

**TOWNSHIP OF WYCKOFF**  
**OPEN PUBLIC MEETINGS ACT**

**PLEASE TAKE NOTICE**, that in accordance with the Open Public Meetings Act N.J.S.A. 10:4-6 et seq., the Township Committee of the Township of Wyckoff shall conduct its 7:00 pm, Tuesday, May 21, 2024 Work Session meeting in the second floor court room at Wyckoff Town Hall, 340 Franklin Avenue, Wyckoff, NJ 07481 and the meeting will also be live-streamed via the Township of Wyckoff's YouTube channel and members of the public may attend the meeting to provide public comment.

This notice and agenda have been posted on the Township's home page [Wyckoff-nj.com](http://Wyckoff-nj.com) at the Quick Link for "Minutes & Agendas" on Friday, May 17, 2024. Please select "Township Committee" and locate the date of the meeting to view documents, such as resolutions and ordinances which are made available.

General instructions regarding access to the meeting will be posted on the Wyckoff web site's home page at [wyckoffnj.gov](http://wyckoffnj.gov) as a "News" item on Friday, May 17, 2024, by 4:30 pm.

To be notified of all future live streamed Township meetings, please create a YouTube account and subscribe to our YouTube channel, "Township of Wyckoff".

**NOTICE TO PUBLIC**

As a member of the public, participating in this public meeting, your participation will be recorded. By participating in the meeting, it is assumed your consent is given for your voice, name, address, comments, and image to be broadcast and recorded.

There may be situations when, due to technical difficulties, live streaming or the recording of a meeting may not be available. A recording of the meeting will be available immediately after the meeting concludes on the Township's YouTube channel, "Township of Wyckoff". The Township shall not be responsible for and accepts no liability if the recording technology or live video streaming technology of the meeting is unavailable.

Nancy A. Brown, RMC  
Township Clerk

**TOWNSHIP OF WYCKOFF  
TOWNSHIP COMMITTEE WORK SESSION MEETING  
MUNICIPAL COURT ROOM  
TUESDAY, MAY 21, 2024 - 7:00 P.M.**

1. **7:00 pm Work Session Meeting called to order by Mayor Peter J. Melchionne**

2. **Roll call of Township Committee**

BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

3. **Reading of "Open Work Session" statement by Municipal Clerk, Nancy A. Brown**

4. **Confirm Finance Committee have reviewed and signed vouchers and that Mayor and Municipal Clerk have signed any necessary documents.**

5. **Motion to open the Ten (10) Minute Public Comment period:**

Ten Minute public comment period, two (2) minutes per speaker for public comment on any governmental issue that a member of the public feels may be of concern to the residents of the Township of Wyckoff.

Please step forward to the microphone if you wish to make a comment.

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

Motion to close the Public Comment period:

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

6. **Review of 8:00 p.m. Business Meeting Agenda – Administrator**

7. **Review of Policy Action Items – Administrator**

8. **Reports of Township Committee Members**

9. **Report of Township Attorney**

(Items 10 through 14 will only be utilized if the business of the Township conducted at this meeting requires them to be utilized. They are added to the agenda as placeholders should their use be required.)

10. **Motion to adopt resolution #24-C2 and enter a Closed Session Discussion:**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

11. **Motion to Exit the Closed Session Discussion and to re-enter the Open Work Session:**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

12. **Motion to Recess the Open Work Session to Conduct the Business Meeting:**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

13. **Motion to Reconvene the Open Work Session and adopt resolution #24-C2 and enter a Closed Session Discussion:**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

14. **Motion to Exit the Closed Session Discussion and to re-enter the Open Work Session:**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

15. **Adjourn**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

**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 BUSINESS MEETING  
MUNICIPAL COURT ROOM  
TUESDAY, MAY 21, 2024 - 8:00 PM**

1. **Regular Meeting of the Wyckoff Township Committee called to order by Mayor Peter J. Melchionne**
2. **Flag Salute**
3. **Invocation**
4. **Reading of the "Open Public Meetings Act" statement by Municipal Clerk, Nancy A. Brown**

5. **Roll Call of the Township Committee Members Present:**

BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

6. **Request motion to open the Public Comment Period:**

Public Comment period, five (5) minutes per speaker for public comment on any governmental issue that a member of the public feels may be of concern to the residents of the Township of Wyckoff.

Please step forward to the microphone if you wish to make a comment.

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

**Request motion to close the Public Comment Period:**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

7. **Approval of the May 7, 2024 Work Session & Business meeting minutes.**

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_



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):**

- #24-173 Redeem Tax Sale Certificate #23-00009 for 6161 Bridle Path
- #24-174 Authorization of Vouchers and Payment of Bills
- #24-175 Authorize Limited Transfers for Payment of Claims
- #24-176 2023 Audit – General Comments and Recommendations

**II Ordinances – Introduction**

**#2014**

**AN ORDINANCE TO PROVIDE A CERTAIN CAPITAL IMPROVEMENT IN THE TOWNSHIP OF WYCKOFF AND TO PROVIDE FOR THE RECEIPT, ACCEPTANCE AND DEPOSIT OF GRANT FUNDS THEREFORE AND TO AUTHORIZE APPROPRIATIONS OF \$150,000.**

**#2015**

**AMENDING CHAPTER 152, PROPERTY MAINTENANCE, BY THE CREATION OF ARTICLE II, ENTITLED LEAD-BASED PAINT HAZARD INSPECTION REQUIREMENTS FOR RENTAL DWELLINGS**

**III Motions**

- A. Approve temporary sign request from Cornerstone Christian Church to promote an event. This sign will be posted from June 10<sup>th</sup> to June 20<sup>th</sup>.

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: \_\_\_\_\_ SECOND \_\_\_\_\_  
 BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
 SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

**10. Ordinances – Public Hearing / Further Consideration:**

**NONE**

**11. Adjourn**

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

MOTION: \_\_\_\_\_ SECOND \_\_\_\_\_  
BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_  
SHANLEY \_\_\_\_\_ MELCHIONNE \_\_\_\_\_

**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  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #24-173**

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**INTRODUCED:**

**SECONDED:**

**MEETING DATE: May 21, 2024**

**REFERENCE: Authorizing Redemption of  
Tax Sale Certificate #23-00009  
Block 497/Lot 67, 616 Bridle Path, Wyckoff**

**VOTE: BOONSTRA \_\_\_\_\_ LANE \_\_\_\_\_ MADIGAN \_\_\_\_\_ MELCHIONNE \_\_\_\_\_ SHANLEY \_\_\_\_\_**  
.....

**WHEREAS**, the Tax Collector of the Township of Wyckoff has previously determined that there was due and owing to the Township of Wyckoff outstanding tax and interest for tax year 2022 on Block 497/Lot 67, also known as 616 Bridle Path, within the Township of Wyckoff, County of Bergen, State of New Jersey; in the amount of \$1,147.32, and;

**WHEREAS**, on the 30th day of November 2023, the Township of Wyckoff executed a "Certificate of Sale of Unpaid Municipal Liens" hereinafter referred to as a Tax Sale Certificate #23-00009 on the above-described property in the amount above-recited; and,

**WHEREAS**, said Tax Sale Certificate was purchased by Pro Cap 8 FBO Firsttrust Bank, PO Box 774, Fort Washington, PA 19034-0774; and,

**WHEREAS**, subsequent to the execution and filing of said Tax Sale Certificate and prior to the commencement of foreclosure proceedings against the property owner's right to redemption of said Tax Sale Certificate, the mortgagor has paid to the Tax Collector of the Township of Wyckoff any and all charges deemed due and owing on the above-described property and the property owner is therefore entitled to a redemption of said Tax Sale Certificate pursuant to N.J.S.A. 54:5-55.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Wyckoff, that the Tax Collector be, and the same is hereby authorized and directed to cancel and endorse Tax Sale Certificate #23-00009 for redemption and make refund in the amount of \$1,147.32, being lien amount of \$546.50, subsequent sewer, and interest in the amount of \$533.82, premium in the amount of \$1,200 and recording fees in the amount of \$67.00 to Pro Cap 8 FBO Firsttrust Bank, and deliver said Tax Sale Certificate to the mortgagor for cancellation with the County Clerk in accordance with N.J.S.A. 54:5-55.

**CERTIFICATION**

I, NANCY A. BROWN, MUNICIPAL CLERK OF THE TOWNSHIP OF WYCKOFF, CERTIFY THE ABOVE TO BE A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COMMITTEE ON MAY 21, 2024.

\_\_\_\_\_  
NANCY A. BROWN  
MUNICIPAL CLERK

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #24-174**

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**INTRODUCED:**

**SECONDED:**

**MEETING DATE: May 21, 2024**

**REFERENCE: Approval of Vouchers  
and Authorization to Pay Bills**

**VOTE: BOONSTRA \_\_\_ LANE \_\_\_ MADIGAN \_\_\_ MELCHIONNE \_\_\_ SHANLEY \_\_\_**  
.....

**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 as follows: Payroll A/C; Town Hall payroll checks #, Payroll Void Checks #0, Direct Deposit Voucher #, Void Claims # , Library Payroll Checks #, Library Direct Deposit Vouchers #, Claims Wire #, Claims check #, AHDFE #, Accu-track #, and Trs. Dog Trust - \$0.00.



**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #24-175**

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**INTRODUCED:**

**SECONDED:**

**MEETING DATE: May 21, 2024**

**REFERENCE: Authorize Limited transfers  
for the Payment of Claims**

**VOTE: BOONSTRA \_\_\_ LANE \_\_\_ MADIGAN \_\_\_ MELCHIONNE \_\_\_ SHANLEY \_\_\_**  
.....

**WHEREAS**, it is occasionally necessary to transfer funds for the purpose of meeting current Township expenses, and

**WHEREAS**, the Township of Wyckoff Cash Management Account restricts redemptions made to be transferred only to the Township's Claims Account at Lakeland Bank,

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey, that it does hereby authorize the Deputy Chief Financial Officer, Frances Piskadlo, to redeem funds from the Cash Management Account to the Township Claims Account for the purpose of paying expenditures at the request of the Chief Financial Officer or in case of emergencies in the Chief Financial Officers absence.

**CERTIFICATION**

I, NANCY A. BROWN, MUNICIPAL CLERK OF THE TOWNSHIP OF WYCKOFF, CERTIFY THE ABOVE TO BE A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COMMITTEE ON MAY 21, 2024.

\_\_\_\_\_  
NANCY A. BROWN  
MUNICIPAL CLERK

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #24-C2**

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**INTRODUCED:**

**SECONDED:**

**MEETING DATE: May 20, 2024**

**REFERENCE: Closed Session –  
Anticipated/Pending Litigation**

**VOTE: BOONSTRA \_\_\_ LANE \_\_\_ MADIGAN \_\_\_ MELCHIONNE \_\_\_ SHANLEY \_\_\_**

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

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

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

**N.J.S.A. 10:4-12b (7) – Pending 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 May 21, 2024 meeting, hereby authorize, that an Executive Session closed to the public shall be conducted on May 21, 2024 in the Municipal Court Room at Town Hall, 340 Franklin Avenue, Wyckoff, New Jersey 07481, for the discussion of matters relating to the specific items designated above.

**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.

**CERTIFICATION**

I, NANCY A. BROWN, MUNICIPAL CLERK OF THE TOWNSHIP OF WYCKOFF HEREBY CERTIFIES THIS RESOLUTION TO BE A TRUE AND CORRECT COPY OF THE RESOLUTION AS ADOPTED BY THE WYCKOFF TOWNSHIP COMMITTEE ON MAY 21, 2024.

\_\_\_\_\_  
NANCY A. BROWN  
MUNICIPAL CLERK

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN  
STATE OF NEW JERSEY  
RESOLUTION #24-176**

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**INTRODUCED:**

**SECONDED:**

**MEETING DATE: May 21, 2024**

**REFERENCE: 2023 Audit General  
Comments and Recommendations**

**VOTE: BOONSTRA \_\_\_ LANE \_\_\_ MADIGAN \_\_\_ MELCHIONNE \_\_\_ SHANLEY \_\_\_**  
.....

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transaction; and,

**WHEREAS**, the Annual Report of Audit for the year 2023 has been filed by a Registered Municipal Accountant with the Municipal Clerk as per the requirements of N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

**WHEREAS**, the Local Finance Board of the State of New Jersey is authorized to prescribe reports pertaining to the local fiscal affairs, as per R.S. 52:27BB-34; and,

**WHEREAS**, the Local Finance Board has promulgated a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the section of the annual audit entitled:

General Comments  
Recommendations

and,

**WHEREAS**, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled:

General Comments and  
Recommendations

as evidenced by the group affidavit form of the governing body, and,

**WHEREAS**, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, as per the regulations of the Local Finance Board, and,

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and,

**WHEREAS**, failure to comply with the promulgations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52 to wit:

R.S. 52:27BB-52- "A local officer or member of a local governing body who, after a date fixed for compliance, fails or refused to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office."

**NOW, THEREFORE, BE IT RESOLVED**, That the Township Committee of the Township of Wyckoff, hereby states that it has complied with the promulgation of the Local Finance Board of the State of New Jersey dated July 30, 1968 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

#### CERTIFICATION

I, NANCY A. BROWN, MUNICIPAL CLERK OF THE TOWNSHIP OF WYCKOFF, CERTIFY THE ABOVE TO BE A TRUE AND CORRECT COPY OF A RESOLUTION AS ADOPTED BY THE TOWNSHIP COMMITTEE ON MAY 21, 2024.

\_\_\_\_\_  
NANCY A. BROWN  
MUNICIPAL CLERK



NO PHOTO COPIES OF SIGNATURES  
GROUP AFFIDAVIT FORM  
CERTIFICATION OF GOVERNING BODY

State of New Jersey  
County of Bergen

We, members of the governing body of the Township of Wyckoff, County of Bergen, being of full age, and being duly sworn according to law, upon our oath depose and say:

1. We are duly elected members of the Township Committee of the Township of Wyckoff.
2. In the performance of our duties, and pursuant to the Local Finance Board Regulation, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2021.
3. We certify that we have personally reviewed and are familiar with, at a minimum, the sections of the Annual Report of Audit entitled:

GENERAL COMMENTS  
RECOMMENDATIONS

Rudolf E. Boonstra (L.S.) \_\_\_\_\_

Thomas J. Madigan (L.S.) \_\_\_\_\_

Peter J. Melchionne (L.S.) \_\_\_\_\_

Melissa D. Rubenstein (L.S.) \_\_\_\_\_

Timothy E. Shanley (L.S.) \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public of New Jersey

**IMPORTANT:** This certification must be sent to the Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625

**TOWNSHIP OF WYCKOFF  
ORDINANCE #2014**

**AN ORDINANCE TO PROVIDE A CERTAIN CAPITAL IMPROVEMENT IN THE TOWNSHIP OF WYCKOFF AND TO PROVIDE FOR THE RECEIPT, ACCEPTANCE AND DEPOSIT OF GRANT FUNDS THEREFORE AND TO AUTHORIZE APPROPRIATIONS OF \$150,000.**

**WHEREAS**, the Township of Wyckoff has made an application to the Bergen County Open Space Trust Fund Municipal Program for Park Improvement and Development to receive grant funds for improvements to the Memorial Field Campus, Block 258/Lot 1.01; and

**WHEREAS**, the Township of Wyckoff has received a notice that it is the recipient of a grant in the amount of \$75,000 for the improvements to Memorial Field Campus; and

**WHEREAS**, the Township of Wyckoff has entered into a contract with the Bergen County Open Space Trust Fund Program to participate in the receipt of grant funds made available; and

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

**SECTION 1.** The Township of Wyckoff, in the County of Bergen shall proceed with improvements to Memorial Field Campus which shall include lighting improvements and the construction of an ADA-compliant recreational trail through Memorial Field to connect the turf athletic field, baseball field, and family playground to Franklin Avenue.

**SECTION 2.** The cost of implementing said improvements in Section 1 shall be paid by the Township out of funds to:

- a. \$75,000 to be authorized specifically for said purpose from the Bergen County Open Space Trust Grant Program.
- b. \$75,000 to be authorized from the Municipal Open Space Tax.
- c. Total appropriation authorized is \$150,000.

**Township of Wyckoff**  
**Ordinance #2014**  
**Page 2**

**SECTION 3.** It is hereby determined and stated:

- a. Said purpose is not a current expense. The same is an Improvement which the Township of Wyckoff may lawfully make or acquire and no part of the cost of said improvement has been or shall be specifically benefited.
- b. It is not necessary to finance this authorization be the issuance of obligations by the Township of Wyckoff pursuant to the Local Bond Law of the State of New Jersey.
- c. The Total authorized appropriation in the ordinance is \$150,000.

**SECTION 4.** The monies which the Township of Wyckoff is authorized to receive pursuant to the terms of the Bergen County Open Space Trust Fund Program, shall, when received, be placed in a capital improvement fund of the Township of Wyckoff for the purpose set forth in Section 1 of this ordinance.

**SECTION 5.** It is hereby determined and stated that no supplemental debt statement is required to be made and signed in connection with said purpose, since the gross debt of the Township of Wyckoff as defined under the Local Bond Law is not increased by this Ordinance, and no obligations in the matter of notes or bonds are authorized by this Ordinance.

**SECTION 6.** This ordinance shall take effect after publication thereof and final passage as required by law.

**TOWNSHIP OF WYCKOFF  
COUNTY OF BERGEN, STATE OF NEW JERSEY**

**#2015**

**AMENDING CHAPTER 152, PROPERTY MAINTENANCE, BY THE CREATION  
OF ARTICLE II, ENTITLED LEAD-BASED PAINT HAZARD INSPECTION  
REQUIREMENTS FOR RENTAL DWELLINGS**

**WHEREAS**, the Township of Wyckoff is required to maintain a lead-based paint hazard inspection program under *N.J.S.A. 52:27D-437.16*.

**NOW THEREFORE BE IT ORDAINED** by the Township Committee of the Township of Wyckoff, County of Bergen, New Jersey, as follows:

**SECTION 1.** Sections 152-1 through 152-50 shall be restructured and nestled into a new ARTICLE I entitled "Property Maintenance, General" of the same Chapter 152. The unused Sections (§ 152-18 through § 152-50) shall be reserved for future use.

**SECTION 2.** There is hereby created a new ARTICLE II entitled "Lead-Based Paint Hazard Inspection Requirements for Rental Dwellings" of Chapter 152 (Property Maintenance) to read as follows:

**ARTICLE II LEAD-BASED PAINT HAZARD INSPECTION REQUIREMENTS  
FOR RENTAL DWELLINGS**

**§ 152-51. Definitions.**

The following definitions shall apply to this article:

**COMMON INTEREST COMMUNITY**

A real estate development or neighborhood in which the property is burdened by servitudes requiring property owners to contribute to the maintenance of the commonly held property or to pay dues or assessments to an owners' association that provides services or facilities to the community.

**DUST WIPE SAMPLING**

A sample collected by wiping a representative surface and tested in accordance with a method approved by the United States Department of Housing and Urban Development.

**LEAD INSPECTOR**

A person certified by the Department of Community Affairs to perform lead inspection and risk assessment work pursuant to *N.J.A.C. 5:17-1.1 et seq.* This includes the ability to perform dust wipe sampling.

**LEAD-BASED PAINT HAZARD**

Any condition that causes exposure to lead from lead-contaminated dust or lead-contaminated paint that is deteriorated or present on surfaces that would result in adverse human health effects.



#### LEAD-FREE CERTIFICATION

A certification which confirms that a lead-based paint inspection was performed and that no lead-based paint exists in the dwelling unit or that all lead-based paint hazards have been fully abated.

#### LEAD-SAFE CERTIFICATION

A certification which confirms that a lead-based paint inspection was performed and no lead-based paint hazards were found. This certification is valid for two years from the date of issuance.

#### TENANT TURNOVER

The time at which all existing occupants vacate a dwelling unit and all new tenants move into the dwelling unit.

#### VISUAL ASSESSMENT

A visual examination for deteriorated paint or visible surface dust, debris, or residue.

#### VISUAL ASSESSOR

A person that is certified to perform a visual assessment.

#### **§ 152-52. Lead-based paint inspection.**

- A. A lead inspector for the Township of Wyckoff shall inspect every single-family, two-family, and multiple rental dwelling located within the Township of Wyckoff for lead-based paint hazards through visual assessment and dust wipe sampling in accordance with *N.J.S.A. 52:27D-437.16 et seq.*, as may be amended from time to time.
- B. The property owner or landlord may, in lieu of having the dwelling inspected by the Township's lead inspector, directly hire a private lead inspector who is certified to provide lead paint inspection services by the Department of Community Affairs to perform the lead-based paint inspection in accordance with *N.J.S.A. 52:27D-437.16 et seq.*, as may be amended from time to time.
- C. In accordance with *N.J.S.A. 52:27D-437.16(c)*, a dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit:
  1. Has been certified to be free of lead-based paint;
  2. Was constructed during or after 1978;
  3. Is in a multiple dwelling that has been reregistered with the Department of Community Affairs as a multiple dwelling for at least 10 years, either under the current or previous owner, and has no outstanding lead violations from the most recent cyclical

inspection performed on the multiple dwelling under the Hotel and Multiple Dwelling Law, See *N.J.S.A. 55:13A-1 et seq.*

4. Is a single-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by tenants that do not have consecutive lease renewals; or
  5. Has a valid lead-safe certification.
- D. If lead-based paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement or lead-based paint hazard control mechanisms in accordance with *N.J.S.A. 52:27D-437.16(d)*. Upon the remediation of the lead-based paint hazard, the Township's lead inspector or visual assessor, as may be applicable, or the owner's private lead inspector, shall conduct an additional inspection of the unit to certify that the hazard no longer exists.
- E. If no lead-based paint hazards are identified, the Township's lead inspector or the owner's private lead inspector shall certify the dwelling as lead safe on a form prescribed by the Department of Community Affairs, which shall be valid for two years.
- F. In accordance with *N.J.S.A. 52:27D-437.16(e)*, property owners shall:
1. Provide evidence of a valid lead-safe certification and the most recent tenant turnover to the Township of Wyckoff at the time of the cyclical inspection.
  2. Provide evidence of a valid lead-safe certification to new tenants of the property at the time of tenant turnover and shall affix a copy of such certification as an exhibit to the tenant's or tenants' lease.
  3. Maintain a record of the lead-safe certification which shall include the name or names of the unit's tenant or tenants if the inspection was conducted during a period of tenancy.

**§ 152-53. Fees.**

- A. The fees for lead-based paint inspections and services provided for in this Article shall be as follows:
1. The fee for a visual assessment is \$250 per unit.
  2. The fee for the filing of a lead-safe certification or lead-free certification shall be \$25.
  3. In a common interest community, any inspection fee charged shall be the responsibility of the unit owner and not the homeowners' association unless the association is the owner of the unit.

4. In accordance with *N.J.S.A. 52:27D-437.16(h)*, an additional fee of \$20 per dwelling unit inspected by the Township's lead inspector or the owner's private lead inspector shall be assessed for the purposes of the Lead Hazard Control Assistance Act (*N.J.S.A. 52:27D-437.1 et seq.*) unless the unit owner demonstrates that the Department of Community Affairs has already assessed an additional inspection fee of \$20. The fees collected pursuant to this subsection shall be deposited into the Lead Hazard Control Assistance Fund.
5. Re-inspection/clearance - \$295 per unit.
6. XRF Lead Inspection: \$150/unit per Lead Free.

**§ 152-54 Enforcement.**

This Article shall be enforced by the Construction Code Official.

**§ 152-55 Violations and penalties.**

In accordance with *N.J.S.A. 52:27D-437.19*, the penalties for violations of §152-51(D) and F shall be as follows:

- A. If a property owner has failed to conduct the required inspection or initiate any remediation efforts, the owner shall be given 30 days to cure the violation.
- B. If the property owner has not cured the violation after 30 days, the property owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts have been initiated.

**SECTION 3.** If any section, sub-section, paragraph, sentence, or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remainder of this ordinance.

**SECTION 4.** All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 5.** This ordinance shall take effect after final adoption and publication and otherwise as provided by law.



TOWNSHIP OF WYCKOFF  
MUNICIPAL CLERK'S OFFICE

**SPECIAL EVENT APPLICATION**

(All Special Events are Permitted for a Maximum ten-day period)

Please type or print clearly and submit original copy with a detailed event description and any layout schematics:

Cornerstone Christian Church

Applicant/Business Name

495 Wyckoff Ave.

Business Address

Block/Lot

201-891-1651

Laramie Street

Business Telephone

Contact/Applicant Name

217-454-9232

lstreet@cornerstonenj.org

Contact Telephone

Contact Email Address

July 15, 2024

5 days

Date of Event

Duration of Event (Days and/or hours)

-----  
Applicant Signature

**REQUIRED INFORMATION: (Check all that apply)**

**Temporary Signage**

Attach detailed drawing/art including dimensions; location(s) of temporary sign(s) and dates of the ten-day period requested. (10 days is the max. number of days for temporary signage). Specific Dates: June 10 - June 20

**Special Activities**

Attach detailed description with specific location of special activities at the above address.

**Food and/or Drink**

Any food or beverage vendors will REQUIRE a Wyckoff Board of Health License.

**Special Temporary Props** Attach specific description of items to be utilized.

**Tent**

Attached map detailing the precise location of where the tent is proposed to be located. Tents larger than 900 SF will require a permit. Please contact [wyckoffbuildingsinsp@wyckoff-nj.com](mailto:wyckoffbuildingsinsp@wyckoff-nj.com) for more information on permits.

*Official Use*

Review by Zoning Enforcement Official

Date: \_\_\_\_\_ Approved: \_\_\_ Denied: \_\_\_

Review by Police Traffic Safety Officer

Date: \_\_\_\_\_ Approved: \_\_\_ Denied: \_\_\_

Permission Obtained from Township Committee

Date: \_\_\_\_\_ Approved: \_\_\_ Denied: \_\_\_

Nancy A. Brown, Municipal Clerk