<u>\$30</u>
Water heater(s) (each)	<u>\$90</u>
Central heat: oil, gas or electric	\$30
Baseboard heat units	\$30
Thermostats, each	\$15
Heat pump, each	\$30
Pump(s), each	\$30

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Motor control center/ subpanels	\$55
Sign, each	\$30
Light standards, each	\$25
Motors, fractional horsepower, each	\$15
Motors, all others, each	\$30
Transformers, each	\$30
Generators, each	\$30
Service entrance	\$100
Elevator	\$160
Rain sensor	\$50
<u>Low Voltage Landscape Lighting</u>	<u>\$90</u>
Active solar system	\$695
Annual Pool Inspection (Visual)	\$75
RTU HVAC	\$85
Generator Inlet	\$45
EV Car Charger	\$45
Battery Backup (Solar)	\$30
Minimum electric subcode fee	\$80 <u>\$90</u>

(b) A plan review fee of 20% is included in the electrical subcode fee as listed in Subsection A(11)(a) above

(c) Change of Contractor fee ~~\$60~~ \$90.

(12) Smoke detector compliance certificate fees.
(a) Installation.

[1] Smoke detectors shall be installed in each dwelling unit, as defined in N.J.S.A. 55:13A-3 and N.J.S.A. 52:27D-196, upon the sale, rental, transfer or lease of any dwelling unit in the Township of Wyckoff.

[2] Each dwelling unit sold, rented, leased or transferred shall have a smoke-sensitive alarm device on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms and located on or near the ceiling in accordance with National Fire Protection Association Standard No. 74-1984 for the installation, maintenance and use of household fire-warning equipment. The installation of battery-operated smoke-sensitive alarm devices shall be accepted as meeting the requirements of this section. The smoke-sensitive device shall be tested and listed by a product certification agency recognized by the Bureau of Fire Safety.

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(b) Maintenance responsibility.

[1] Sellers, transferors, lessors, buyers, transferees and tenants of all dwelling units subject to this chapter shall be responsible for the correct installation and maintenance of smoke detectors as described herein.

[2] The owner of a rental unit shall, at the time of installation of the smoke detector and thereafter at the commencement of each tenancy, provide to the tenant at least one copy of written instructions on the operation, maintenance and testing of the smoke detector, including the replacement of batteries in the battery-operated unit.

[3] The owner and tenant of each rental unit shall be responsible for the proper maintenance of the smoke detectors, including the replacing of batteries and repair or replacement of the unit, in accordance with the standards hereinabove set forth.

(c) Inspection and records. Upon the sale of a dwelling unit or the rental, lease or transfer of any dwelling unit, the seller, landlord, transferor, buyer, transferee or tenant is required to obtain from the Township of Wyckoff a smoke detector certificate of compliance stating that the property is in compliance with the provisions of this chapter.

(d) Fee. Applications for smoke detector compliance certificates shall be submitted to the Chief of the Fire Prevention Bureau of the Township of Wyckoff with the application fee prepaid. Within 10 business days of the receipt of the application and fee, the designated official of the Township of Wyckoff shall inspect the premises to determine whether the same complies with the provisions of this chapter. The application fee for a certificate of smoke detector and carbon monoxide compliance (CSDCMAC), as required by N.J.A.C. 5:70-2.3, shall be based upon the amount of time remaining before the change of occupant is expected, as follows:

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- [1] Requests for a CSDCMAC received more than 10 business days prior to the change of occupant: \$90.
- [2] Requests for a CSDCMAC received four to 10 business days prior to the change of occupant: \$145.
- [3] Requests for a CSDCMAC received fewer than four business days prior to the change of occupant: \$205.
- [4] There will be a reinspection fee of \$50 for each inspection visit thereafter.

(e) Penalty provision. Any person or corporation, including an officer, director or employee of a corporation, who violates any of the provisions of this subsection shall commit a violation of the Uniform Fire Safety Act and shall be subject to a fine of not more than \$500 for the first offense and not more than \$2,000 for a subsequent offense, and be enforceable by civil action in a summary manner under the Penalty Enforcement Law, N.J.S.A. 2A:58-1 et seq., with further provision that a violator who fails to pay may be imprisoned for up to six months. In case of continuing violations, each day that the violation persists shall be deemed a separate violation. In addition, the violator shall become liable to the Township of Wyckoff for the cost of suppressing any fire directly or indirectly resulting from the violation pursuant to the provisions of N.J.S.A. 52:27D-210.

(13) Elevator subcode fees. The fees for work under the elevator subcode shall be as follows:

(a) Plan review fee.

- [1] Per elevator: \$280 each.
- [2] Dumbwaiter: \$140 each.
- [3] Stairway chair lift, inclined and vertical wheelchair lift and man lift: \$160.

(b) Construction inspection for Subsection A(13)(a): \$240 each.

(c) Inspections.

[1] The fee for the six-month routine inspection of elevator devices shall be as follows:

[a] Traction and winding drum elevators (one to 10 floors):

\$225

[b] Hydraulic elevators: \$165

[c] Roped hydraulic elevators: \$225

[2] The fee for the one-year periodic inspection and witnessing of tests of elevator devices, which shall include a six-month routine inspection, shall be as follows:

[a] Traction and winding drum elevators (one to 10 floors): \$325

[b] Hydraulic elevators: \$235

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- [c] Roped hydraulic elevators: \$325
- [d] Dumbwaiters: \$195
- [e] Man lifts, stairway chair lifts, inclined and vertical wheelchair lifts: \$195
- [f] Other (each): \$110

[3] The fee for the three-year or five-year inspection of elevator devices shall be as follows:

- [a] One to 10 floors (five-year inspection): \$550

(d) For renovation or alteration, per \$1,000 or fraction thereof of the estimated cost of work: \$20 each.

(14) Mechanical subcode fees.

- (a) The fees for installation or replacement under the mechanical subcode shall be as follows:

<u>Description</u>	<u>Fee</u>
<u>Water heater (new/replacement) each</u>	<u>\$90</u>
<u>Gas piping (each device)</u>	<u>\$60</u>
<u>Fuel oil piping (each device)</u>	<u>\$60</u>
<u>Steam Boiler</u>	<u>\$125</u>
<u>Hot Water Boiler</u>	<u>\$125</u>
<u>Furnace</u>	<u>\$125</u>
<u>HVAC (including RTU)</u>	<u>\$125</u>
<u>Generator</u>	<u>\$125</u>
<u>Fireplace</u>	<u>\$80</u>
<u>Tank Install</u>	<u>\$110</u>
<u>Minimum fee</u>	<u>\$90</u>

B. The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Township Committee biannually a report recommending a fee schedule based on the operating expenses of the agency and any other expenses of the municipality fairly attributable to the enforcement of the State Uniform Construction Code Act.

C. Surcharge fees.

(1) In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act and the regulations,^[3] the enforcing agency shall collect, in addition to the fees specified above, a surcharge fee of \$0.0006 per cubic foot of volume of new construction. Said surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis for the fiscal quarters ending September 30, December 31, March 31 and June 30, and not later than one month next succeeding the end of the quarter for which it is due. In the fiscal year in which the

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regulations first become effective, said fee shall be collected and remitted for the third and fourth quarters only.

(2) The enforcing agency shall report annually at the end of each fiscal year to the Bureau of Housing Inspection, and not later than July 31, the total amount of the surcharge fee collected in the fiscal year. In the fiscal year in which the regulations first become effective, said report shall be for the third and fourth quarters only.

SECTION 4 – Section 108-4, “Violations and Penalties” remains unchanged.

SECTION 5 – Section 108-5, “Interpretations of Powers” remains unchanged.

SECTION 6 – Except as herein amended and supplemented, all other provisions of Chapter 108 of the Code of the Township of Wyckoff, “Construction Codes, Uniform”, remain in full force and effect.

SECTION 7 – This Ordinance shall take effect immediately upon final passage and publication as required by law.

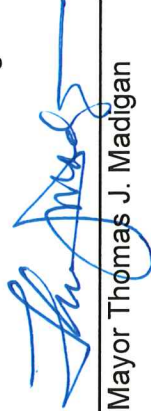
Meeting was adjourned at 8:18pm

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

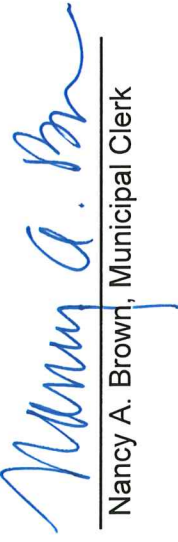
MOTION: SHANLEY SECOND BOONSTRA
BOONSTRA YES FISHER YES MELCHIONNE YES
SHANLEY YES MADIGAN YES

With an affirmative vote, the motion is approved.

During the course of this live meeting there were between one and two concurrent viewers watching on YouTube.



Mayor Thomas J. Madigan



Nancy A. Brown, Municipal Clerk

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BERGEN COUNTY OPEN SPACE TRUST FUND

2023 Municipal Program Park Improvement Application

PLEASE NOTE THIS APPLICATION IS ONLY FOR PARK IMPROVEMENT/DEVELOPMENT PROJECTS.
IT IS NOT FOR USE WITH ANY OTHER TRUST FUND PROJECT CATEGORY.

PROJECT NAME:	Memorial Field Athletic Complex	Park Improvements 2023
APPLICANT: NAME OF MUNICIPALITY:	Township of Wyckoff	
ADDRESS:	340 Franklin Ave., Wyckoff, NJ 07481	
MUNICIPAL/ORGANIZATION ADMINISTRATOR/MANAGER/CLERK:	Matthew Cavallo, Township Administrator	
PERSON HAVING DAY TO DAY RESPONSIBILITY FOR THIS APPLICATION:	Matthew Cavallo, Township Administrator	
EMAIL ADDRESS:	mcavallo@wyckoff-nj.com	
PHONE NUMBER:	201-891-7000 x 1030	
FAX NUMBER:		
NAME OF PARK FACILITY:	Memorial Field Athletic Complex	
STREET ADDRESS:	340 Franklin Avenue, Wyckoff, NJ 07481	
TAX BLOCK(S)/LOT(S):	Block 258, Lot 1.01	
SITE OWNER LISTED IN TAX RECORD:	Township of Wyckoff	
TOTAL PARK AREA (ACRES):	26.7 acres	
EXISTING RECREATIONAL USES OF PARK: (If new park facility w/o existing uses, then state so.)	See attached.	

SITE LOCATION MAP: Attach a legible (8 1/2" x 11") street map with site clearly indicated.

TAX MAP: Attach Tax Map (8 1/2" x 11") with site clearly indicated.

PROJECT DESCRIPTION: Briefly Describe Project and Distinct Elements of Project

See attached

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ESTIMATED COST OF PROJECT:*

1. CONSTRUCTION COSTS:	\$ 75000
2. PROFESSIONAL SERVICES:	\$ 0
3. INCIDENTAL COSTS:	\$ 0
4. PERMIT FEES:	\$ 0
5. PRELIM. SITE ASSESS:	\$ 0
TOTAL PROJECT COSTS: (Sum of Items 1-5)	\$ 75000
TOTAL REQUEST THIS ROUND:	\$ 75000

* Refer to Section 4 of "Municipal Park Improvement Program Rules & Procedures Manual" for allowable project costs

MUNICIPAL MATCH:

1. GREEN ACRES GRANT/LOAN:	\$ 0
Status of Green Acres Funding	
2. MUNICIPAL OPEN SPACE TRUST FUND:	\$ 75000
3. MUNICIPAL FUNDS:	\$ 0
4. OTHER (Specify):	\$ 0
TOTAL OF ALL OTHER SOURCES: (Sum of Items 1-4)	\$ 75000

Attach a detailed estimate of the project's budget that specifies item number, description, units, unit cost, planned quantity, and total cost. Project contingency cannot exceed 10% of the construction cost. State the exact park improvement work to be accomplished using the requested grant. All cost items should be quantified using current year pricing. Project Budget must be prepared, and signed, by a New Jersey-licensed engineer, architect, or landscape architect.

Note: Neither "sweat equity" labor, nor municipal labor, can apply toward applicant's required "cash" match contribution.

PROJECT SCOPE OF WORK OR LIST OF PARK IMPROVEMENT ITEMS OR ELEMENTS

Please provide a detailed description of the actual proposed park improvements. State the exact work that will be undertaken by using this grant in this park (i.e., creating or renovating ball fields, playing courts; adding landscaping, water features, pathways, adding/replacing playground equipment, park furniture, or fences, etc.). Be specific. List items individually.

1. Construction of a ADA compliant recreational trail through Memorial Field to connect the turf athletic field, baseball field and family playground to Franklin Avenue, where a crosswalk connects the Memorial Complex with the downtown shopping area. This park improvement will provide all who visit a safer walking route to avoid motorists while they enter and exit the Memorial Field Complex. This proposal is to fund continuation, and hopeful completion of the trail that will be installed in Summer 2023 and was funded by a prior round of the BC Open Space Trust Fund Park Imprv. Grant.

TOWNSHIP OF WYCKOFF
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SECOND FLOOR MUNICIPAL COURT ROOM
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CONSISTENCY WITH MUNICIPAL MASTER PLAN

Is project consistent with Municipal Master Plan and/or Open Space Recreation Plans? ☒ YES ☐ NO
If yes, provide Municipal Master Plan/Open Space Recreation Plan page reference/citation page 3 - see attached
If inconsistent, then explain why? _____

AMERICANS WITH DISABILITY ACT (ADA) COMPLIANCE

Does this project meet ADA requirements? ☒ YES ☐ NO

Describe:

The pathway to be constructed will be code for pathways and trails in a park.

ONGOING MAINTENANCE & PUBLIC ACCESS

What are the on-going maintenance requirement of this park project?

1. Snow shoveling of pathway

Who will perform the maintenance, and what will be your on-going contribution to this maintenance?

1. Township Public Works Department; 2. Funded by Municipal OS Trust Fund, donations and grants.

Will there be any public access or use restrictions? ☒ YES ☐ NO

Describe:

N/A

(Please note: The municipality/Grantee shall not enter into exclusive use agreements or allow discriminatory scheduling of the use of the project area based on residency or otherwise in violation of the Law Against Discrimination, N.J.S.A. 10:51 et seq., or other applicable law.)

HISTORIC PRESERVATION ASSESSMENT

Identify any existing historic buildings, structures, sites, or historic districts listed on the State and National Registers of Historic Places, included in the Bergen County Historic Sites Survey, or in your municipality's master plan, that are located within or contiguous to the project site. List by name, address, and/or block and lot numbers. Contact Bergen County Division of Cultural & Historic Affairs (Elaine Gold at egold@co.bergen.nj.us), if necessary. Attach applicable remarks provided by County Division of Cultural & Historic Affairs. Indicate here whether Historic Preservation Assessment is Not Applicable.

Does the project site include or in proximity to any existing historic buildings, structures, sites, or historic districts listed on the State and National Registers of Historic Places, included in the Bergen County Historic Sites Survey, or in your municipality's master plan, that are located within or contiguous to the project site? ☒ YES ☐ NO

Describe:

N/A

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FACILITY IMPROVEMENT AND RESTORATION FACTORS

(Please check all that apply.)

A. Type(s) of Outdoor Recreational Facility Improvement:

☒ Project provides UPGRADED recreational facilities

☐ Project provides EXPANDED recreational facilities

☐ Project provides NEW recreational facilities

☐ Project provides MULTIPLE recreation uses for both active and passive recreation

B. Age (estimated) of Existing Park Facility Being Replaced/Upgraded:

☐ Less Than 10 Years Old

☒ Greater Than 10 Years Old

C. Public Access to Water:

☐ Project provides NEW opportunities to access water either visually or physically

☐ Project ENHANCES existing access to water either visually or physically

☐ Project RESTORES/IMPROVES degraded waterfront/stream corridor

D. Public Access to Site:

☒ Project provides NEW public access where none exists or existing access is undeveloped/restricted

☐ Project incorporates trails, bike paths, or greenways

E. Environmental Factors:

☐ Project incorporates wildlife habitat protection

☐ Project incorporates the reclamation of an underutilized area

☒ Project located in an already cleared area to minimize additional clearing of trees and vegetation

☒ Project located where topography and soil conditions are suitable to minimize excavation, fill, and drainage of site

☐ Project retains, enhances, or establishes vegetative buffers to minimize impacts on forests, wetlands, habitat, etc.

☐ Project impacts an undisturbed or natural area of site.

F. Facility Impacts

☐ Project enhances historic and/or archaeological resource

☐ Project provides new/expanded educational opportunities

G. Project Factors:

☐ Concept Plan Completed.

☒ Yes

☐ No

☐ Preliminary Design Plans Completed.

☒ Yes

☐ No

☐ Project Budget in Place.

☐ Yes

☐ No

H. Permits Required from any Governmental Agency:

☐ Yes

☐ Identify: _____

☒ No

I. Public Involved in the Project Planning Process Beyond Minimum of Requirement of Public Hearing:

☐ Yes

☐ Describe: _____

☒ No

ESTIMATED PROJECT START DATE: April 2024
ESTIMATED PROJECT COMPLETION DATE: Sept. 2024

APPLICATION DEADLINE: FRIDAY, MAY 12th 2023

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PROJECT NARRATIVE

Please provide a brief description explaining the need for this project. Explain in detail how your proposed project is in support of increasing or improving outdoor active and/or passive recreation activities in your community. Why does it need to be done? Identify any factors that contribute to this need, i.e., lack of similar recreational facilities, outdated or unsafe equipment, increased demand, etc. INCLUDE A PROJECTED TIMELINE FOR COMPLETION.

Memorial Field (340 Franklin Avenue) is a jewel in the Township of Wyckoff's parks and recreational facilities inventory. It is located in the center of Wyckoff across from our business district, adjacent to our library, and within walking distance from the middle school and one of our four elementary schools. It combines active and passive recreational facilities, such as dog walking, healthy walking for humans, and park benches for reading.

The proposed ADA-compliant trail establishes a defined safe passage route through the athletic complex from the many parking areas around the perimeter of the athletic complex. It connects the field with Franklin Avenue and its crosswalk to the central business district. Phase I of the trail will be started in Summer 2023, and this application will be utilized to complete the trail through the site.

Residents of Wyckoff recently donated almost \$100,000 to construct a new fieldhouse, concession stand, and team room facility adjacent to Memorial Field. In addition, the Township is contributing approximately \$40,000 from the Municipal Open Space Trust Fund to construct a press box for the new artificial turf field built in 2018-2019. The Township was also recently awarded \$75,000 from the DLGS LRIG Grant Program for the construction of ADA-compliant restroom facilities near the fieldhouse and site work, including paver walkways and lighting. This will all be done with the previously funded ADA walking paths, financed by the work proposed in this application.

Project Timeline for Completion:

1. December 2023 - BC BOC Approval
2. March 2024 - Initiate Procurement
3. May 2024 - Commence Project Work
4. September 2024 - Project Completion

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CHECKLIST

This checklist is for your use to ensure that you submit a complete application. Before submitting your application, be sure to go through the following checklist and answer questions as necessary.

- ☒ Completed application signed and certified above
- ☒ Site location map (legible aerial or street map)
- ☒ Tax map outlining boundaries of the park site
- ☐ Property is owned by the Board of Education ☐ YES ☒ NO
- If YES, then is there a cooperative agreement with BOE for use of property as public parkland? ☐ YES ☒ NO
- ☒ Conceptual Site Plan of Proposed Park Improvements, as well as any existing facilities and improvements, as prepared by an authorized, licensed professional.
- ☒ Project Cost Estimate Budget showing units and quantities, prepared and signed by an authorized, licensed professional.
- ☐ Trust Fund Grant Request Amount of 75000 Exceeds Available Funding Limit per Region ☐ YES ☒ NO
- ☐ Historic Preservation Assessment Completed ☒ NOT APPLICABLE
- ☐ Minutes of Public Hearing (or portion pertaining to this application only)
- ☐ Resolution Authorizing Submission of Application
- ☒ Digital Color Photographs of existing Project Site – sent via email
- ☐ Certified copies of Public Notice and Display Advertisement of the Public Hearing held for Application

CERTIFICATION

I, Matthew Cavallo, (person having day-to-day responsibility for this application) hereby certify that I have read this application and its instructions and that it has been completed in full. All information contained herein and attached hereto is accurate to the best of my knowledge.

I do understand that the grant is awarded on a reimbursement basis, and if awarded, the municipality/nonprofit would be required to provide full funding in advance.

SIGNATURE: Matthew Cavallo

TITLE: Township Administrator

DATE: 05/12/2023

ATTEST: [Signature]

TITLE: Chief Financial Officer

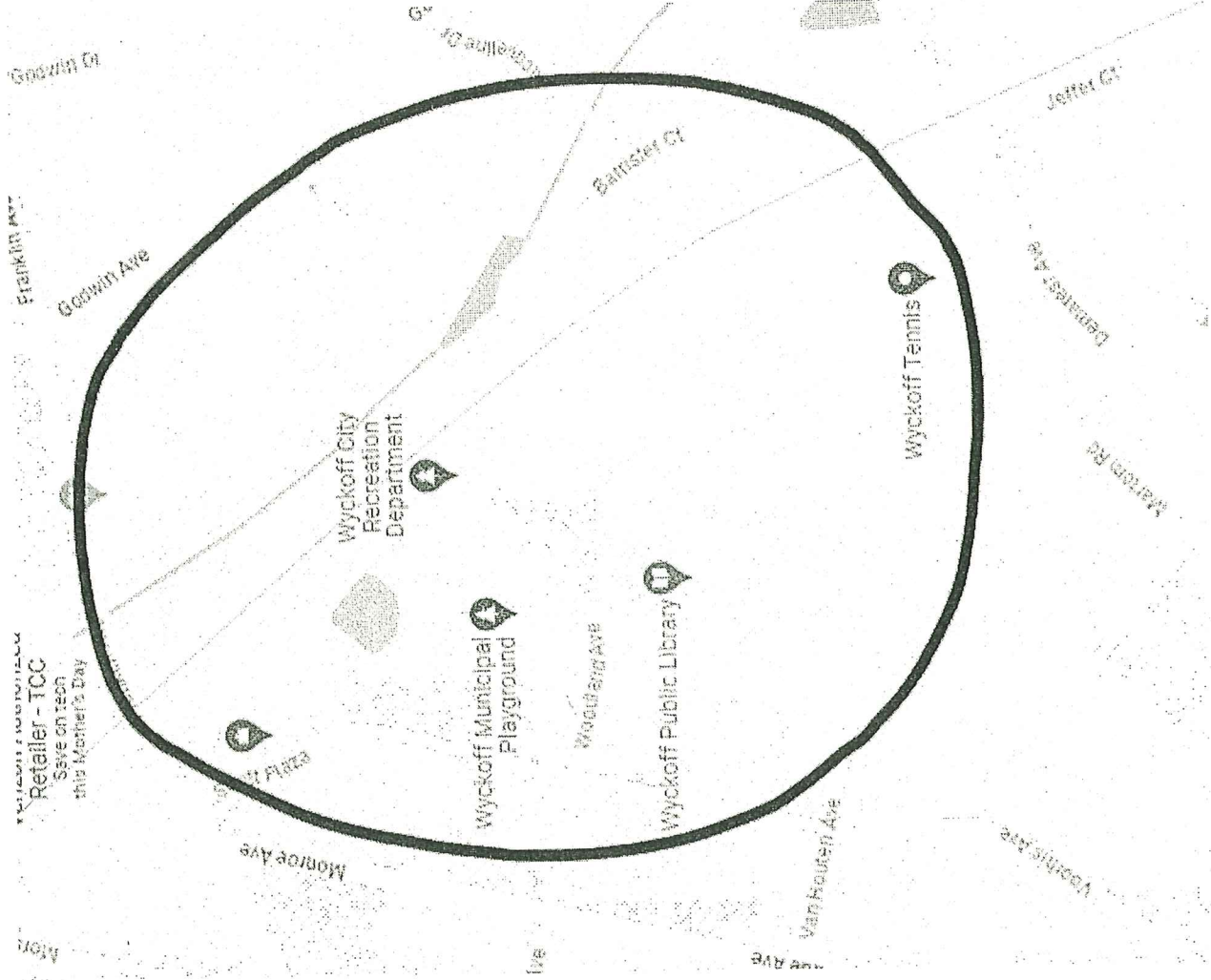
DATE: 05/12/2023

APPLICATION DEADLINE: FRIDAY, MAY 12th 2023

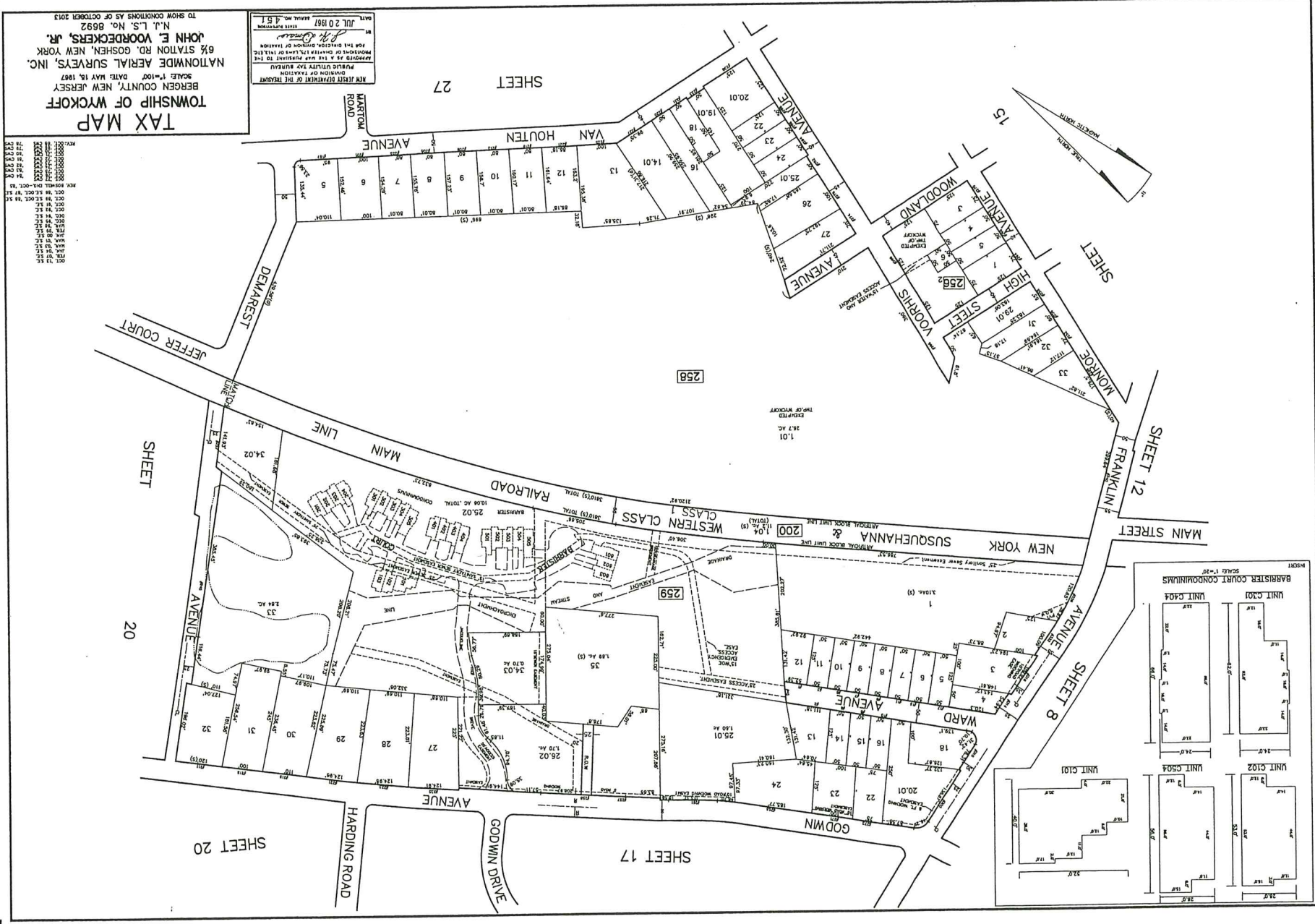
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Bergen County Open Space Grant Application
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1. Site Location Map

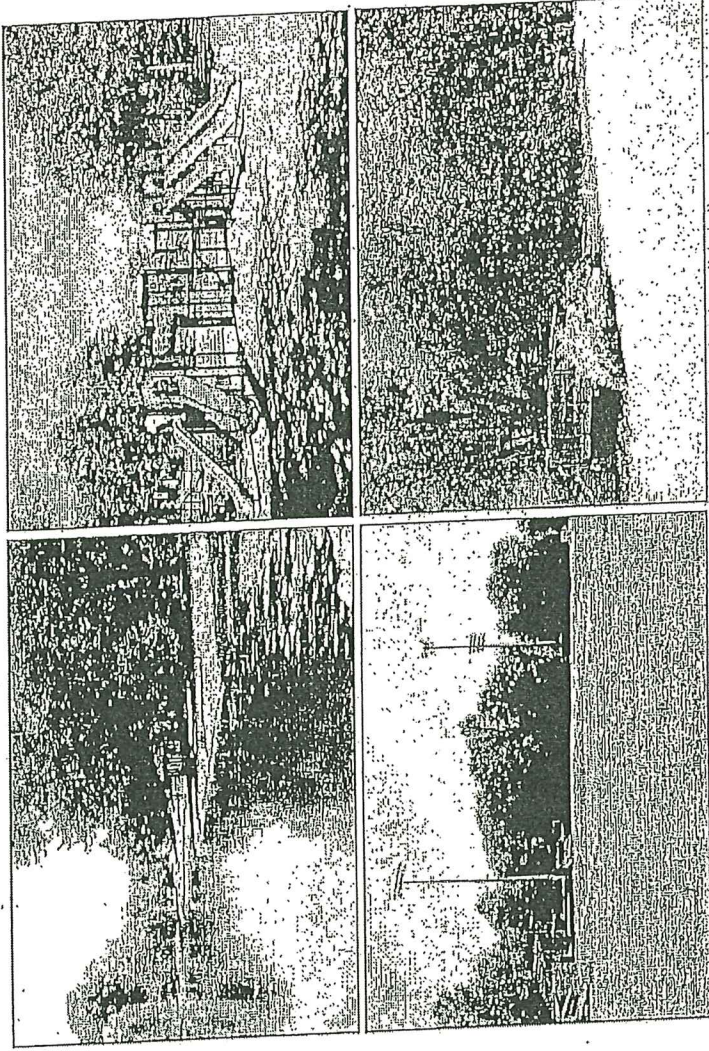


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MASTER PLAN
OPEN SPACE AND RECREATION PLAN
WYCKOFF, NEW JERSEY



July 14, 2010

Prepared for:
The Township of Wyckoff

Prepared by:

Kauker
& Kauker, LLC
Town Planning and Development Consultants
356 Franklin Avenue
Wyckoff, New Jersey 07481
201 847-2900 P
201 847-2424 F

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Township of Wyckoff
2010 Opens Space and Recreation Plan

GOALS AND OBJECTIVES

Goals are the outcomes desired by the program, while objectives are the concrete steps taken to realize the outcomes. The following are the goals and objectives as they relate to open space and recreation services in Wyckoff.

Goals

1. To maintain a high level of recreational services for Township residents.
2. To provide a complete range of recreational facilities and services that meets the needs of the Township's population.
3. To maintain and improve the existing recreational facilities within the Township.
4. To preserve and protect existing open space within the Township
5. To preserve and protect land that is environmentally constrained.
6. To recognize and identify open space and conservation areas in the Township which have been created as a result of site plan or subdivision approval by the Planning Board or other development.

Objectives

1. Make an investment by upgrading the existing recreational facilities within the Township.
2. Explore alternative means of providing additional recreation time on existing fields and other recreation areas.
3. Outreach in the form of making residents aware of open space and recreational opportunities available on County owned properties both in Wyckoff and in the immediately surrounding communities.
4. Seek funding to acquire lands identified in this report and others that may become available in the Township for open space and recreation purposes.

The Township's philosophy regarding open space and recreation is to provide every citizen the opportunity to enjoy the open space and recreation opportunities that are available in the Township. The Township also believes that it is vital to make every effort to provide for these opportunities through the preservation and creation of open space and recreation opportunities.

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**Township of Wyckoff
Bergen County Open Space Grant Application
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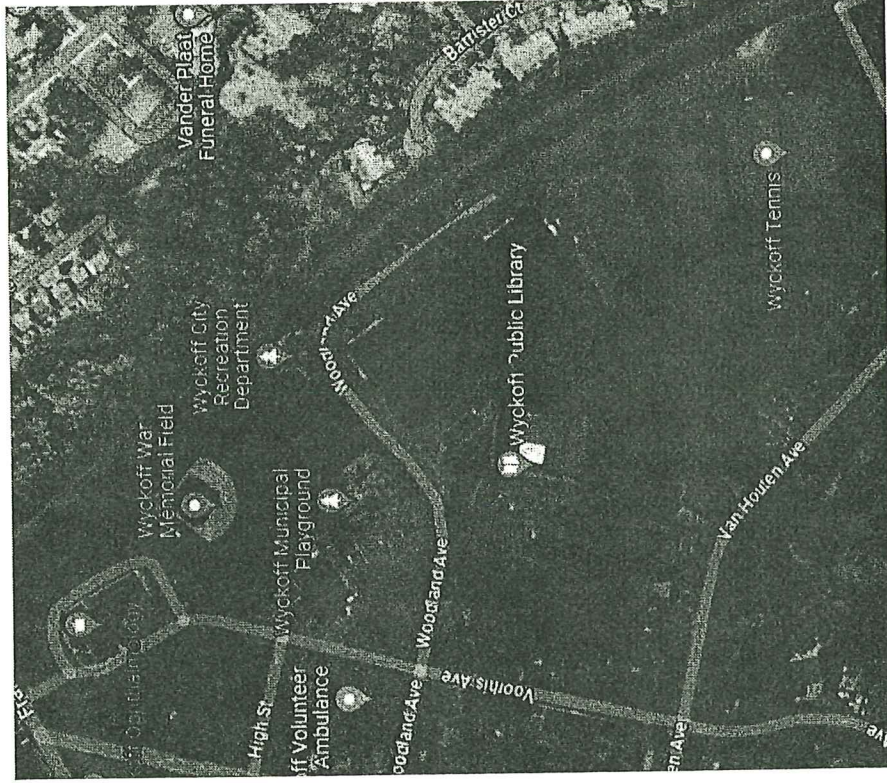
4. Project Description

The Township of Wyckoff is always looking for ways to enhance the active and passive recreation experience and to improve safety. This project includes the continuation of construction of a pedestrian/spectator pathway or trail (where one does not exist) from the new artificial turf field area through Memorial Field to Franklin Avenue (Bergen County Route #502) Pedestrian crosswalk.

In 2020, Wyckoff was awarded a grant to construct a six (6) foot-wide asphalt ADA complaint recreation trail from the artificial turf field to the Franklin Avenue crosswalk (Phase I). In addition, this year, the Township is looking to expand on Phase I by constructing a walking path from the ADA restrooms/field house to the tennis courts and roller hockey court located at the south end of the complex (approximately 1,300 linear feet).

The Township of Wyckoff will construct the pedestrian spectator pathway and trail, with site work to be prepared by the Department of Public Works and final material being purchased according to purchasing regulations.

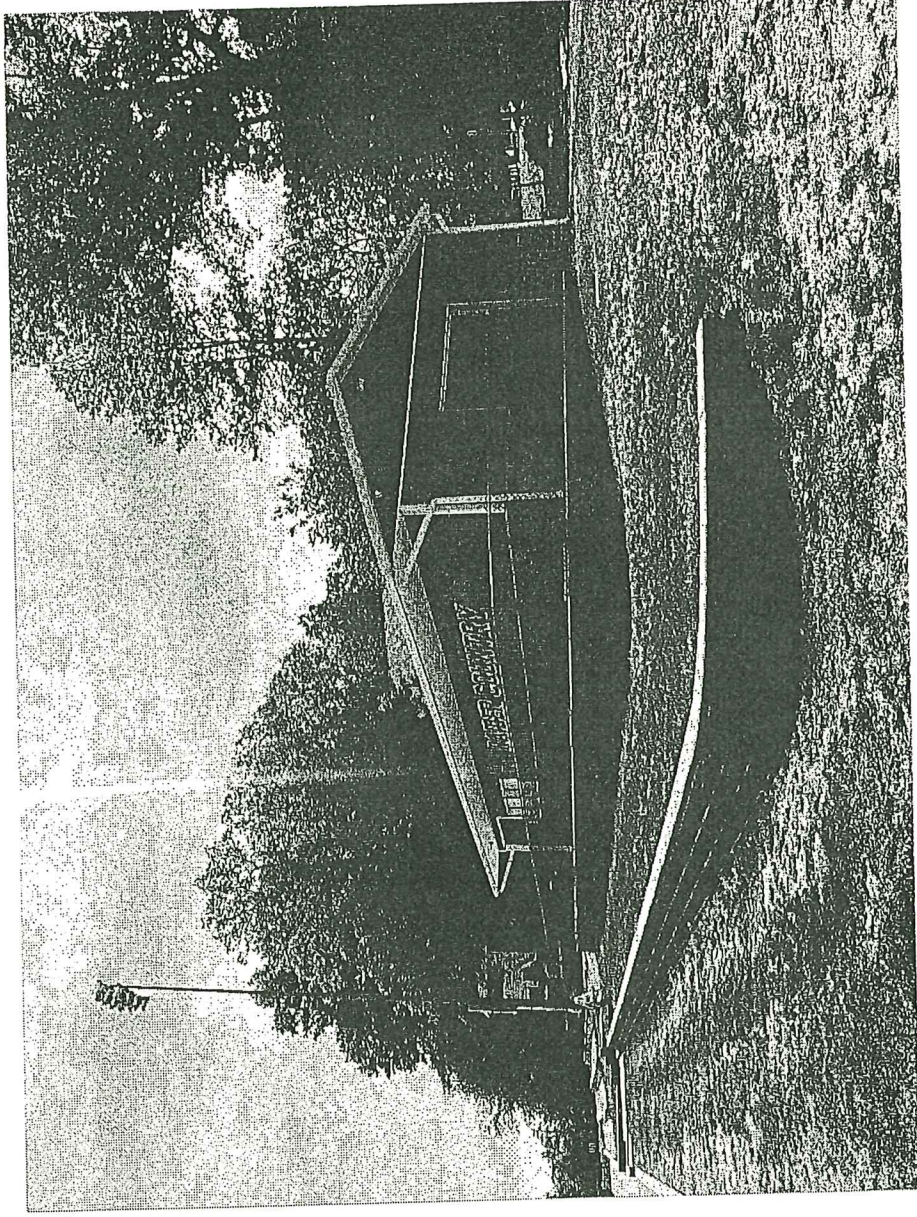
The RED LINE indicates the location of the proposed walking trail.



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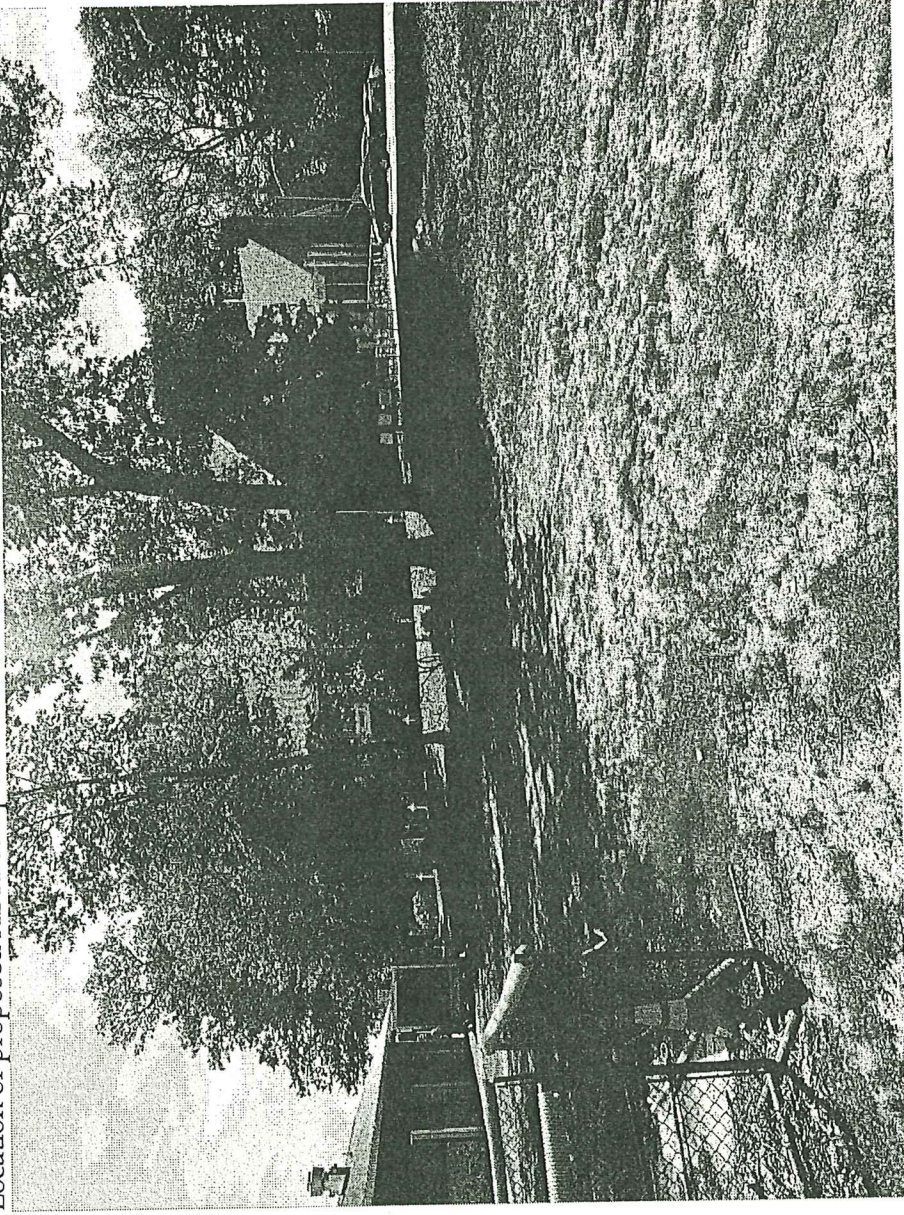
The new fieldhouse/snack stand was built in partnership with the Football Parent Booster Group.



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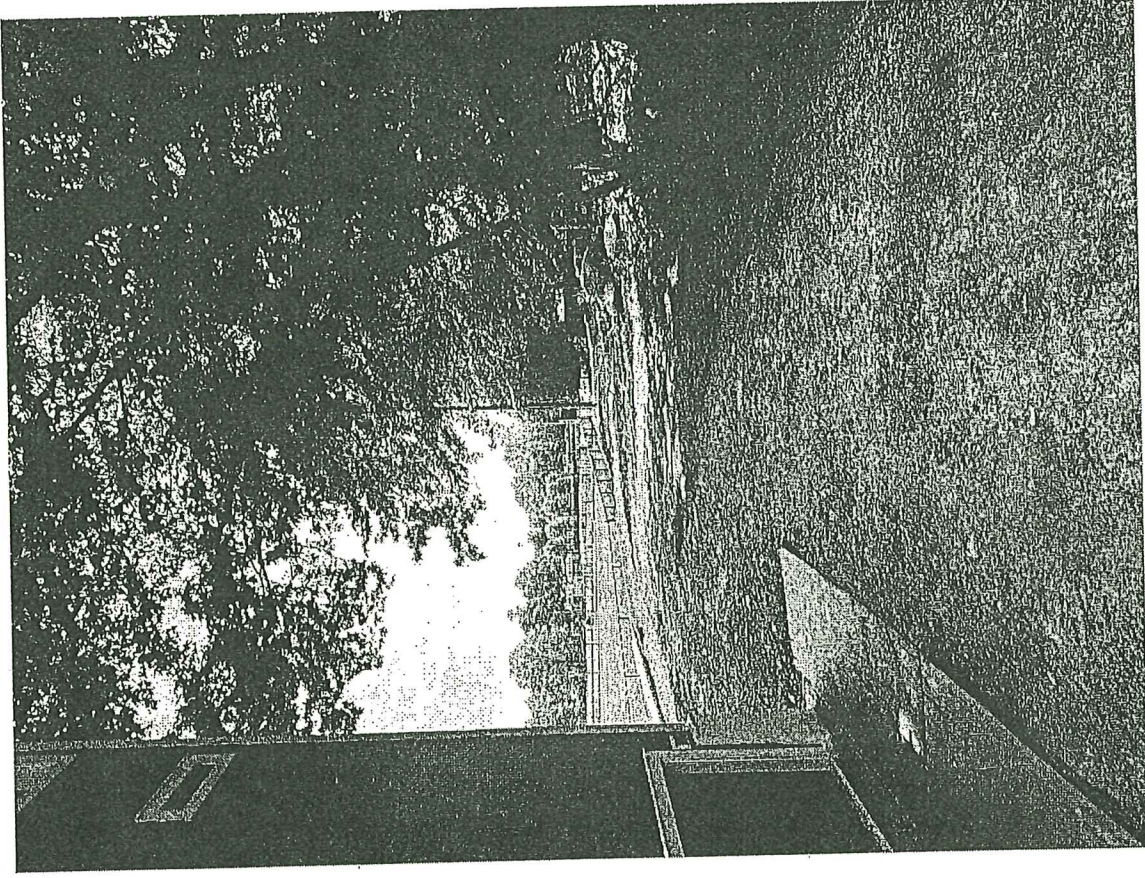
Location of proposed ADA-compliant restrooms which the 2023 DCA LRIG Grant will fund



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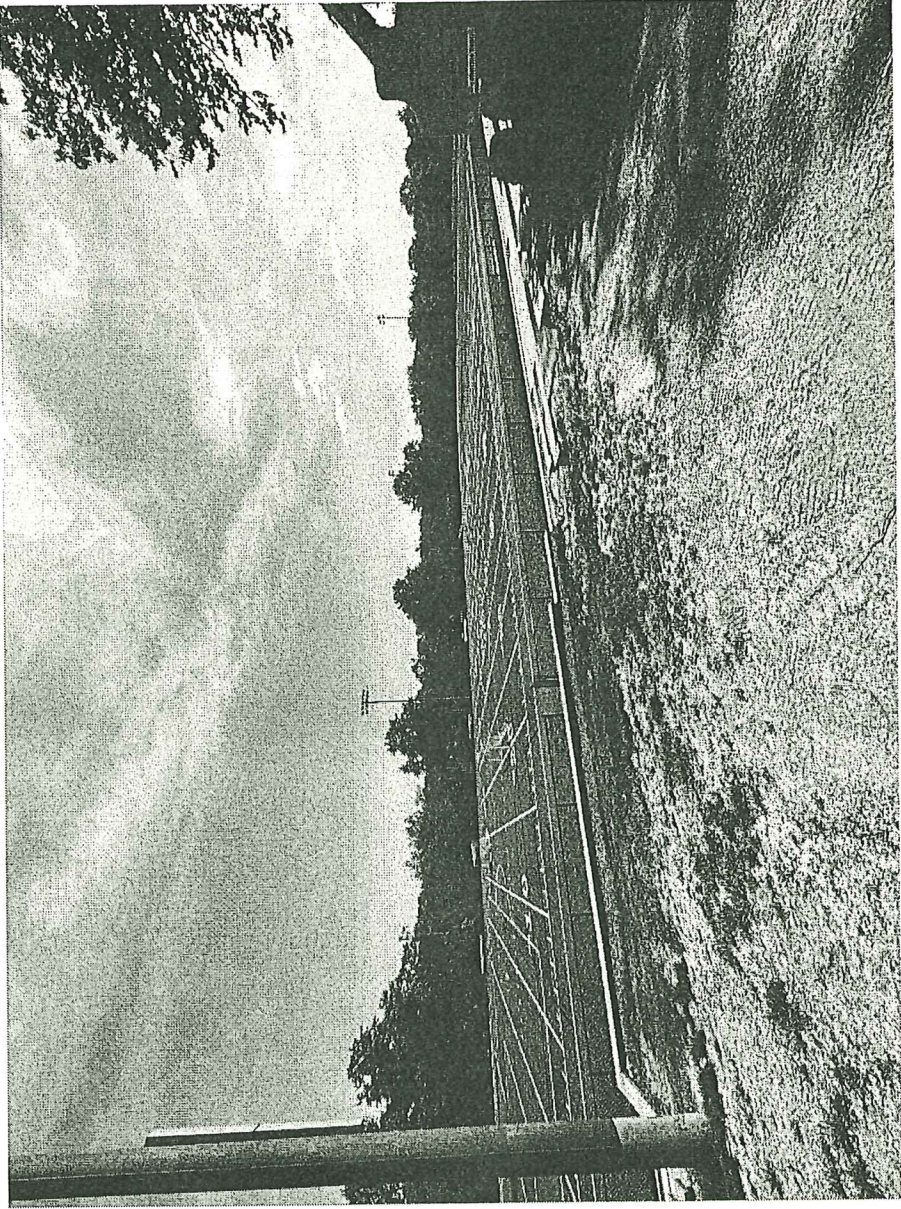
Location of the proposed walking path extending from the proposed ADA restrooms and snack stand/fieldhouse area to the tennis courts.



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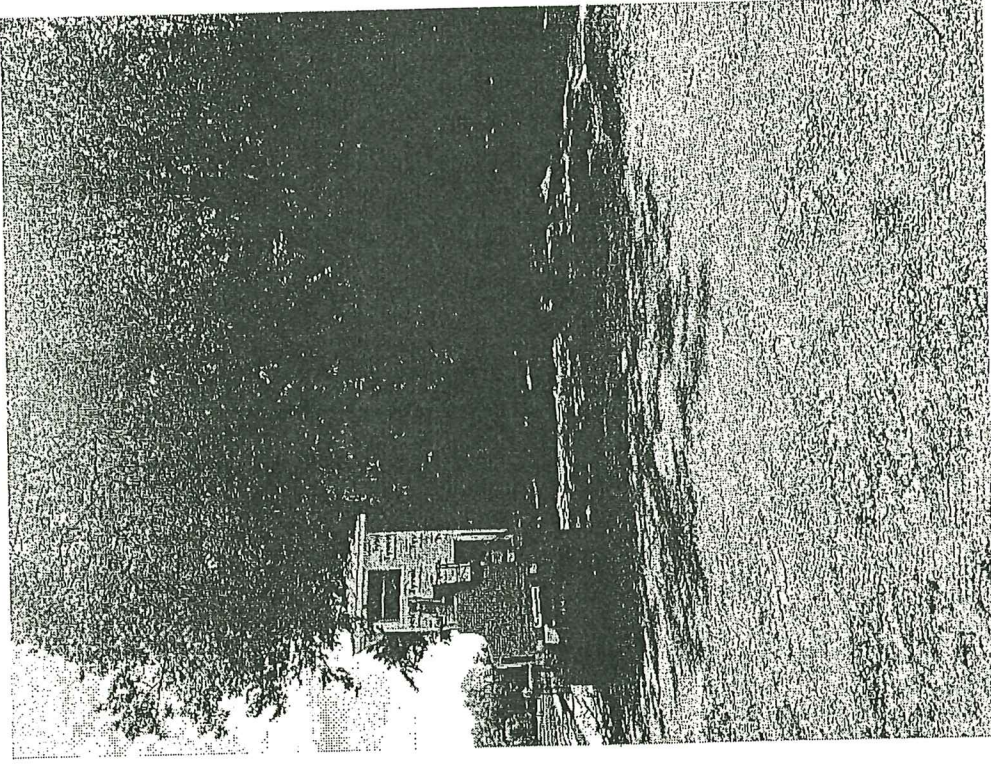
The artificial turf field was constructed in part with funds from the BC Open Space Trust Fund.
Picture is taken from the area of the fieldhouse/ snack stand.



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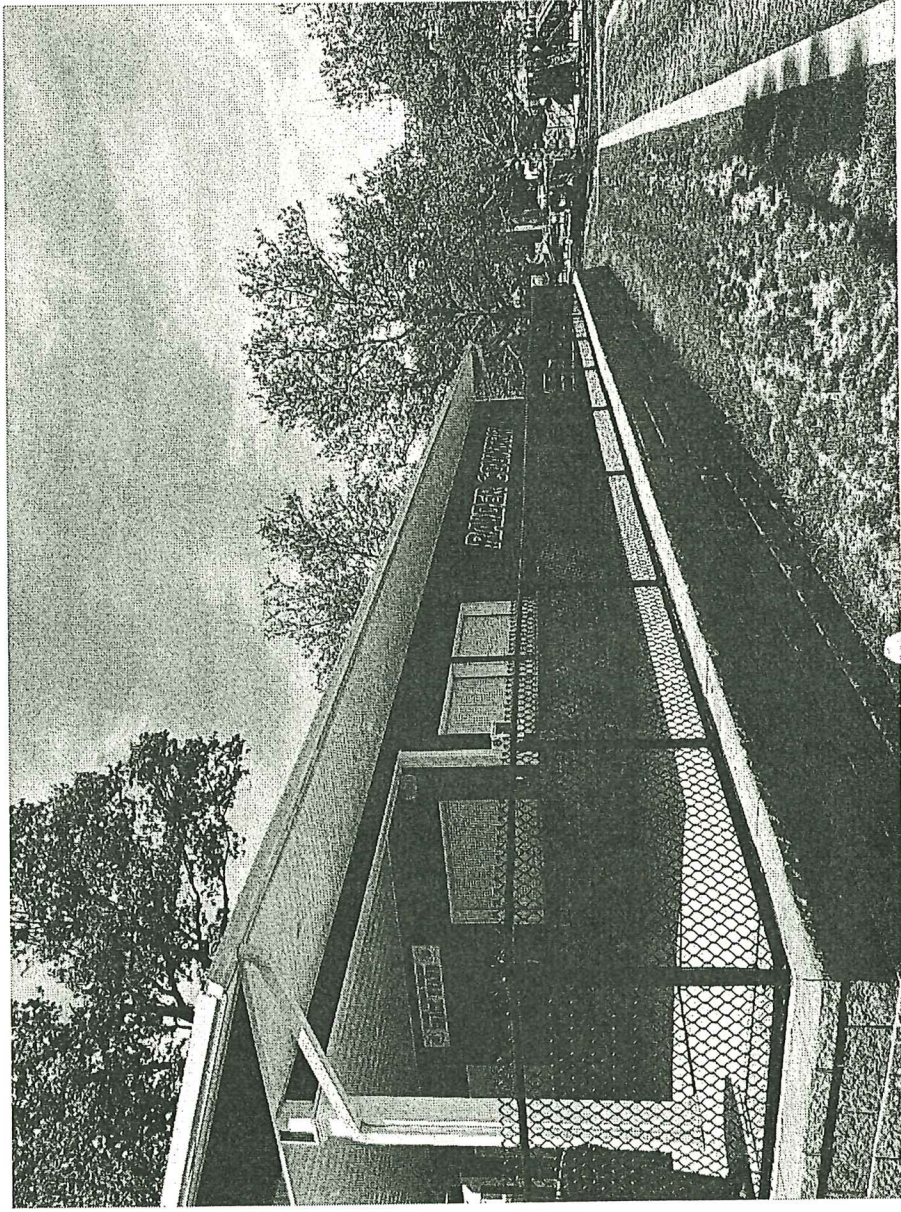
Location of the proposed walking path extending from the proposed ADA restrooms and snack stand/fieldhouse area to the tennis courts



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The new fieldhouse / snack stand was built in partnership with the Football Parent Booster Group.



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Township of Wyckoff
Bergen County Open Space Grant Application
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5. Project Cost Estimate.

PROJECT - CONSTRUCTION OF A PEDESTRIAN/SPECTATOR PATHWAY/TRAIL

Continuation of Construction of a six (6) foot-wide ADA recreation walking trail from the ADA restrooms/field house to the tennis courts and roller hockey court located at the south end of the complex (approximately 1,425 linear feet).

	DPW to Perform
1. 1,425 LF of excavation and mark-out for pathway/trail.	\$5,000
2. Purchase 300 tons of crushed stone for the base of the pathway.	\$17,500
3. Purchase 175 tons of asphalt material for the pathway/trail.	\$5,000
4. Purchase 150 cubic yards of topsoil to level the areas of disturbance on either side of the pathway for a safe level surface adjacent to the path.	\$1,000
5. Purchase of grass seed and salt hay.	\$10,000
6. Installation of 400 LF of new Belgium block curbing	\$30,000
7. Contractor installed 1,425 LF of asphalt recreation pathway/trail.	\$80,000
8. Installation of site lighting	\$150,000

The Township's estimate for this project was compiled after consulting with several general contractors who perform this type of work.

Total Estimated Cost of Project

\$150,000


Mark A. Di Genaro, P.E.,
Township Engineer

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**Township of Wyckoff
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6. Explanation of Project Costs

The Township of Wyckoff intends to fund the remaining \$75,000 of this \$150,000 project from the Municipal Open Space Tax levied on Wyckoff's properties.

7. Facility Improvement and Restoration Factors

The park improvement project does not include the area of an undisturbed or natural portal of the site. Therefore, a search of the National Heritage Data was not performed as exempted by the application instructions.

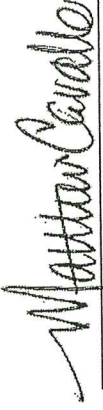
**TOWNSHIP OF WYCKOFF
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Township of Wyckoff
Bergen County Open Space Grant Application
Park Improvement 2023

8. Public Hearing

A public hearing on this project to be held in accordance with the Bergen County Open Space Trust Fund guidelines will be held on June 8, 2023.

A signed resolution, a public hearing notice, and the approved minutes will be provided after the meeting.


MATTHEW CAVALLLO
Township Administrator

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BOROUGH OF HAWTHORNE

445 LAFAYETTE AVENUE, HAWTHORNE, NEW JERSEY 07506-2551
(TEL) 973-427-1168 (FAX) 973-427-2320

John V. Lane
Mayor

June 1, 2023

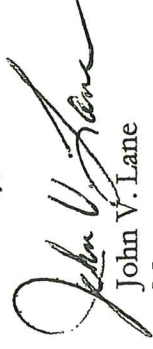
Sheriff Richard H. Berdnik
Passaic County Sheriff's Office
435 Hamburg Turnpike
Wayne, NJ 07470

Dear Sheriff Berdnik,

On behalf of my Administration, the Borough Council, and the residents of the Borough of Hawthorne, I want to personally thank you and your department for your assistance at last Thursday's house fire at 20 Sunrise Drive. Containing the fire was a little difficult as there was one person in the house that was removed and airlifted to St. Barnabas Hospital in Livingston. With the help and efforts of the Sheriff's Department and your ambulance corps, and all of the surrounding municipal agencies, the outcome of the fire without casualty was possible, and we are very grateful.

As Mayor of Hawthorne, I offer my gratitude to you and the Sheriff's Department that assisted us in our time of need.

Sincerely,


John V. Lane
Mayor

JVL:emb

TOWNSHIP OF WYCKOFF
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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:

Saint Nicholas Greek Orthodox Church

Applicant/Business Name

467 Grandview Avenue, Wyckoff, NJ 07481

Business Address

201-652-4774

Nick Pirsos

Block/Lot

Business Telephone

201-268-1830

Contact/Applicant Name

pirsos@verizon.net

Contact Telephone

Contact e-mail

September 22, 23 12:00pm - 11:00pm
(3 Days) September 24 12:00pm - 7:00pm

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. **(Maximum ten (10) day period only).**
September 15, 16, 17, 18, 19, 20, 21, 22, 23, 24

(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.**

☐ **Special 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

5/8 Approved: ☒ Denied: ☐
5/9 Approved: ☒ Denied: ☐

Review by Police Traffic Safety Officer

Permission obtained from Township Committee:

Approved: ☒ Denied: ☐
Date: June 8, 2023

Nancy A. Brown, Municipal Clerk

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
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SAINT NICHOLAS GREEK ORTHODOX CHURCH
ΕΛΛΗΝΙΚΗ ΟΡΘΟΔΟΞΟΣ ΕΚΚΛΗΣΙΑ ΑΓΙΟΥ ΝΙΚΟΛΑΟΥ

METROPOLIS OF
NEW JERSEY

May 2, 2023

Township of Wyckoff
The Honorable Thomas J. Madigan
340 Franklin Avenue
Scott Plaza
Wyckoff, NJ 07481

Attention: Township Committee

Dear Mayor Madigan and Committee Members,

Saint Nicholas Greek Orthodox Church, located on Grandview Ave. in Wyckoff, is requesting approval for its Festival fundraiser scheduled for September 22nd, 23rd and 24th. Our festival in 2022 was a success. The scope of the 2023 Festival is outlined below and is similar as in prior years. Time is of the essence since most of the volunteer work by parishioners must start immediately and will last thru the summer months. We are requesting approval at your meeting of May 16, 2023, to move forward with the festival and obtain the necessary permits. Thank-you for considering our festival request.

1. The dates and times of the Festival are:

September 22 12PM - 11PM
September 23 12PM - 11PM
September 24 12PM - 7PM

2. The center of the festival will be the outside tent to be set up in front of our church as we have done in the past. Traditional grilled Greek food will be prepared such as Gyros, Souvlaki, Greek Salad, etc. We will also serve food prepared in our inside kitchen. We will have a band and the music will conclude at closing time.

3. Parking and Traffic Control - We plan on utilizing the following parking locations:

- a. Calvin Coolidge Elementary School
- b. Abundant Life Reformed Church
- c. Hawthorne Gospel Church
- d. Cedar Hill Christian Reformed Church

The above parking accommodations are more than sufficient for our festival. We have parking available on our premises as well. We intend on using 3-4 shuttle buses secured thru Jordan Transportation.

With respect to traffic flow and as we did in prior years, we will utilize electronic signs which will assist with directing Festival traffic.

At the entrance to our church on Grandview Ave. we will request approx. 2 traffic control officers.

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- 4. Fire Dept. Access** - There exists a Fire Dept. access area off of RT. 208N directly into our rear parking lot. That area will not be blocked. We will also provide an open lane from Grandview Avenue for Fire truck and EMS access.
- 5. Liquor** - We will be applying for and are requesting approval for the appropriate limited liquor serving license. We plan on having two bars serving beer, wine and ouzo (traditional Greek spirit). We will have adult servers and will be checking IDs.

We will also have a wine booth selling Greek regional wines and allowing for wine tasting.
- 6. Additional Security** - As we have done in the past we will hire on-site security to patrol the festival.
- 7. Clean up and litter** - On sight we will have a full time clean-up crew. We will have volunteers walk the surrounding neighborhood during that weekend to pick-up festival garbage and debris.
- 8. 50/50 Raffle** - We will apply for the applicable license.
- 9. Advertising** - We will have a controlled advertising effort and will include our parking locations with directions.

I have attached a schematic layout of our festival plan. Kindly approve our festival request at your May 16th meeting so that we can move forward with our efforts. Thank you for your kind consideration of this request.



Menelaos W. "Manny" Toskos
Parish Council President

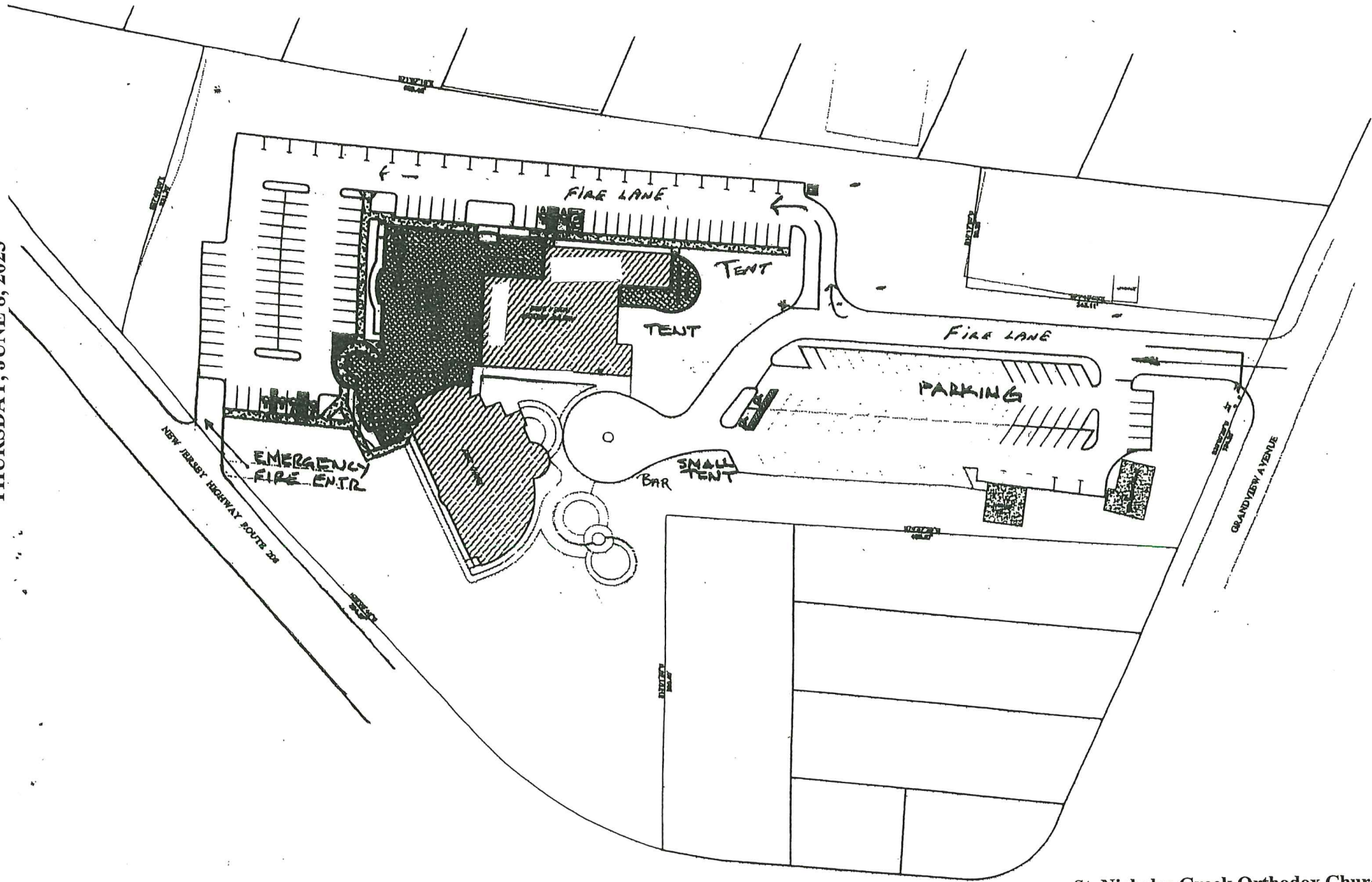


Nick Pirsos
Parish Council Vice President

Enclosures

cc: Mrs. Nancy Brown, Municipal Clerk, Township of Wyckoff

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St. Nicholas Greek Orthodox Church
467 Grandview Avenue
Wyckoff, NJ 07481

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BANNER

A.

25 sf

5'

SAINT NICHOLAS
GREEK FESTIVAL
GRANDVIEW AVENUE OFF RT 208
SEPTEMBER 22ND, 23RD, 24TH
FRIDAY, SATURDAY & SUNDAY
FOOD, MUSIC & DANCE

5'

LAWN SIGN

B.

2'

2'

SAINT NICHOLAS
GREEK FESTIVAL
GRANDVIEW AVENUE OFF RT 208
SEPTEMBER 22ND, 23RD, 24TH
FRIDAY, SATURDAY & SUNDAY
FOOD, MUSIC & DANCE

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
THURSDAY, JUNE 8, 2023

OUTDOOR ELECTRONIC ROAD SIGN

6'

SAINT NICHOLAS
GREEK FESTIVAL

GRANDVIEW AVENUE OFF RT 208

SEPTEMBER 22ND, 23RD, 24TH
FRIDAY, SATURDAY & SUNDAY

FOOD, MUSIC & DANCE

4'

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM

THURSDAY, JUNE 8, 2023

Saint Nicholas Greek Orthodox Church
Wyckoff Parishioners

ID/Env	Fam Name	Fam Address
563	Dr. Elaine Alicakos	369 Andover Street Wyckoff, NJ 07481-3124
3	Hope Alicakos	369 Andover Street Wyckoff, NJ 07481-3124
1391	Mr. & Mrs. Mark & Angela Bachardy	296 West Stevens Avenue Wyckoff, NJ 07481-
9408	Mr. & Mrs. Ted & Cheryl Boudalis	465 Baxter Avenue Wyckoff, NJ 07481-
1430	Theodore & Dee Bouloukos	73 Edgewood Avenue Wyckoff, NJ 07481-
245	Mr. Christopher Brennan	727 Hickory Hill Road Wyckoff, NJ 07481
9208	Terrence & Christina Carmichael	308 William Way Wyckoff, NJ 07481-
41	Mr. & Mrs. Arthur & Annette Chagares	109 Elmwood Place Wyckoff, NJ 07481-2707
9372	Mrs. Liann & Bruce Conklin Jr.	365 Rodney Road Wyckoff, NJ 07481-
1111	Mr. & Mrs. Gregg & Ariadne Cousoulas	322 Voorhis Avenue Wyckoff, NJ 07481-2438
699	Mr. & Mrs. Peter & Ronni Douma	280 Monroe Avenue Wyckoff, NJ 07481-1957
1020	Gregory & Stacey Gatsonis	440 Woodbury Drive Wyckoff, NJ 07481-1514
980	Mr. & Mrs. Kevin & Stella Gilligan	374 Hill-Ray Avenue Wyckoff, NJ 07481-
108	Mrs. Angela Givissis	396 Brownstone Court Wyckoff, NJ 07481
879	Bruce & Alexis Gorla	590 Farview Avenue Wyckoff, NJ 07481-1140
692	Steven & Poppi Gostkowski	474 Lafayette Avenue Wyckoff, NJ 07481-3039
1392	Peter & Amy Gougousis	366 Sturbridge Road Wyckoff, NJ 07481-1561
92	Ms. Connie Hagy	65 Rodger Court Wyckoff, NJ 07481-2714
893	Steve & Concettina Hambos	372 Hill-Ray Avenue Wyckoff, NJ 07481-
626	Mr. & Mrs. William & Anne Hess	61 Edgewood Avenue Wyckoff, NJ 07481-
100040	John & Susan Kapsis	268 Barnstable Drive Wyckoff, NJ 07481
9168	Mr. & Mrs. Mark & Nicole Karras	487 Weymouth Drive Wyckoff, NJ 07481
116	Mr. & Mrs. Nick & Dorothy Karras	566 Farview Avenue Wyckoff, NJ 07481-1140
1454	Mr. & Mrs. John & Toni Lentzis	310 Monroe Avenue Wyckoff, NJ 07481-
163	Mr. & Mrs. Daniel & Maria Leonart	45 Princeton Avenue Wyckoff, NJ 07481
1060	Dr. George & Corrine Logothetis	640 Fairview Place Wyckoff, NJ 07481-
801	Mr. & Mrs. Jim & Diana Manoussakis	2 Colonial Drive Wyckoff, NJ 07481-2725
154	Vassilios & Maureen Margaritis	752 Mountain Avenue Wyckoff, NJ 07481-1063
905	Mr. & Mrs. Dimitri & Shelley Markoulis	337 Meadowbrook Road Wyckoff, NJ 07481-

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
THURSDAY, JUNE 8, 2023

Saint Nicholas Greek Orthodox Church
Wyckoff Parishioners

ID/Env	Fam Name	Fam Address
157	Constance Maroulis	388 Holly Drive Wyckoff, NJ 07481-1607
1459	Mr. & Mrs. Joseph & Demetra Maurice	416 Weymouth Drive Wyckoff, NJ 07481-
217	Mr. & Mrs. Matthew & Lauren Maynard	91 Edison Street Wyckoff, NJ 07481
214	Mr. & Mrs. Peter & Georgette Miras	800 Birchwood Drive Wyckoff, NJ 07481
184	Father James & Evangeline Moulketis	360 William Way Wyckoff, NJ 07481-2109
100107	Mr. Alex Nickles	469 Ackerson Avenue Wyckoff, NJ 07481-
485	Dr. Donna Nickles	277 Cedar Court Wyckoff, NJ 07481-2623
385	Dr. & Mrs. Steven & Debi Nickles	469 Ackerson Avenue Wyckoff, NJ 07481-1813
489	Christopher & Constance Nicolelis	451 Ellis Place Wyckoff, NJ 07481-
338	Mr. & Mrs. Paul & Pamela Pappas	382 Hill-Ray Avenue Wyckoff, NJ 07481-3007
815	Mr. & Mrs. John & Roseanne Psomas	520 Lydia Lane Wyckoff, NJ 07481-1711
280	Alexis Pumill	510 Lydia Lane Wyckoff, NJ 07481
386	Robert & Diane Rapport	415 Drury Lane Wyckoff, NJ 07481-2204
100086	Steven & Alexis Sawa	675 Highview Drive Wyckoff, NJ 07481-1020
100044	Mr. Michael Schell	277 Cedar Court Wyckoff, NJ 07481
100045	Mr. John Stergiou	460 James Way Wyckoff, NJ 07481
267	Lambryn Stergiou	460 James Way Wyckoff, NJ 07481-1824
452	Dean & Christina Symeonides	423 Red Rock Road Wyckoff, NJ 07481-
9002	James Thasites	467 Grandview Avenue Wyckoff, NJ 07481-
962	Ms. Rula Thasites	467 Grandview Avenue Wyckoff, NJ 07481
100008	Ms. Christine Tsairis	1 Ward Avenue Wyckoff, NJ 07481-
722	Nicholas & Angelica Tselepis	526 Lydia Lane Wyckoff, NJ 07481-1711
1034	Mr. & Mrs. Tom & Terri Turnure	472 Weymouth Drive Wyckoff, NJ 07481-1217
304	John & June Zannikos	445 Woodbury Drive Wyckoff, NJ 07481-1527
Number Printed: 53		

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
THURSDAY, JUNE 8, 2023**

Dairy Queen
299 Franklin Avenue, Wyckoff, NJ 07481

Jennifer Perry
263 Franklin Avenue, Wyckoff, NJ 07481

Diane Lotwis
140 Franklin Avenue, Wyckoff, NJ 07481

Stamatelatos Family
724 Mountain Avenue, Wyckoff, NJ 07481

BUSY STREET CORNERS

Corner of Cedar Hill Avenue & Wyckoff Avenue
Corner of Sicomac Avenue & Russel Avenue
Godwin Avenue & Wyckoff Avenue Stoplight
Corner of Sicomac Avenue & Mountain Avenue
Corner of James Way & Eisenhower Court

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM

WINNER
(201)
MAGAZINE'S
BEST OF
BERGEN
2018

Multi Year Award Winner: Town Event & Fun Thing To Do!

THURSDAY, JUNE 8, 2023

Saint Nicholas Greek Orthodox Church • 467 Grandview Ave, Wyckoff NJ, 07481



@stnicholasgoc



@stnicholasnj

2023
SAINT NICHOLAS
GREEK
FESTIVAL
September 22,23: 12pm- 11pm
September 24: 12pm- 7pm
www.stnicholasnj.org/greekfest

Homemade Dishes! Free Admission! Indoor Kitchen! Loukoumades! Pastries! Cafe! Supermarket! Greek Taverna! Outdoor Tours! Church Tours! Musici! Dancing! Super 50/50!

LAWN SIGN SAMPLE

**FREE Off-Site Shuttle Parking Available After 4pm Friday
& All Day Saturday and Sunday at:**