

**TOWNSHIP OF WYCKOFF  
WORK SESSION MEETING  
TUESDAY, FEBRUARY 12, 2008**

Mayor Richard C. Alnor opened the Work Session Meeting at 7:30 p.m. in the second floor conference room.

A Salute to the Flag was conducted by Mayor Alnor.

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

**Present:** Mayor Richard C. Alnor, Committeemen Harold Galenkamp, Joseph B. Fiorenzo, David N. Connolly and Rudy Boonstra

**Also Present:** Township Administrator Robert J. Shannon, Jr., Township Attorney Robert Landel and Municipal Clerk Joyce C. Santimauro

Mayor Alnor opened the meeting for the ten (10) minute public comment period with a motion from Committeeman Fiorenzo, seconded by Committeeman Boonstra.

There was no public comment.

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

**Township Committee Report:**

1. Mayor Alnor reported the Finance Committee was reviewing and signing vouchers.
2. Committeeman Boonstra reported the Board of Health conducted a meeting last week and was pleased to announce that the Board of Health was able to sell their excess flu vaccine that remained from the Wyckoff Annual Flu Clinic last October.
3. Committeeman Boonstra made a motion to appoint Eric Ruebenacher as a regular member of the Wyckoff Board of Adjustment. Committeeman Connolly seconded the motion. Committeeman Connolly reported that Mr. Ruebenacher grew up in Wyckoff, served in the military, an Operation Desert Storm Veteran and returned to Wyckoff to raise his young family. All Township Committee members voted affirmatively to appoint Mr. Ruebenacher.
4. Committeeman Fiorenzo reported that a PBA Negotiation Session was conducted this evening with Committeeman Galenkamp. An update will be provided to governing body members tonight in the Closed Session.

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5. Mayor Alnor reported he was asked to serve on an Eagle Scout Board of Review on Tuesday, February 26, 2008 for Ryan Cascardo, a Wyckoff Scout from Troop 77 and also a Wyckoff Junior Firefighter.

**Township Attorney Report:**

1. Mr. Landel has been in communication with the Township's Affordable Housing Planner and reviewing the Third Round COAH Regulations as they relate to the Township of Wyckoff. Mr. Landel is in the process of preparing a report for the governing body.

**Policy Action Items:**

1. The Annual Team Up to Tidy Up Day is scheduled for Saturday, April 5, 2008 at 9:00 a.m.
2. The Arbor Day Tree Planting Ceremony will be conducted on Saturday, April 19, 2008 at 9:00 a.m. at the intersection of High Street and Voorhis Avenue.
3. With regard to the February 19, 2008 Agenda, there will be three (3) ordinances for public hearing and further consideration. The first ordinance will authorize the appropriation \$150,000 New Jersey Department of Transportation (NJDOT) Grant to improve Park Avenue. The second and third ordinance will deal with zoning requirements to limit the expansion of residential structures.
4. A report from the Chief Financial Officer indicated that a Local Finance Notice was issued from the State which detailed the first instruction how to calculate the tax levy cap. It appears the tax levy cap will require additional cuts in the Wyckoff Municipal Budget. Also, this notice requires municipalities to budget a \$3.00 per ton recycling tax which will be charged by operators of landfills and transfer stations on all solid waste deposited at solid waste disposal facilities. Therefore, the State is requiring that this new recycling tax be paid by the taxpayers of each community.
5. A question was raised regarding the lawsuit concerning the Planning Board decision to approve a subdivision application to create six (6) new single family residential lots on twelve (12) acres at the corner of Ravine and Grandview Avenues. The following comment was made. Joseph B. Fiorenzo stated, "Thanks to the careful review and diligence of the Wyckoff Planning Board, the Township secured a 3.5 acre conservation easement (or the equivalent of 26% of the entire parcel area) where one currently does not exist, which will protect and maintain the natural state of the Ravine forever. The cost to maintain the Ravine and the stream running through it in its natural state, will be absorbed by individual homeowner's and the homeowner's association which are adjacent to the conservation easement."

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“Eight (8) acres of the 12.36 acre tract, once zoned by Court order for Affordable Housing/Multi-family for 99 units, will be developed with only six (6) new single family homes for all 12.36 acres. The individual lots for the six new homes all exceed the 25,000 sq. foot zoning lot size requirement with lot sizes measuring from 34,735 sq. feet to 88,803 sq. feet or almost twice the size than the largest lots in Wyckoff”.

Mayor Connolly stated, “Once again the Township has secured conservation areas at no cost to the taxpayer.” (Previous Planning Board actions preserved 11.48 acres through the Cedar Hills Condominium Conservation area, 8.20 acres through the Allison Village Association Conservation area, 7.5 acres through the Barrister Court Condominium Conservation area, 2.27 acres through the Fieldstone Condominium Conservation area and the approximate 7.4 acres in Barrister Farms Conservation easement along the Ravine).

Joseph B. Fiorenza stated: “From the outset a basic premise to consideration of this application was that the Ravine would be preserved on a permanent basis. Although statements were made by some suggesting that the Ravine might be filled in, paved over or harmed in some way, the Planning Board made it clear over two years ago at the time this application was initially reviewed that that would never happen. The Planning Board spent over two years and countless hours reviewing the details of this application. It was certainly the longest and most detailed review of any application that ever came before the Planning Board during my tenure. We have now created a permanent conservation easement which will set aside 25% of the property to be preserved and maintained in its natural state. Just as importantly, this decision ensures that this tract of land, previously Ordered by the Court to be zoned for 99 multifamily housing units, will be protected forever from high density housing as NJ Council on Affordable Housing examines the location of affordable housing at other sites in Wyckoff. The simple truth is that the approval of these large lots, which fully conform to and exceed our zoning ordinance and which are more than twice the size of those permitted under the zoning ordinance, will ensure the preservation of the Ravine in perpetuity while, at the same time, ensuring that the site will never again be designated for high density affordable housing.”

6. The Administrator reported that a resident contacted him concerning an issue with the review of a septic system. A dispute has arisen whether the house is a two (2) bedroom or three (3) bedroom home. An affidavit was provided by the original occupants of the home indicating it was originally designed and used as a three (3) bedroom house. Based on that specific affidavit, the Township Attorney indicated that it was three (3) bedroom house.

At 8:00 p.m. the Township Committee recessed the Work Session Meeting to enter into Closed Session.

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

**#08-C3 – PBA Negotiations**

**WHEREAS**, the Township Committee of the Township of Wyckoff is subject to certain requirements of the “Open Public Meetings Act”, N.J.S.A. 10:4-6, 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 is 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:

**PBA Negotiations**

**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 12, 2008, that an Executive Session closed to the public shall be held on February 12, 2008, 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.

**MOTION :**     **FIorenzo**         **SECOND:**     **CONNOLLY**      
**GALENKAMP yes BOONSTRA yes FIorenzo yes CONNOLLY yes ALNOR yes**

At 8:05 p.m. the Township Committee re-enters the Work Session Meeting with the following vote:

**MOTION :**     **FIorenzo**         **SECOND:**     **CONNOLLY**      
**GALENKAMP yes BOONSTRA yes FIorenzo yes CONNOLLY yes ALNOR yes**

The Work Session Meeting adjourned at 8:06 p.m.

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Richard C. Alnor  
Mayor

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Joyce C. Santimauro  
Municipal Clerk