

**TOWNSHIP OF WYCKOFF  
TOWNSHIP COMMITTEE OPEN WORK SESSION MEETING  
SECOND FLOOR MUNICIPAL COURT ROOM  
TUESDAY, JUNE 4, 2018 – 7:00 P.M.**

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

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

**Present:** Mayor Brian D. Scanlan, Committeemen Thomas J. Madigan, Rudolf E. Boonstra, Timothy E. Shanley and Melissa D. Rubenstein  
**Also Present:** Township Administrator Robert J. Shannon, Jr., Township Attorney Robert Landel, Thomas Garlick, Esq. and Municipal Clerk Joyce C. Santimauro

Committeeman Madigan introduced the two (2) Junior Environmental Commission Members he described as "stellar members." Their presence this evening will include a presentation of the environmental projects they have completed to improve Wyckoff.

The first junior member and Ramapo High School student, Dan O'Connell created a public service announcement entitled "Wyckoff – How to keep the Beauty." This is an informational sheet on the effect of climate change in our State and best practices that will help reduce the carbon footprint in Wyckoff.

The second junior member, Nick Rea, a student at Bergen County Academies developed a tri-fold pamphlet project on composting, how to save money and the environment. Nick researched his project by composting for one (1) month with his family to determine the average volume household composting. Nick measured the compost materials by weight to determine the cost savings between composting versus garbage.

The Township Committee thanked both gentlemen for their excellent projects and concern for the environment.

Mayor Scanlan opened the meeting for the ten (10) minute public comment period, two (2) minutes per speaker for public comment on any governmental issue that a member of the public feels may be of concern to the residents of the Township of Wyckoff, with a motion from Committeeman Shanley, seconded by Committeeman Madigan.

There was no public comment.

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

Mayor Scanlan advised that the Finance Committee has reviewed and signed vouchers.

**Review/Changes to the 8:00 p.m. Business Agenda:**

1. The Administrator reminded the governing body that the agenda includes a presentation of a certificate to Matthew Chagares, a finalist in the New Jersey State League of Municipalities Future Municipal Leader Scholarship Competition.

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Mr. Chagares is one (1) of the few finalists in the statewide competition among all of the 566 municipalities in New Jersey.

2. The agenda also includes two (2) public hearings which are a requirement to submit Bergen County Open Space Trust Fund Grant Applications.

3. This evening, a resolution was presented to award a contract for the Lafayette Avenue Road Resurfacing Project funded by a New Jersey Department of Transportation (NJDOT) Trust Fund Grant to the lowest of eight (8) bidders. A bid opening was conducted on Friday, June 1, 2018 at 11:00 a.m. and the award recommendation was received from the Township's Consulting Engineer today.

**Township Committee Reports:**

**Rudy Boonstra:**

1. Mr. Boonstra and Committeeman Madigan met several times with the Zabriskie House Trustees and had the Construction Code Official and the Township Engineer attend one of those meetings. The subject of that meeting was to discuss the roof structure of the Historic Zabriskie House. Due to the design of the roof which dates back to the 1700's, the Township officials and the historic preservation architects are evaluating various structural components of the home. The preservation consultant will be applying for a Bergen County Open Space Historic Preservation Grant as well.
2. Progress is continuing with regard to the Wyckoff Avenue sewer trunk extension. There is a meeting scheduled for Wednesday, June 5, 2018 at the Northwest Bergen Sewer Utilities Authority where their engineer will recommend a different route through the Wyckoff Community Park which could result in less disturbance and avoid the need for a New Jersey DEP Wetlands permit.
3. Today, the Wyckoff Police Department conducted a motor vehicle detail with the New Jersey Department of Motor Vehicles at Main Street and Wyckoff Avenue. This is yet another effort by the police department to work towards safe driving in the Township of Wyckoff. These assignments and details alert motorists travelling through Wyckoff that they must drive safe and drive with inspected vehicles for safe operation.
4. The police department has evaluated the speed limit on Lafayette Avenue which is to be paved this Summer. Mayor Scanlan suggested the ordinance to decrease the speed limit on Lafayette Avenue from 30 miles per hour to 25 miles per hour could be added to this evening's agenda for consideration. The governing body members approved. Mayor Scanlan also inquired on the status of his suggestion to decrease sections of Newtown Road from 30 mile per hour to 25 miles per hour. Mr. Boonstra advised that the police department is studying this request as well. Committeeman Shanley advised that the Traffic Safety Officer performed multiple speed tests on Lafayette Avenue and evaluated the road for a number of other traffic safety factors, such as narrowness of road width before making his recommendation to decrease the speed limit.

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**Melissa Rubenstein:**

1. Ms. Rubenstein attended the latest Board of Health Meeting where it was determined the focus of their efforts at Wyckoff Day would be tick prevention.
2. Ms. Rubenstein and Committeeman Shanley met with the parents who are raising funds to install an artificial turf field at the Memorial Field Complex. The committee has raised the \$300,000 towards that improvement and discussions continue.
3. Ms. Rubenstein and her family attended the Memorial Day Parade and ceremonies on Monday, May 28, 2018. The barbecue behind Fire Co.#1 was very successful and many residents enjoyed the day. In her opinion, the experiment of providing and limiting beer to two (2) glasses per person was successful.
4. Ms. Rubenstein attended Wyckoff Day on Saturday, June 2, 2018 at the Wyckoff Family YMCA. In terms of discussions for the future, Ms. Rubenstein received a number of complaints that the \$15.00 per ride per child was expensive for families and requested that complaint be considered in future planning. Also, due to the rainy Spring, baseball/softball make-up games were rescheduled for Saturday which prevented many families from attending Wyckoff Day.

**Thomas Madigan:**

1. Mr. Madigan reported that he was honored to be a part of this year's Memorial Day Parade Committee. Thank you to all on the committee, especially the veterans who made this year's parade such a success, for their time and service and for being an integral part of what's so special about Wyckoff. It was such a pleasure to see such a large turnout at the Memorial Services. There were good vibes from families with regard to the parade festivities, including the patriotic bike decorating contest. There was considerable enthusiasm expressed over the military vehicles and the addition of serving beer (2 kegs) added to the social aspect of the parade and celebration. The parade site was entirely cleaned by 3:00 p.m. A special thank you to all the volunteers on the day of the parade for their dedication and commitment. "Compliments to all from the Township Committee."
2. Mr. Madigan has attended a series of meetings with members of the Zabriskie House Board of Trustees regarding a grant application.
3. Mr. Madigan attended the Annual Fishing Derby on Saturday, June 2, 2018 and noted that Committeeman Shanley attended the derby with his son and Committeewoman Rubenstein attended the event with her son. Volunteers from the Environmental Commission and the Coastal Fly-rodder Fishing Group, headed by former Wyckoff Fire Chief Woody Woodbury, Jr. were greatly appreciated.
4. Mr. Madigan also attended the very successful Wyckoff Day Event.

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**Timothy Shanley:**

1. The Zoning Board of Adjustment has met three (3) times in May where two (2) of the meetings were special meetings for the Christian Health Care Center Application. The Board of Adjustment Attorney recused himself due to a potential conflict of interest and Harold Cook was retained for the meetings.  
The Christian Health Care Center has re-submitted their application because the Bergen County Planning Board has required a traffic signal at the intersection of Cedar Hill and Sicomac Avenues. The next meeting is scheduled for Tuesday, June 12, 2018 at 7:30 p.m. The application has been submitted and is a public record.
2. Mr. Shanley attended Wyckoff Day where the weather co-operated to allow for a beautiful event.
3. Mr. Shanley attended the Annual Fishing Derby with his two (2) sons and commented that the largest fish caught was a 17lb. bass. Although the fishing derby was not as well attended as in past years, the 45 children in attendance had a wonderful time and enjoyed the benefits of recreational fishing.
4. The Eagle Scout Ceremony for Alexander Raimo (sp) was conducted on Sunday, June 3, 2018. Best wishes and future success to Alexander!!
5. Mr. Shanley participated in the Memorial Day Parade and Services on Monday, May 28, 2018 and considered the event as hugely successful.
6. Today, Mr. Shanley participated in the Wyckoff Volunteer Fire Department's Annual Golf Outing Fundraiser. All in attendance had a most enjoyable day.
7. Mr. Shanley, Committeeman Rubenstein, Mr. Shannon and Mr. Landel attended a meeting several weeks ago with two (2) football parents who have raised \$300,000 towards the project to install artificial turf field at the Memorial Field Complex. The next fundraiser is scheduled for September. A question was asked if the fundraiser has a 501(c)3 designation and the reply was that the Wyckoff Parks and Recreation Foundation is raising the funds and they are a 501(c)3. Mayor Scanlan asked if the cost of the replacement of the turf carpet after approximately eight (8) years would be financed. Mr. Shanley responded that this was discussed however, no outcome was reached. The plan is for the Parks and Recreation Foundation to raise the "lion share" of the funds and surrender same to the municipality to perform the replacement project. Mayor Scanlan requested a more thorough clarification of the plan to ensure the future expenditure for the replacement turf field.
8. The Ridgewood Water Litigation matter has been carried to Monday, June 25, 2018 at 7:00 p.m. at the Ridgewood Village Hall. All members of the governing body should attend and participate at the meeting.
9. Mr. Shanley will "pinch hit" for Mayor Scanlan at the Northwest Bergen Mayors Association Meeting on Saturday, June 9, 2018.
10. Mr. Shanley congratulated newly elected Ambulance Corp. Captain Hayley Rooney and requested to post two (2) A-Frame type signs to solicit for volunteers to serve on the Wyckoff Ambulance Corp.

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- 11. Mr. Shanley is working on the ceremony scheduled for Saturday, June 16, 2018 at 1:00 p.m. at the Pulis Field Athletic Complex where the primary field will be named The Ben Landel Memorial Field. Committeewoman Rubenstein noted that a girl scout troop is raising money for a memorial bench at the same location.

**Mayor Scanlan:**

- 1. Mayor Scanlan noted that there is no reporter present this evening.
- 2. Mayor Scanlan attended a 5/16/18 Mental Health Fair and a 5/17/18 Library Board of Trustees Meeting.
- 3. Mayor Scanlan thanked his Township Committee colleagues for “passing” the ordinance for good weather for Wyckoff Day and the Fishing Derby as well as the Memorial Day events.
- 4. The Relay for Life at Eisenhower School conducted on Tuesday, May 29, 2018 raised \$30,000 for the American Cancer Society.
- 5. With regard to Committeewoman Rubenstein’s comments concerning the price of the rides at Wyckoff Day, Mayor Scanlan will discuss this issue with the Wyckoff Day Committee at the post event evaluation meeting.
- 6. Mayor Scanlan attended the Eagle Scout Ceremony on Sunday, June 3, 2018 where Alexander Raimo was awarded the Eagle Scout. Alex is a competitive cyclist and his father is the Principal of Sicomac School.
- 7. Mr. Scanlan received a phone call from the Bergen County United Way and that the New Jersey Department of Community Affairs has approved their building permits. The application and plans can now be submitted to the Township’s UCC Department and hopefully the construction of the special needs housing at 370 Clinton Avenue can begin.

At 7:58 p.m. the Township Committee recesses the Open Work Session discussion of the Open Public Work Session Meeting to conduct the Public Business Meeting.

At 8:25 p.m. the Township Committee reconvenes the Open Work Session discussion of the Open Public Work Session Meeting voting as follows:

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

**Policy Action Items:**

- 1. The Administrator received approval from the governing body to mail the draft letter to District 40 Legislators requesting legislation to correct two (2) unintended consequences of the law which are harmful to the Township of Wyckoff water rate payers. The letter was re-written to incorporate suggestions from Mr. Higgins and Mr. Madigan. Committeeman Madigan also suggested that the Administrator mail copies of this letter to individual council members of Midland Park and Glen Rock. The Township Committee approved.

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2. The Administrator reviewed the next step in the Township Committee's efforts on either de-franchising the electric utility of Orange & Rockland for half of Wyckoff or encouraging Orange & Rockland to provide better service. Mr. Shannon discussed the numerous measures the governing body has taken and the successful achievements since Winter Storm Riley. However, it is critical to keep Wyckoff in the forefront of Orange & Rockland Utilities agenda. The Administrator suggested requesting the Orange & Rockland representatives attend a future Township Committee to explain in detail the steps to improve performance. After a thorough discussion, a consensus existed that Orange & Rockland representatives should attend a full meeting of the governing body and discuss their plans to ensure their plans become reality.
3. With regard to the information as it relates to the Brownstone Inn, the Police Committee is still evaluating the response from Bergen County to Wyckoff's request for a weight reduction on Franklin Avenue. Committeeman Boonstra stated that the Police Committee is speaking with the Traffic Safety Officer and the DPW Manager and a recommendation will be forthcoming.

As it relates to renewal of liquor licenses to be considered on June 19, 2018, the Municipal Clerk advised that the liquor license renewal for the Brownstone Inn cannot be renewed until the owner is successful with her petition to the New Jersey Alcohol Beverage Control (ABC) Division in Trenton. The existing approval not to open the restaurant and retain the "pocket" liquor license expires on June 30, 2018. Therefore, an approval to extend the "pocket" license is required from the State of New Jersey. An application has been filed (public information) and there is a contract for the sale of this liquor license. The governing body's interest is to have the liquor license operational and serving a useful purpose and there will be no objection to the petition to the ABC. As per the Township Attorney's recommendation, any renewal liquor license must be carefully written to include a consequence of a sale not conducted and completed in the very near future.

4. The Township Engineer submitted a recommendation to approve a privately funded one (1) lot sanitary sewer extension at 728 Hickory Hill Road. The Township Committee approved.
5. There will be a Closed Session discussion this evening concerning the Affordable Housing Litigation.
6. Information was provided regarding the communication from Bergen County concerning the traffic signal determination at the intersection of Cedar Hill and Sicomac Avenues.
7. The Administrator thanked the governing body for their assistance with the emergency radio system and the efforts to maintain that system as a result of the notification from Verizon they will retire all copper telephone lines.
8. The police department participated in the statewide "Click It or Ticket" Program which continued from May 21, 2018 to June 3, 2018. An update will be assembled by the police department and developed into a public service announcement and issued through the Township's website and social media accounts.
9. The utilities page of Wyckoff on the Web has been modified to include the complaint portal for both the New Jersey Board of Public Utilities and both PSE&G and Orange & Rockland Utilities.

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- 10. The packet provided proposed regulations regarding SALT (State and Local Tax) deduction from the State of New Jersey. There will be an extensive and significant amount of additional work for the Tax Office. The Chief Financial Officer will submit a commentary to the State regarding those proposed regulations.
- 11. The Zoning Enforcement Officer has been busy with approximately twenty (20) to thirty (30) residences who have not cut their lawns and were sent abatement notices. As a result, complaints from neighboring homes have been received. Committeeman Boonstra inquired whether these were abandoned homes. The Administrator responded that approximately half of the homes were abandoned however, Mr. Depken was making progress with these abatement notices.
- 12. The Administrator reviewed the communications from Waste Management, the North Jersey regional recycling market for single stream recycling. The ultimate destination for the municipality's recyclables which is China has become astutely selective in the quality of the recyclables that are shipped from this region. No recyclables of any kind will be accepted containing plastic bags, pizza boxes or food waste. Three (3) detailed public service announcements were issued last week as well as two (2) Waste Management U-Tubes on the proper procedures have been posted on the Township's website. A bulletin was provided to the governing body which will be provided to our recycling collector to urge their employees not to pick-up contaminated recyclables. This information has been provided extensively to the residents however, this issue is evolving in all municipalities in New Jersey and elsewhere in the United States.
- 13. Two (2) federal grant opportunities from the New Jersey Department of Transportation were provided for review. The recommendation from the Township's Consulting Engineer, Peter TenKate is that the Township does not qualify for these types of grants because the town does not have river-walks or promenades by a beach. These grants are not a large dollar volume and because they are a federal grant there are excessive administration and engineering details that are required.
- 14. The annual audit was completed by the Township's independent, third party auditor and a copy has been distributed. In ten (10) of the last thirteen (13) years, this annual audit has been presented without any recommendations for improvement. The Administrator commented that receiving one (1) year of no recommendations is extraordinary.

At 8:45 p.m. the Township Committee recesses the Open Work Session discussion of the Open Public Meeting to enter into Closed Session discussion via Resolution #18-C17.

At 9:43 p.m. the Township Committee reconvenes the Open Work Session discussion of the Open Public Work Session Meeting voting as follows:

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

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**Resolution: (Adoption of the following):**

**#18-196      Authorize Execution of Settlement – Affordable Housing  
Litigation**

**WHEREAS**, the Township Committee of the Township of Wyckoff filed an application before the Superior Court of New Jersey, Law Division: Bergen County Docket No. BER-L-6224-15 in the matter of the application of the Township of Wyckoff’s Housing Element and Fair Share Plan; and,

**WHEREAS**, said matter has one intervenor, the property owner of Block 320.Lots 10.02 & 11 and an interested party, the Fair Share Housing Center (FSHC); and,

**WHEREAS**, the Township of Wyckoff, through its Township Attorney and Professional Planner have worked diligently with all parties to the civil action including the court appointed master, professional planner Steve Banisch and the court; and,

**WHEREAS**, the Township Attorney and the Township’s Professional Planner recommend a settlement of the civil action which would include rezoning for a limited development plan for the Maple Lake property which includes the Township purchasing the majority of the property for preservation from development and use as passive recreational open space as reviewed by the Township Committee.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that authority is provided to the Township Attorney to enter into a settlement agreement consistent with the draft agreement provided to the Township Committee for review by the Township Committee with regards to the matter of the application of the Township of Wyckoff’s Housing Element and Fair Share Plan, Docket No. BER-L-6224-15 before Judge Toskos of the Superior Court of the New Jersey Law Division.

**BE IT FURTHER RESOLVED**, that the Municipal Clerk shall provide three (3) certified copies of this resolution to the Township Attorney and one (1) for distribution to the Bergen County Open Space Fund as significant documentation of the Township Committee intention to apply for a Bergen County Grant to purchase the portion of the Maple Lake property described above.

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

The Open Work Session Meeting adjourned at 9:45 p.m.

\_\_\_\_\_  
Brian D. Scanlan  
Mayor

\_\_\_\_\_  
Joyce C. Santimauro  
Municipal Clerk

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