

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
TUESDAY, FEBRUARY 26, 2013**

**TOWNSHIP OF WYCKOFF
48-HOUR MEETING NOTICE**

The purpose of this Notice is to comply with the Open Public Meeting Act and advise the public that the Township Committee of the Township of Wyckoff will cancel their regularly scheduled Tuesday, February 19, 2013 7:30 pm work session meeting and 8:00 pm regular business meeting due to scheduling conflicts. The meetings are rescheduled for the next Tuesday, February 26, 2013. The work session will be held at 7:30 pm in the second floor municipal court room and the 8:00 regular business meeting will be held in the second floor municipal court room; both meetings are at Wyckoff Town Hall, 340 Franklin Avenue, Wyckoff, NJ. The agenda will consist of the items that would have been considered on February 19, 2013. The Township Committee will take action at the February 26, 2013 7:30 pm work session meeting and the 8:00 pm regular business meeting.

Joyce C. Santimauro
Municipal Clerk

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

FORMAL ACTION WILL BE TAKEN DURING THIS MEETING

**(Rev. 2/26/13)
TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE WORK SESSION MEETING
MUNICIPAL COURT ROOM
TUESDAY, FEBRUARY 26, 2013 - 7:30 P.M.**

1. 7:30 pm Work Session Meeting called to order by Mayor Rudolf E. Boonstra
2. Roll call of Township Committee
3. Reading of "Open Work Session" statement by Mrs. Santimauro
4. Meeting open for the Work Session ten minute total public comment period for any item on or off the agenda. Two (2) minutes per speaker.
5. Mayor and Municipal Clerk to sign documents
6.
 - a. Finance Committee to review and sign vouchers
 - b. Report of Township Committee
 - c. Report of Administrator
 - d. Report of Attorney
7. Recess Work Session Meeting to conduct 8:00 pm Business Meeting
8. Reconvene Work Session Meeting
9. Adjourn

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

FORMAL ACTION MAY BE TAKEN AT THIS WORK SESSION

**TOWNSHIP OF WYCKOFF
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**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE BUSINESS MEETING
MUNICIPAL COURT ROOM
TUESDAY, FEBRUARY 26, 2013 - 8:00 PM**

1. Regular Meeting of the Wyckoff Township Committee called to order by Mayor Rudolf E. Boonstra
2. Flag Salute
3. Invocation given by Township Committeeman Doug Christie.
4. Reading of the "Open Public Meetings Act" statement by Mrs. Santimauro.
5. Roll call of the Township Committee
6. Meeting open for public comment on any item on or off the Agenda; five (5) minutes per speaker
7. Approval of the following Township Committee meeting minutes:

Township Committee Work Session and Business Meeting Minutes from February 5, 2013.

MOTION: ROONEY SECOND CHRISTIE
CHRISTIE YES JEPSEN YES ROONEY YES SCANLAN YES
BOONSTRA YES

8. **Consent Agenda:** All matters listed below are considered by the Township Committee to be routine in nature. There will be no separate discussion of these items. If any discussion is desired by the Township Committee, that item will be removed from the Consent Agenda and considered separately:

I Resolutions (Adoption of the following):

- #13-103 Return of Certain Overpaid Taxes, Escrow Monies, Recreation Fees, etc.
- #13-104 Payment of Bills
- #13-105 Award Contract for Soccer Camp
- #13-106 Award Contract for Lacrosse Camp
- #13-107 Award Contract for Tennis Camp and Clinics
- #13-108 Award Contract for Middle School Multi Activity Camp
- #13-109 Computation of Reserve for Uncollected Tax–2013 Budget
- #13-110 Authorize In-Rem Tax Foreclosure Action
- #13-111 Russell Farms Advisory Committee
- #13-112 Opposition to P.L. 2007 c.63 Budget Rules as Proposed
- #13-C3 Closed Session–NJSA10:4-12b(5)–Maple Lake Acquisition
NJSA10:4-12b(7) – PVSC Litigation

II Motions:

- a. Approve the temporary sign request from the Christian Health Care Center advertising their annual fundraising "Spring Flower Sale and Book Fair". The temporary sign request is for ten (10 days) commencing March 13th and ending March 22, 2013. Temporary signs will be located back ten feet from the roadway. One sign adjacent to the Sicomac Avenue entrance and one sign adjacent to the Mountain Avenue entrance to the CHCC.
- b. Authorize the temporary sign request from the Wyckoff Education Foundation advertising their annual Spring Dinner Dance fundraiser. The temporary signs will be erected for 10 days March 5th-March 15th with permission from all property owners as indicated on their February 22, 2013 temporary sign request letter.

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III Ordinance – Introduction

#1707 - AN ORDINANCE TO AMEND CHAPTER 168, "SUBDIVISION SITE PLAN REVIEW," OF THE CODE OF THE TOWNSHIP OF WYCKOFF, SECTION 168-5 "SITE PLAN REVIEW," TO REMOVE THE SITE PLAN REQUIREMENT IN CONNECTION WITH APPLICATIONS TO INSTALL NATURAL GAS EMERGENCY GENERATORS ON COMMERCIAL PROPERTIES

Following is the vote on the Consent Agenda:

MOTION: SCANLAN SECOND ROONEY
CHRISTIE ABSTAIN JEPSEN YES ROONEY YES SCANLAN YES
BOONSTRA YES

IV Adjourn

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

FORMAL ACTION MAY BE TAKEN DURING THIS MEETING

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
TUESDAY, FEBRUARY 26, 2013**

Meeting Called To Order

Mayor Rudy Boonstra called the regular meeting of the Wyckoff Township Committee in the Municipal Court room to order at 8:07 pm.

Flag Salute

The Township Committee proceeded with the Pledge of Allegiance led by Mayor Rudy Boonstra.

Invocation

The Invocation was given by Township Committeeman Doug Christie.

Open Public Meeting Act Statement

Municipal Clerk Santimauro read the "Open Public Meeting Act" Statement: "This regular meeting of the Township Committee of the Township of Wyckoff is now in session. In accordance with the provisions of Section 8 of the Open Public Meetings Act, I wish to advise that notice of this meeting has been posted in the lower level of the Memorial Town Hall and that a copy of the schedule of meetings has also been filed with the Township Clerk, and copies of this agenda and the annual notice of meetings, of which this is a part, have been heretofore sent to the Ridgewood News, The Record, and The North Jersey Herald and News all papers with 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."

Attendance

Township Committee Present: Mayor Rudolf E. Boonstra; Township Committeemen Present: Douglas J. Christie, Kevin J. Rooney, Brian D. Scanlan and Haakon C. Jepsen.

Staff Present: Township Administrator Robert J. Shannon, Joyce C. Santimauro, Municipal Clerk and Township Attorney Robert E. Landel.

The Township Committee voted unanimously to open the public portion of the meeting.

No one came forward.

The Township Committee voted unanimously to close the public portion of the meeting.

Approval of the following Township Committee minutes:

Township Committee Work Session and Business Meeting Minutes from February 5, 2013.

MOTION: ROONEY SECOND CHRISTIE
CHRISTIE YES JEPSEN YES ROONEY YES SCANLAN YES
BOONSTRA YES

Consent Agenda

The Municipal Clerk read the following: "All matters listed below are considered by the Township Committee to be routine in nature. There will be no separate discussion of these items. If any discussion is desired by the Township Committee, that item will be removed from the Consent Agenda and considered separately".

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I Resolutions (Adoption of the Following):

#13-103 Return of Certain Overpaid Taxes, Escrow Monies, Recreation 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:

TAX REFUND:

Please see the attached Tax Appeal Refund List.

Christopher & Angela Santhouse, 393 Cornell Street, Wyckoff, New Jersey 07481 – State Tax Court Judgement – Block 466/Lot 44 - \$1,257.54

Paul & Jill Ambrose, 313 West Stevens Avenue, Wyckoff, New Jersey 07481 – State Tax Court Judgement – Block 291/Lot 9 - \$7,920.50

RECREATION:

Kevin O'Shea, 233 Crescent Avenue, Wyckoff, New Jersey 07481 – Cheerleading Refund - \$75.00

MaryAnn Otero, 387 Cherry Lane, Wyckoff, New Jersey 07481 – Lacrosse Refund - \$60.00

Justin Nadler, 441 Vance Avenue, Wyckoff, New Jersey 07481 – Lacrosse Refund - \$60.00

#13-104 Payment of Bills

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,

WHEREAS, the two (2) Committeemen acting as the Finance Committee recommend payment; 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 proper officers of the Township be, and they are hereby authorized and directed to draw checks against the funds of the Township of Wyckoff in payment of such vouchers covered by check nos. 11240 – 11279 Payroll A/C, Direct Deposit Vouchers no. 1413 – 1471, checks no. 065629 – 065726 Claims A/C, Tax Appeal check nos. 065441 – 065625, check no. Manual check nos. 065626 & 065627, Claims Wire nos. 130204 & 130205 and Voided Claims check nos. 065440, 065464, 065495, 065628, 065687 & 065696.

Listing of said checks is attached to the official minutes.

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#13-105 Award Contract for Soccer Camp

WHEREAS, the Recreation Director has determined it is more cost effective to contract out for summer camp recreation programs rather than performing this service with municipal staffing; and

WHEREAS, the Township Committee approved the specifications and authorized bidding; and

WHEREAS, the Township Committee adopted Resolution #13-94 invoking concession bidding; and

WHEREAS, a legal advertisement was published in the February 1, 2013 issue of the Ridgewood News; and

WHEREAS, a notice of bid package availability was posted on the Township's official website, www.wyckoff-nj.com at Bids and Jobs Quick Link easily accessed from the Home Page on February 1, 2013; and

WHEREAS, on February 15, 2013 at 11:00 a.m. the following bid was publicly opened and read aloud:

Bidder

Bergen's Best Soccer Camp	\$25.00 per player paid to the
180 Coolidge Terrace	Township in 2013 and 2014
Wyckoff, New Jersey 07481	

WHEREAS, attached please find a recommendation from the Recreation Director for award of this contract to Bergen's Best Soccer Camp; and

WHEREAS, a certificate of available funds is not required since the bidder is paying the Township for the use of Township facilities to provide this summer camp; and

WHEREAS, the Township Administrator and Township Attorney have reviewed this purchase and concur with the recommendation.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Town of Wyckoff that a contract is hereby awarded to Bergen's Best Soccer Camp, 180 Coolidge Terrace, Wyckoff, New Jersey 07481 for years 2013 and 2014 in accordance with the specifications and for the payment of \$25.00 per player to the Township of Wyckoff.

BE IT FURTHER RESOLVED, that in accordance with the local public contract law as amended this contract may be extended for two one year periods or one two year period if recommended by the Recreation Director and approved by the Township Committee for year 2015 and 2016.

#13-106 Award Contract for Lacrosse Camp

WHEREAS, the Recreation Director has determined it is more cost effective to contract out for summer camp recreation programs rather than performing this service with municipal staffing; and

WHEREAS, the Township Committee approved the specifications and authorized bidding; and

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WHEREAS, the Township Committee adopted Resolution #13-96 invoking concession bidding; and

WHEREAS, a legal advertisement was published in the February 1, 2013 issue of the Ridgewood News; and

WHEREAS, a notice of bid package availability was posted on the Township's official website, www.wyckoff-nj.com at Bids and Jobs Quick Link easily accessed from the Home Page on February 1, 2013; and

WHEREAS, on February 15, 2013 at 11:00 a.m. the following bid was publicly opened and read aloud:

Bidder

North Jersey Lacrosse Camp. Inc. 63 Lake Trail East Wayne, New Jersey 07470	\$25.00 per player paid to the Township in 2013 and 2014
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WHEREAS, attached please find a recommendation from the Recreation Director for award of this contract to North Jersey Lacrosse Camp, Inc.; and

WHEREAS, a certificate of available funds is not required since the bidder is paying the Township for the use of Township facilities to provide this summer camp; and

WHEREAS, the Township Administrator and Township Attorney have reviewed this purchase and concur with the recommendation.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Town of Wyckoff that a contract is hereby awarded to North Jersey Lacrosse Camp, Inc., 63 Lake Trail East, Wayne, New Jersey 07470 for years 2013 and 2014 in accordance with the specifications and for the payment of \$25.00 per player to the Township of Wyckoff.

BE IT FURTHER RESOLVED, that in accordance with the local public contract law as amended this contract may be extended for two one year periods or one two year period if recommended by the Recreation Director and approved by the Township Committee for year 2015 and 2016.

#13-107 Award Contract for Tennis Camp and Clinics

WHEREAS, the Recreation Director has determined it is more cost effective to contract out for summer camp recreation programs rather than performing this service with municipal staffing; and

WHEREAS, the Township Committee approved the specifications and authorized bidding; and

WHEREAS, the Township Committee adopted Resolution #13-95 invoking concession bidding; and

WHEREAS, a legal advertisement was published in the February 1, 2013 issue of the Ridgewood News; and

WHEREAS, a notice of bid package availability was posted on the Township's official website, www.wyckoff-nj.com at Bids and Jobs Quick Link easily accessed from the Home Page on February 1, 2013; and

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WHEREAS, on February 15, 2013 at 11:00 a.m. the following bid was publicly opened and read aloud:

Tennis Dynamics
2 Athena Ave.
Clifton, NJ 07013

Summer Tennis Camp – K through 1st Grade
Summer 2013 \$65 per student
Summer 2014 \$70 per student

Summer Tennis Camp – Grades 2 through Adult
Summer 2013 \$215 per student
Summer 2014 \$218 per student

Spring and Fall Tennis Clinics – K – Adult
Summer 2013 \$65 per student
Summer 2014 \$75 per student

WHEREAS, attached please find a recommendation from the Recreation Director for award of this contract to Tennis Dynamics, 2 Athena Ave., Clifton, NJ 07013; and,

WHEREAS, in accordance with NJSA 40A11:15 this contract is subject to the availability and appropriation annually of sufficient funds in 2013, 2014, and 2015 and 2016 if extended;

WHEREAS, the Township Administrator and Township Attorney have reviewed this purchase and concur with the recommendation; and,

#13-108 Award Contract for Middle School Multi Activity Camp

WHEREAS, the Recreation Director has determined it is more cost effective to contract out for summer camp recreation programs rather than performing this service with municipal staffing; and

WHEREAS, the Township Committee approved the specifications and authorized bidding; and

WHEREAS, the Township Committee adopted Resolution #13-97 invoking concession bidding; and

WHEREAS, a legal advertisement was published in the February 1, 2013 issue of the Ridgewood News; and

WHEREAS, a notice of bid package availability was posted on the Township's official website, www.wyckoff-nj.com at Bids and Jobs Quick Link easily accessed from the Home Page on February 1, 2013; and

WHEREAS, on February 15, 2013 at 11:00 a.m. the following bid was publicly opened and read aloud:

Wyckoff Family YMCA	\$95.00 per camper paid by the
691 Wyckoff Avenue	Township in 2013
Wyckoff, NJ 07481	\$95.00 per camper paid by the
	Township in 2014

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WHEREAS, the attached please find a recommendation from the Recreation Director for award of this contract to the Wyckoff Family YMCA; and

WHEREAS, the CFO has provided a certificate of available funds indicating that the 2013 temporary budget will include user fee revenues to fund this camp program. Based on the enrollments of past years, adequate revenue from user fees is anticipated to fund Recreation other expense account # 3-01-28-370-020; and

WHEREAS, in accordance with NJSA 40A 11:15 this contract is subject to the availability and appropriation annually of sufficient funds in 2013, 2014 and 2015 and 2016 if extended; and

WHEREAS, the Township Administrator and Township Attorney have reviewed this purchase and concur with the recommendation.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wyckoff that a contract is hereby awarded to Wyckoff Family YMCA, 691 Wyckoff Avenue, Wyckoff, New Jersey 07481 to provide a middle school camp in accordance with the bid specifications at \$95.00 per camper in 2013 and \$95.00 per camper in 2014.

BE IF FURTHER RESOLVED that in accordance with the Local Public Contracts Law this contract may be extended for one (1) two (2) year period if recommended by the Recreation Director and approved by the Township Committee for the years of 2015 and 2016.

#13-109 Computation of Reserve for Uncollected Tax – 2013 Budget

WHEREAS, pursuant to N.J.S.A. 40A:4-41, a municipality must include an appropriation for "Reserve for Uncollected Taxes" in its annual budget where less than 100% of current tax collections may be and are anticipated; and,

WHEREAS, receipts from the collection of taxes levied or to be levied in the municipality and payable in the fiscal year shall be anticipated in an amount which is not in excess of the percentage of taxes levied and payable during the next preceding fiscal year which was received in cash by the last day of the preceding fiscal year; and,

WHEREAS, if tax appeal judgements of the county tax board pursuant to R.S. 54:3-21 et seq. and/or the State tax court pursuant to R.S. 54:48-1 et seq. result in tax reductions for the previous fiscal year, the governing body of the municipality may elect to calculate the current year reserve for uncollected taxes by reducing the certified tax levy of the prior year by the amount of the tax levy adjustments resulting from those judgements; and,

WHEREAS, Sheet 22 of the Township's Annual Financial Statement for the year 2012 reflects reductions due to tax appeals of \$122,291.00 which when reduced from the 2012 tax levy results in the 2012 tax collection rate being 99.39 percent; and,

WHEREAS, the election of this choice to calculate the "Reserve for Uncollected Taxes" for the 2013 Municipal Budget shall be made by resolution approved by a majority of the full membership of the governing body prior to the introduction of the 2013 Municipal Budget pursuant to N.J.S.A. 40A:4-5.

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NOW, THEREFORE, BE IT RESOLVED, that the governing body of the Township of Wyckoff, County of Bergen, State of New Jersey elects to calculate the "Reserve for Uncollected Taxes" appropriation for the 2012 Municipal Budget by reducing the certified tax levy of the prior year by the amount of tax levy adjustments of the county tax board pursuant to R.S. 54:3-21 et seq. and State tax court pursuant to R.S. 54:48-1 et seq. in order to calculate the prior year tax collection rate.

#13-110 Authorize In-Rem Tax Foreclosure Action

WHEREAS, the Township of Wyckoff is the holder of tax sale certificates for two (2) unbuildable parcels of land for which it desires to perform the appropriate procedure provided for in the In-Rem Tax Foreclosure Act, N.J.S.A. 54:5-104.29 – 104.45; and,

WHEREAS, attached is the tax foreclosure list prepared by the Wyckoff Tax Collector which is attached as if set forth at length; and,

WHEREAS, the Tax Collector recommends that the tax sale certificates are ripe for the Township Committee to consider foreclosure in accordance with the In-Rem Foreclosure Act namely:

- More than six (6) months must have passed since the date of the tax sale.
- The certificate of sale is for property taxes only.
- The property taxes which the tax sale certificates were issued for, date to 1991 and 1993, therefore the date of the tax sale certificates exceed the twenty-one (21) month requirement.
- The taxes in the tax sale certificate are not subject to installment redemption.

WHEREAS, the Township Committee has reviewed the tax foreclosure list and visited the two (2) properties on the tax foreclosure list; Block 302/Lot 15 and Block 456/Lot 60.01, both with unknown ownership; and,

WHEREAS, the Township Committee's intention is to perform the legally required procedure to achieve ownership to then be able to legally auction the parcels to adjacent property owners to convert the properties into tax producing properties.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that an In-Rem Tax Foreclosure in accordance with N.J.S.A. 54:5-104.29 – 104.45 is hereby authorized for Block 302/Lot 15 and Block 456/Lot 60.01 and the Township Attorney is authorized to take the required and necessary actions to effectuate the authorization; and,

BE IT FURTHER RESOLVED, that the Municipal Clerk shall provide the Township Attorney with three (3) certified copies of this resolution and provide a certified copy to the Tax Collector, Tax Assessor and Licensed Surveyor.

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#13-111 Russell Farms Advisory Committee

WHEREAS, the Township Committee of the Township of Wyckoff adopted resolution 2012-220 on September 24, 2012 which authorized a Resident Advisory Committee to be known as the Russell Farms Advisory Committee; and

WHEREAS, Resolution 2012-220 is referenced as if set forth at length; and

WHEREAS, Township Committee subcommittees had the opportunity and privilege to interview many residents who expressed an interest in serving on the Russell Farms Advisory Committee; and

WHEREAS, after completion of interviews, a Township Committee consensus exists to appoint residents to the Russell Farms Advisory Subcommittee.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen in the State of New Jersey the following residents are appointed to the Russell Farms Advisory Committee: Lisa Ambrose, Abbe Kooper, William O'Connell, James Sheehan, Carrie Soumas Thompson, Susan Gurak, Robert Harz, Randy Hoogerhyde and Scott Fisher.

BE IT FURTHER RESOLVED, that the Municipal Clerk shall provide a certified copy of this resolution to the Township Committee.

#13-112 Opposition to P.L. 2007 c.63 Budget Rules as Proposed

WHEREAS, P.L. 2007 c.63 signed into law by Governor Corzine in 2007 required rules to implement that law; and,

WHEREAS, the Township Committee of the Township of Wyckoff joins with the New Jersey League of Municipalities and the Bergen County League of Municipalities expressing their concern that the proposed rules are creating another reporting requirement for municipalities at a time when municipalities are reducing staff to comply with the appropriation spending cap and the tax levy limitation cap; and,

WHEREAS, the proposed reporting platform appears to be a combination of the Annual Financial Statement (AFS), Annual Debt Statement (ADS) and the municipal budget, thus creating duplication of work at the municipal level at a time when municipalities are doing more with less; and,

WHEREAS, the Township Committee calls on State Legislators to prevent the promulgation of these well intentional but cost generative rules which are in direct conflict with the cap limitations.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that they express their opposition to the proposed user friendly budget rules and suggest that detailed municipal budget information can be re-engineered more accessible to citizens without creating duplication of work at the municipal level at a time when municipalities are doing more with less.

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**#13-C3 Closed Session–NJSA 10:4-12b(5) – Maple Lake Acquisition
NJSA 10:4-12b(7) – PVSC Litigation**

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

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

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

**NJSA 10:4-12b (5) – Maple Lake Acquisition
NJSA10:4-12b (7) – PVSC Litigation**

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey assembled in public session on February 26, 2013 hereby authorize, that an Executive Session closed to the public shall be conducted on February 26, 2013, in the Town Hall, 340 Franklin Avenue, Wyckoff, New Jersey 07481, for the discussion of matters relating to the specific items designated above.

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

II Motions

- a. Approve the temporary sign request from the Christian Health Care Center advertising their annual fundraising “Spring Flower Sale and Book Fair”. The temporary sign request is for ten (10 days) commencing March 13th and ending March 22, 2013. Temporary signs will be located back ten feet from the roadway. One sign adjacent to the Sicomac Avenue entrance and one sign adjacent to the Mountain Avenue entrance to the CHCC.

- b. Authorize the temporary sign request from the Wyckoff Education Foundation advertising their annual Spring Dinner Dance fundraiser. The temporary signs will be erected for 10 days March 5th-March 15th with permission from all property owners as indicated on their February 22, 2013 temporary sign request letter.

III Ordinance – (Introduction)

ORDINANCE # 1707

AN ORDINANCE TO AMEND CHAPTER 168, “SUBDIVISION SITE PLAN REVIEW,” OF THE CODE OF THE TOWNSHIP OF WYCKOFF, SECTION 168-5 “SITE PLAN REVIEW,” TO REMOVE THE SITE PLAN REQUIREMENT IN CONNECTION WITH APPLICATIONS TO INSTALL NATURAL GAS EMERGENCY GENERATORS ON COMMERCIAL PROPERTIES

BE IT ORDAINED by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey, that Chapter 168-5, “Site Plan Approval,”

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is hereby amended to add the following new sub-section to Section 168-5:

SECTION 1 - Chapter 168 Subdivision Site Plan Review

Section 168-5 Site Plan Approval

F. Notwithstanding anything to the contrary within this Chapter, site plan review and approval shall not be required in connection with applications to install a single (one per site) standby emergency generator, powered by natural gas, to be utilized in connection with commercial uses located within commercial zones if the following criteria is met:

- (1) The installation of the generator shall not result in any change to the existing parking, traffic and/or building layout.
- (2) The location of the generator must conform to all setbacks and require no variances in connection with the installation.
- (3) The location of the generator shall be no less than 15 feet from any residential property line provided that the generator is 20KW or less in size. Generators of larger capacity must apply to the Planning Board if the property is adjacent to a residential property.
- (4) Screening shall be required and as specified by the Township Engineer.
- (5) The applicant for permit shall provide a current site plan as part of its application depicting the exact location and size of the proposed generator. If no site plan is on file with the Township, a new site plan must be prepared in accordance with requirement of Section 168-11 of the Code of the Township of Wyckoff and the same shall be filed with the Township as part of the property's record.
- (6) All generators of alternate fuel types must apply to the Planning Board for approval.

SECTION 2 - Except as hereby amended, all other Sections of Chapter 168 shall remain in full force and effect.

SECTION 3 - This Ordinance shall take effect upon final passage and publication according to law.

Committeeman Brian Scanlan wanted the residents are press to be aware that with regard to Ordinance # 1707 that it is important to remember that the running time stated in the ordinance refers to the appropriate time range for the weekly or biweekly test running of a natural gas powered generator, not when it could run when there is a power emergency.

Following is the vote on the Consent Agenda:

MOTION: SCANLAN SECOND ROONEY
CHRISTIE ABSTAIN JEPSEN YES ROONEY YES SCANLAN YES
BOONSTRA YES

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IV Meeting adjourned 8:11 pm.

Mayor Rudy E. Boonstra

Joyce C. Santimauro
Municipal Clerk