TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
TUESDAY, FEBRUARY 18, 2014

(Rev. February 18, 2014)

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE WORK SESSION MEETING
MUNICIPAL COURT ROOM
TUESDAY, FEBRUARY 18, 2014 - 7:30 P.M.

1. 7:30 pm Work Session Meeting called to order by Mayor Douglas J. Christie

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
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
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TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE BUSINESS MEETING
MUNICIPAL COURT ROOM
TUESDAY, FEBRUARY 18, 2014 - 8:00 PM

1. Regular Meeting of the Wyckoff Township Committee called to order by Mayor Douglas J. Christie
2. Flag Salute led by Mayor Douglas J. Christie

3. Invocation given by Reverend Tom Larkin of Abundant Life Reformed Church.

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 Meeting Minutes from February 4, 2014

MOTION: _____SCANLAN_____ SECOND _____BOONSTRA____
BOONSTRA_YES_ JEPSEN _ABSENT_ ROONEY_ABSENT_SCANLAN_YES_
CHRISTIE _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):**

#14-105	Approve Interlocal Service Agreement with Ridgewood for Court Teleconferencing
#14-106	Payment of Bills
#14-107	Return of certain overpaid taxes, escrow monies, etc.
#14-108	Computation of Reserve for Uncollected Taxes
#14-109	Authorize a Request to New Jersey Department of Community Affairs (NJDCA) for a Dedication by Rider for Pulis Turf Field Donations

   II **Motions**

   a. Authorize the request for ten (10) day temporary signs from Eastern Christian Middle School to advertise the school's open house.
   b. Re-appoint Judy Abma to Zabriskie House Board of Trustees for a four (4) year term.
   c. Approve the appointment of Richard Lynch to the Zabriskie House Board of Trustees through December 31, 2014

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TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
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III **Ordinance – Introduction**

#1728 - AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WYCKOFF, CHAPTER 175, "TOWERS AND TOWING", SECTION178-5, "FEES" TO AMEND THE ANNUAL FEE FOR OBTAINING A TOWING LICENSE

#1729 - AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WYCKOFF, CHAPTER 148, "PEDDLING AND SOLICITING", SECTION 148-9, "LICENSE FEES" TO AMEND THE FEES TO OBTAIN SOLICITOR LICENSES, PEDDLERS LICENSES AND SOLICITOR/PEDDLER PHOTO IDENTIFICATION BADGES

#1730 - AN ORDINANCE TO AMEND CHAPTER 108 OF THE CODE OF THE TOWNSHIP OF WYCKOFF "CONSTRUCTION CODES, UNIFORM" TO AMEND SECTION 108-3 "FEE SCHEDULE" TO ESTABLISH NEW FEES AND INCREASE CERTAIN FEES

#1731 - AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WYCKOFF, CHAPTER 54, "POLICE DEPARTMENT," SECTION 54-10 "APPLICATION PROCEDURE: FEES" TO INCREASE THE FEE FOR OBTAINING A POLICE CANDIDATE APPLICATION

Following is the vote on the Consent Agenda:

MOTION: _____BOONSTRA_____ SECOND _____SCANLAN_____
BOONSTRA_YES_ JEPSEN _ABSENT_ROONEY_ABSENT_SCANLAN_YES_
CHRISTIE _YES_

IV **Ordinances (Further Consideration/Public Hearings)**

#1727 - AN ORDINANCE TO CREATE NEW SECTION 186-65 "ENHANCED SIDE YARD SETBACKS" TO THE CODE OF THE TOWNSHIP OF WYCKOFF, TO PROVIDE FOR AN ENHANCED SIDE YARD SETBACK ORDINANCE IN THE RA-25 AND RA-15 RESIDENTIAL ZONE DISTRICT WITHIN THE TOWNSHIP OF WYCKOFF.

MOTION: _____BOONSTRA____ SECOND _____SCANLAN_____
BOONSTRA_YES_ JEPSEN _ABSENT_ ROONEY_ABSENT SCANLAN_YES
CHRISTIE _YES_

V Adjourn

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

FORMAL ACTION MAY BE TAKEN DURING THIS MEETING

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
TUESDAY, FEBRUARY 18, 2014

Meeting Called To Order
Mayor Douglas J. Christie called the regular meeting of the Wyckoff Township Committee in the Municipal Court Room to order at 8:00 pm.

Flag Salute
The Township Committee proceeded with the Pledge of Allegiance led by Mayor Douglas J. Christie.

Invocation
The Invocation was given by Reverend Tom Larkin of Abundant Life Reformed Church.

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 Douglas J. Christie; Committee Present: Rudolf E. Boonstra and Brian D. Scanlan
Township Committee Absent: Haakon C. Jepsen and Kevin J. Rooney
Staff Present: Township Administrator Robert J. Shannon, Joyce C. Santimauro, Municipal Clerk and Township Attorney Robert Landel.

Meeting Open for Public Comment
The Township Committee voted unanimously to open the public portion of the meeting.

No one came forward to speak.

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

Approval of the following Township Committee meeting minutes:

Township Committee Work Session Meeting Minutes from February 4, 2014

MOTION: _____SCANLAN_____ SECOND _____BOONSTRA_____
BOONSTRA_YES_ JEPSEN _ABSENT_ ROONEY_ABSENT_SCANLAN_YES_
CHRISTIE _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):

#14-105 Approve Interlocal Service Agreement with Ridgewood for Court Teleconferencing

WHEREAS, the Township Committee's policy is to explore cooperative efforts to save tax dollars and/or provide services more efficiently; and,

WHEREAS, the Township Administrator recommends the Township Committee participate in the teleconferencing Interlocal Service as a cooperative venture of the Northwest Bergen Cooperative Pricing System provided by the Village of Ridgewood; and,

WHEREAS, the Wyckoff Court Administrator recommends participation in this program.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee hereby authorizes participation in the Interlocal Services agreement with Ridgewood for Teleconferencing services for this year and the Mayor and Municipal Clerk are authorized to sign the agreement.

#14-106 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 checks no. 12189 – 12222 Payroll A/C, Direct Deposit Vouchers no. 2883 - 2942, Library Payroll checks no. 1019 – 1024, Library Direct Deposit Vouchers no. 161 – 189, checks no. 068458 – 068564 Claims A/C, Claims Manual check no. 068565, check no. 2285 Accutrack A/C, Claims Wire nos. 140208, 140209 & 140210 and Voided Claims checks no. 068457, 068487 & 068495.

#14-107 Return of certain overpaid taxes, escrow monies, 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:
P.J. Sullivan Construction, 192 Greenwood Avenue, Midland Park, New Jersey 07432 – Return of Escrow – Block 267/Lot 5 – 117 Linden Street - $22.43

Anne O'Reilly, 211 Hillcrest Avenue, Wyckoff, New Jersey 07481 – Return of Escrow – Block 462/
Lot 91 - $187.77

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Thomas Csipkay, 193 Oak Avenue, Wyckoff, New Jersey 07481 – Return of Escrow – Block 354/
Lot 47 - $57.09

Kay Cerrina, 46 Shadyside Drive, Wyckoff, New Jersey 07481 – Return of Escrow – Block 263/Lot 16 - $222.02

Mary Ann Crawford & Patrick McDonough, 268 Merlin Place, Wyckoff, New Jersey 07481 – Return of Escrow – Block 352/Lot 24 - $90.52

Kevin & Kyle Bickford, 104 Sheldon Street, Wyckoff, New Jersey 07481 – Return of Escrow – Block 267/Lot 20 - $788.93

TAX REFUND:
Please see the attached list for County Tax Board Reductions totaling **$118,505.31**

Caroline Bradley, 459 George Place, Wyckoff, New jersey 07481 – County Board Tax Reduction – Block 342/Lot 4 - $1,796.46

#14-108 **Computation of Reserve for Uncollected Taxes**

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 judgments; and,

WHEREAS, Sheet 22 of the Township's Annual Financial Statement for the year 2013 reflects reductions due to tax appeals of $350,228.00 which when reduced from the 2013 tax levy results in the 2013 tax collection rate being 99.49 percent; and,

WHEREAS, the election of this choice to calculate the "Reserve for Uncollected Taxes" for the 2014 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 2014 Municipal Budget pursuant to N.J.S.A. 40A:4-5.

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 2014 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.

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#14-109 **Authorize a Request to New Jersey Department of Community Affairs (NJDCA) for a dedication by Rider for Pulis Turf Field Donations**

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when revenue is not subject to reasonably accurate estimates in advance; and,

WHEREAS, N.J.S.A. 40A:5-29 provides for receipt of Pulis Avenue Turf Field Donations by the municipality to provide for the purchase fire department equipment and improvements; and,

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the of Pulis Avenue Turf Field Donation Trust are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of Wyckoff, County of Bergen, New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Pulis Avenue Turf Field Donations Trust N.J.S.A. 40A:5-29.

2. The Clerk of the Township of Wyckoff, County of Bergen is hereby directed to forward two (2) certified copies of this Resolution to the Director of the Division of Local Government Services.

II **Motions**

a. Authorize the request for ten (10) day temporary signs from Eastern Christian Middle School to advertise the school's open house.
b. Re-appoint Judy Abma to Zabriskie House Board of Trustees for a four (4) year term.
c. Approve the appointment of Richard Lynch to the Zabriskie House Board of Trustees through December 31, 2014

III **Ordinance – Introduction**

ORDINANCE #1728

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WYCKOFF, CHAPTER 175, "TOWERS AND TOWING", SECTION 178-5, "FEES" TO AMEND THE ANNUAL FEE FOR THE OBTAINING OF A TOWING LICENSE

BE IT ORDAINED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that Section 178-5 "Fees" is amended to increase the annual fee for the obtaining of a towing license.

SECTION 1 – Chapter 175-8, Fees is hereby amended as follows:

The following schedule of non-refundable fees is adopted for the obtaining of a towing license:

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A. Application fee: $100.00

B. License fee: ~~$100.00~~ $250.00 per year, payable before January 1 of the licensing year.

SECTION 2 – Except as herein amended and supplemented, all other provisions of Chapter 175 of The Code of the Township of Wyckoff, Fees, shall remain in full force and effect.

SECTION 3 – This ordinance shall take effect immediately upon final passage and publication as required by law.

ORDINANCE #1729

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WYCKOFF, CHATER 148, "PEDDLING AND SOLICITING", SECTION 148-9, "LICENSE FEES" TO AMEND THE FEES TO OBTAIN SOLICITOR LICENSES, PEDDLERS LICENSES AND SOLICITOR/PEDDLER PHOTO IDENTIFICATION BADGES

BE IT ORDAINED by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that Section 148-9, "License Fees" is amended to increase the annual fee to obtain solicitor licenses, peddler licenses and solicitor/peddler photo identification badges.

SECTION 1 – Chapter 148-9, "License Fees" is hereby amended as follows:

The license fees shall be as follows:

A. Solicitors: ~~$25.00~~ $250.00 per year, which is hereby determined to be the reasonable cost of investigating the character and record of such solicitor. Any person obtaining a license after July 1 shall pay $125.00 for the remainder of the year.

B. Peddlers: ~~$25.00~~ $75.00 per day or ~~$100.00~~ $250.00 per year, and any person obtaining a license after July 1 shall pay ~~$50.00~~ $125.00 for the remainder of the year.

C There shall be a charge of ~~$5.00~~ $10.00 for reimbursement of the Township's cost to produce each solicitor/peddler photo identification badge.

SECTION 2 – Except as herein amended and supplemented, all other provisions of Chapter 148 of the Code of the Township of Wyckoff, Fees, shall remain in full force and effect.

SECTION 3 – This ordinance shall take effect immediately upon final passage and publication as required by law.

ORDINANCE #1730

AN ORDINANCE TO AMEND CHAPTER 108 OF THE CODE OF THE TOWNSHIP OF WYCKOFF "CONSTRUCTION CODES, UNIFORM" TO AMEND SECTION 108-3 "FEE SCHEDULE" TO ESTABLISH NEW FEES AND INCREASE CERTAIN FEES

BE IT ORDAINED by the Township Committee of the Township of Wyckoff,

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County of Bergen, State of New Jersey, that Section 108-3 A. (1) through (11) "Fee Schedule" is amended and supplemented as follows:

SECTION 1. **§ 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 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 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 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 $50.

(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 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: $1,000.

[2] Additions: less than 120 square feet of floor area, $150; 121 square feet of floor area and greater, $300.

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[3] Accessory building: $100.

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

(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 $22. per $1,000. of the estimated cost. The minimum fee shall be $40. 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 plan review fee which is 20% of the building subcode fee.

(c) ~~Swimming pools. Permit fees for in-ground pools shall be $12. per $1,000. with a minimum fee of $120. in addition to electric, plumbing, fence and certificate of approval permits. Above-ground pools shall require a permit fee of $60. in addition to electric, plumbing, fence and certificate of approval permits. Swimming pools which require subcode permits shall include a plan review fee as part of the subcode permit, which is 20% of the subcode fee.~~ Swimming Pools. Permit fees for inground pools shall be $380 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 $60 in addition to electric, 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) Tennis courts. The permit fee shall be $200.

(e) Asbestos hazard abatement permit shall be $70. 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 closet	$15
Urinal/bidet	$15
Bathtub	$15
Lavatory	$15
Shower	$15
Floor drain	$15
Sink	$15
Dishwasher	$15
Drinking fountain	$15
Washing machine	$15
Fuel oil piping	$50
Water heater	$30
Steam boiler	$65
Hot water boiler	$65
Sewer pump	$60
Interceptor/separator	$50
Backflow preventer	$18
Inground pool, (includes drains/ backflow preventer)	$200
Grease trap	$60
Water-cooled air-conditioning or refrigeration unit	$50
Sewer connection	$80
Water service connection	$55
Gas service connection	$50
Commercial dishwasher	$40
Water cooler	$15
Water softener	$15
Sewer ejector	$60
Reduced-pressure backflow device	$15
Vent stack	$12
Dry well	$12
Minimum plumbing fee	$50

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

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

(a) Principal building: $150.

(b) Accessory building: $40.

(c) Shed over 100 square feet: $40.

(d) Shed 100 square feet or less: $20.

(5) Relocation of building. The fee for the removal

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of one building from one lot to another location on the same lot shall be in the amount of $22. 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 $25. for each side to be displayed and $0.25 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 $25 per $1,000 of value, or a minimum fee of $50., 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 $120.

(8) Certification of occupancy.

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

Unit	**Fee**
Each new business, industrial or residential structure	$175.
Each unit of condominiums or Townhouses	$80.
Each business establishment (all zones)	$80.
Each industrial establishment	$80
Each change in commercial use pursuant to the Uniform Construction Code	$80.
Each adult condominium unit resale	$80.
Continued occupancy letter	$80.
Addition	$120.
Each detached garage, accessory structure	$60.
Shed	$12.
Renewal of temporary certificate of occupancy	$250
Inground swimming pool ~~120~~	$380

(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 $32. This shall include but not be limited to requests for floodplain information, availability

of sewers for inquiries into the requirement for certificates of occupancy upon resale of residential property.

(10) Fire subcode fees.

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

Description	**Fee**
Water supply source	$32.
Method of valve supervision	$32.
Local alarm supervision	$32.
Central supervision	$32.
Proprietary supervision	$32.
Flammable liquid storage tanks	$250.
Combustible liquid storage tanks	$150.
Liquefied petroleum gas (LPG) storage tanks	$100.
Liquefied natural gas (LNG) storage tanks	$100.
Wet sprinkler heads, up to 25 heads	$80.
Dry sprinkler heads, up to 25 heads	$80.
Sprinkler heads:	
26 to 75 heads	$40.
76 to 200 heads	$160.
Each additional head over 200	$60.
Smoke detectors, ~~each~~	$75.
Minimum, and $20. for each smoke detector over 8	
Heat detectors, each	$3.
Kitchen hood exhaust systems, commercial Preengineered systems:	$75.
CO_2	$50.
Halon suppression	$50.
Foam suppression	$50.
Dry chemical	$50.
Wet chemical	$50.
Gas- or oil-fired appliance	$32
Generator	$100
Pool Heater	$100.
Fireplace or wood burning stove	$60.
Gasoline pump	$180.
MPD (multiple product dispenser)	$200.
Underground storage tank removal or abandonment of tank	$80.
Standpipes:	
4-inch riser	$75.
6-inch riser	$100.
8-inch riser	$150.
Over 8-inch riser	$200.
Minimum fire subcode fee	$50.

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

(11) Electrical subcode fees.

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

Description		**Fee**
Fixtures, receptacles, switches 1 to 50 outlets		$60.
Each additional above 50		$1.
Range		$25.
Oven(s)		$25
Surface unit		$25.
Dishwasher		$25.
Garbage disposal		$25.
Dryer		$25.
Air-conditioning unit		$25.
Burglar alarms		$25.
Intercom panels, each		$25.
Storable pools, spas/hot tubs		$60.
Pool installation	~~125.~~00	$200.
Generator		$100
Water heater(s)		$25.
Central heat: oil, gas or electric		$25.
Baseboard heat units		$25.
Thermostats, each		$10.
Heat pump, each		$25.
Pump(s), each		$25.
Motor control center/ subpanels		$50.
Sign, each		$25.
Light standards, each		$20.
Motors, fractional horsepower, each		$10.
Motors, all others, each		$25.
Transformers, each		$25.
Generators, each		$25.
Service entrance		$65.
Elevator		$150.
Rain sensor		$40.
Active solar system		$650.
Minimum electric subcode fee		$50.

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

SECTION 2. Except as hereby amended, Section 108 A.(12) through (13) and Sections 108 B and C shall remain in full force and effect.

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

ORDINANCE #1731

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WYCKOFF, CHAPTER 54, "POLICE DEPARTMENT," SECTION 54-10 "APPLICATION PROCEDURE: FEES" TO INCREASE THE FEE FOR OBTAINING A POLICE CANDIDATE APPLICATION

BE IT ORDAINED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that Section 54-10 "Application

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Procedure: Fees" is amended to increase the fee for the obtaining of a police candidate application.

SECTION 1 – Chapter 54-10 "Application Procedure: Fees" is hereby amended as follows:

54-10 C.(4) Police Candidate Application: ~~$25.~~ $80.

SECTION 2 – Except as herein amended and supplemented, all other provisions of Chapter 54 of the Code of The Township of Wyckoff, Police Department, shall remain in full force and effect.

SECTION 3 – This ordinance shall take effect immediately upon final passage and publication as required by law.

Following is the vote on the Consent Agenda:

MOTION: _____BOONSTRA_____ SECOND _____SCANLAN_____
BOONSTRA_YES_ JEPSEN _ABSENT_ROONEY_ABSENT_SCANLAN_YES_
CHRISTIE _YES_

IV Ordinances (Further Consideration/Public Hearings)

#1727 - AN ORDINANCE TO CREATE NEW SECTION 186-65 "ENHANCED SIDE YARD SETBACKS" TO THE CODE OF THE TOWNSHIP OF WYCKOFF, TO PROVIDE FOR AN ENHANCED SIDE YARD SETBACK ORDINANCE IN THE RA-25 AND RA-15 RESIDENTIAL ZONE DISTRICT WITHIN THE TOWNSHIP OF WYCKOFF.

ORDINANCE
FINAL PASSAGE

MUNICIPAL CLERK: Mr. Chairman, I have Ordinance No. 1727, entitled:

AN ORDINANCE TO CREATE NEW SECTION 186-65 "ENHANCED SIDE YARD SETBACKS" TO THE CODE OF THE TOWNSHIP OF WYCKOFF, TO PROVIDE FOR AN ENHANCED SIDE YARD SETBACK ORDINANCE IN THE RA-25 AND RA-15 RESIDENTIAL ZONE DISTRICT WITHIN THE TOWNSHIP OF WYCKOFF.
for second reading, by title only, and a copy of this Ordinance has been posted 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.

COMMITTEEMAN BOONSTRA: I move the Ordinance on second reading by Title only.

COMMITTEEMAN SCANLAN: Seconded.

MOTION: _____BOONSTRA____ SECOND _____SCANLAN_____
BOONSTRA_YES_ JEPSEN _ABSENT_ ROONEY_ABSENT SCANLAN_YES
CHRISTIE _YES_

CHAIRMAN: This is the time and place for the Public Hearing on Ordinance No. 1727, and all persons who wish to be heard, please state your name and

address before making your statement.

COMMITTEEMAN BOONSTRA: I move that the Public Hearing on the Ordinance be closed.

COMMITTEEMAN SCANLAN: Seconded.

MOTION: _____BOONSTRA____ SECOND _____SCANLAN_____
BOONSTRA_YES_ JEPSEN _ABSENT_ ROONEY_ABSENT SCANLAN_YES
CHRISTIE _YES_

MUNICIPAL CLERK: BE IT RESOLVED, by the Township Committee of the Township of Wyckoff that Ordinance No. 1727 be, and the same 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.

COMMITTEEMAN BOONSTRA: I move the resolution.

COMMITTEEMAN SCANLAN: Seconded.

MOTION: _____BOONSTRA____ SECOND _____SCANLAN_____
BOONSTRA_YES_ JEPSEN _ABSENT_ ROONEY_ABSENT SCANLAN_YES
CHRISTIE _YES_

ORDINANCE # 1727

AN ORDINANCE TO CREATE NEW SECTION 186-65 "ENHANCED SIDE YARD SETBACKS" TO THE CODE OF THE TOWNSHIP OF WYCKOFF, TO PROVIDE FOR AN ENHANCED SIDE YARD SETBACK ORDINANCE IN THE RA-25 AND RA-15 RESIDENTIAL ZONE DISTRICT WITHIN THE TOWNHIP OF WYCKOFF.

WHEREAS, the Township Committee of the Township of Wyckoff has determined that an issue exists with regard to the overbuilding of residential properties within the Township of Wyckoff, to the extent that residents have difficulty maneuvering their vehicles into side yard facing garages; and

WHEREAS, the Township Committee of the Township of Wyckoff recognizes that the Zoning Ordinance requires residential houses to have garages; and

WHEREAS, the Township Committee of the Township of Wyckoff recognizes that the size of homes have increased over the years to the extent that the existing minimum side yard setback requirements are not sufficient to provide adequate buffers for such larger homes; and

WHEREAS, the Township Committee of the Township of Wyckoff wishes to maintain open space, appropriate buffers in between homes and the character and aesthetic beauty of the Township of Wyckoff; and

WHEREAS, the Township Committee of the Township of Wyckoff believes that an Enhanced Side Yard Setback Ordinance will provide for sufficient space to allow for the proper functionality of side yard facing garages and will provide for sufficient buffers in between homes by providing for larger side yard setbacks as larger homes reach specific sizes and thereby preserving open space; and

WHEREAS, the Township Committee of the Township of Wyckoff is authorized to pass this Ordinance;

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BE IT ORDAINED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey, Chapter 186 (Zoning), is hereby amended to create new Article XII, Enhanced Side Yard Setbacks, as follows:

SECTION 1 - Article XII. Enhanced Side Yard Setbacks

Chapter 186-65- Definitions.

GROSS BUILDING AREA – is defined as the gross building floor area of the buildings on the property. The gross building area shall include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area shall not include open porches, unfinished attics, basements, decks or patios.

SIDE YARD SETBACK – the minimum dimension between a building or structure and the side property line.

Chapter 186-66 – Side Yard Setbacks.

Schedule I, Schedule of Dimensional Requirements, attached to this Chapter 186, "Zoning," is supplemented and amended to include the following:

A. In the RA-25 and RA-15 Zones, garages which face the side yard shall be no less than 27 feet from the side yard property line.

B. In the RA-15 Zone, if a home has a gross building area which exceeds 2,700 square feet, the minimum side yard setback shall be 20 feet.

C. In the RA-25 Zone, if a home has a gross building area which exceeds 3,700 square feet, the minimum side yard setback shall be 25 feet

SECTION 2

This Ordinance shall take effect upon final passage and publication as required by law.

V Meeting adjourned 8:15 p.m.

Mayor Douglas J. Christie

Joyce C. Santimauro
Municipal Clerk

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