

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE OPEN WORK SESSION
SECOND FLOOR MUNICIPAL CONFERENCE ROOM IN TOWN HALL
TUESDAY, MARCH 13, 2007 - 7:30 P.M.**

Mayor David N. Connolly opened the Work Session Meeting at 7:30 p.m. in the second floor west wing conference room.

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 David N. Connolly, Committeemen Harold Galenkamp, Joseph B. Fiorenzo and Richard C. Alnor

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

Absent: Committeeman Henry J. McNamara

Mayor Connolly opened the meeting for the ten (10) minute public comment period.

Committeeman Alnor motioned to open the public comment period, seconded by Committeeman Galenkamp with an affirmative voice vote.

There was no public comment at this time.

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

Mayor Connolly indicated the Finance Committee was reviewing and signing vouchers.

The Administrator said there were two Ordinances for Introduction on the agenda for this evening. Both Ordinances are scheduled for Public Hearings and Further Consideration by the Township Committee on March 27, 2007. Ordinance #1554 deals with regulating and providing fees for temporary storage containers known as PODS (Portable on Demand Storage). The Administrator indicated that the Building Inspector suggested that the PODS should be limited to residential properties. A Township Committee discussion resulted on why the POD Ordinance should be limited to only residential properties and not applicable to both residential and commercial properties. It was indicated that in commercial zones outside storage is prohibited. The policy of regulating PODS is a courtesy to the residential property owners who have home improvement construction projects. A consensus existed among the Township Committee to have the POD Ordinance applicable to residential properties only.

Ordinances - Introductions

#1554 – AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF WYCKOFF TO CREATE A NEW CHAPTER 172 (TEMPORARY STORAGE CONTAINERS), TO PROVIDE FOR A PERMIT PROCESS AND RESTRICTIONS WITH REGARD TO THE USE OF TEMPORARY STORAGE CONTAINERS WITHIN THE TOWNSHIP OF WYCKOFF

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BE IT ORDAINED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey, that the Code of the Township of Wyckoff is supplemented to include the following new Chapter 172, "Temporary Storage Containers".

SECTION 1- Chapter 172, "Temporary Storage Containers".

Section 172-1. Purpose.

The purpose of this Chapter is to create a procedure whereby individuals may apply for a permit to allow for the use of temporary storage containers on their residential property and to provide for rules, regulations and restrictions with regard to the use and placement of such temporary storage containers.

Section 172-2. Definitions.

For the purpose of this Chapter, the following terms, phrases, words and their derivations shall have the meanings stated herein.

Front Yard - The space extending the full width of the lot between the front lot line and the building closest to the front lot line.

Temporary Storage Container - Outdoor containers commonly referred to as "Pods" and/or similar containers used to store home furnishings and/or personal items on a temporary basis during a time of home repair, construction, renovation or relocation.

Section 172-3. Permit Procedure.

Prior to the delivery or use of any temporary storage container on residential property, an application must be made to the Township of Wyckoff for a permit allowing for the delivery and use of such temporary storage container. Permits issued shall allow for the use of such temporary storage container for a period of thirty (30) days. No more than a maximum of three permits for a total of ninety (90) days shall be issued for any one temporary storage container.

Section 172-4. Restrictions.

- (a) Temporary storage containers shall not exceed 20 feet in length.
- (b) Temporary storage containers shall not be located within the front yard of any property.

Section 172-5. Fees.

There shall be a permit application and review fee charged in the amount of \$100.00 for every 30-day period for which an application is made.

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Section 172-6. Enforcement.

This Chapter may be enforced by the Township of Wyckoff Police Department, Zoning Officer, Construction Code Official or such other employee or department of the Township as designated in writing by the Township Administrator.

Section 172-7. Violations and penalties.

Any person, corporation and/or entity violating or neglecting to comply with any provision of this Chapter, shall be subject to a fine of up to \$500.00. Each and every day such violation or non-compliance exists shall constitute a separate offense and an additional fine shall be imposed.

SECTION 2. Except as hereby amended, all other sections of the Code of the Township of Wyckoff shall remain in full force and effect.

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

MOTION : ALNOR **SECOND:** GALENKAMP
GALENKAMP YES **ALNOR** YES **MC NAMARA** ABSENT **FIorenzo** YES **CONNOLLY** YES

The Administrator reported that a second Ordinance is on the agenda for Introduction this evening. This is the annual Sewer Usage Fee Ordinance. The Finance Committee recommends this Ordinance and it represents a 3% increase in the sewer usage fee.

ORDINANCE #1553

AN ORDINANCE TO AMEND CHAPTER 157 OF THE CODE OF THE TOWNSHIP OF WYCKOFF, SEWERS, BY SUPPLEMENTING PART 2, ARTICLE XI, CHARGES FOR SEWER SERVICE, ESTABLISHING 2007 SEWER CHARGES FOR THE USE OF THE SANITARY SEWER SYSTEM OF THE TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY.

BE IT ORDAINED, by the Township Committee of the Township of Wyckoff, Bergen County, New Jersey, that an Ordinance entitled "An Ordinance Providing for and Establishing Sewer Service Charges for the Use of the Sanitary Sewer System of the Township of Wyckoff, Bergen County, New Jersey," (adopted April 1, 1970 as Ordinance No. 607), be amended as follows:

SECTION 1. Chapter 157, Sewers, Part 2, Article XI, Section 157-62, Schedule of Charges, is hereby amended as follows:

The sewer service charge hereby established for 2007 shall be sufficient to:

A. (1) cover all the charges, costs and expenses related to the sewer service, such as, but not limited to, the charges of the Northwest Bergen County Utility Authority, the charges of the Boroughs of Midland Park and Waldwick, pump stations and ejector station operation and maintenance costs, and all the costs incurred by the Township of Wyckoff in collecting its sewer service charges; and, (2) create a reasonable reserve for maintenance and repairs.

B. The sewer service charge shall be an annual charge commencing upon the date upon which a building connection is approved by the Township, and such charge shall be on the following basis and this rate shall stay in effect until subsequently modified by ordinance amendment:

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<u>TYPE OF SERVICE</u>	<u>ANNUAL CHARGE</u>
A. Single Family Residential Dwelling Unit - (house, condominium, townhouse or apartment in an apartment house)	\$410.00
B. Two Family Residential Dwelling Unit plus \$2.34 per 1000 gallons for flow in excess of 156,035 gallons.	\$462.00
C. Pre-existing Residential Home - Multi-family Structure containing three (3) or more units each plus \$2.34 per 1,000 gallons for flow in excess of 208,050 gallons.	\$220.00
D. Commercial - plus \$2.34 per 1,000 gallons for flow in excess of 104,025 gallons	\$410.00
E. Combination Commercial/Residential Dwelling Unit:	\$764.00
1. Commercial and one separate residential dwelling unit plus \$2.34 per 1,000 gallons for flow in excess of 145,635 gallons.	
2. Commercial and one multi-family dwelling unit plus \$2.34 per 1,000 gallons for flow in excess of 145,635 gallons.	\$552.00
F. Commercial and two or more multi-family dwelling units plus \$180.00 each. Flow in excess of 104,025 gallons plus 41,635 gallons for each multi-family dwelling unit will be charged at \$2.34 per 1,000 gallons.	\$410.00

SECTION 2. Except as hereby amended, Chapter 157 is hereby ratified and reaffirmed and shall continue in full force and effect.

SECTION 3. The invalidity of any section or provisions of this amendment to the ordinance shall not invalidate any other sections or provisions thereof.

SECTION 4. This ordinance shall take effect upon passage and publication as required by law.

MOTION : ALNOR **SECOND:** GALENKAMP
GALENKAMP YES **ALNOR** YES **MC NAMARA** ABSENT **FIorenzo** YES **CONNOLLY** YES

Mayor Connolly asked the Administrator to review the Policy Action Items.

Policy Action Items

1. The Administrator reported that this week he authorized a New Jersey Division of Highway Safety Grant application for highway safety and seat belt enforcement. The Administrator further explained that every year Police Chief Ydo prepares a grant application for the Click-It or Ticket program. This application was authorized and mailed this week.
2. The Administrator updated the Township Committee on the Wyckoff Avenue Road Improvement Project. The Administrator explained that this is a joint Bergen County/Township of Wyckoff Cooperative project. The Township has been working to get this project included in the Bergen County capital budget and this year it's included. The Administrator received a call on Monday from the Bergen County Engineer who advised that

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this project would be competitively bid this week. Bids could be opened in the early part of April, and the county's plan is for the construction to start before May 1st and completed before June 18th, which is when the YMCA summer camp traffic begins. The Administrator explained that road improvement projects on county roads are joint regionalized projects. The Municipalities pay for the engineering plans and the county manages the job and funds the construction costs. This road improvement project will create a left turn lane and a through lane on the east side of Wyckoff Avenue between Main Street and Greenwood Avenue

3. The Administrator reported that he was nominated by the Council on Affordable Housing (COAH) to be the Vice President of the Affordable Housing Administrator's Association for North Jersey. This is an association that COAH has requested to be formed to help COAH educate and enforce Council on Affordable Housing regulations. For instance, each municipality must have a Municipal Housing Liaison and Administrative Agent. The Administrator reported he declined the appointment because the meetings are in Princeton and he would be out of the office too much, however, he was one of four or five non-COAH employees serving in municipal government who has been asked by COAH to be an instructor for the Affordable Housing Regulations for Municipal Housing Liaisons.
4. The Administrator reported that the Township just received notification from the International Standards Organization (ISO) group that they evaluated and rated the Township's Building Department with a #3 Building Code Effectiveness Grading Schedule classification. The Administrator explained that Building Departments are evaluated and rated from #1 as the highest and #10 as the lowest; a #3 rating is considered excellent. ISO is an independent company that helps people, including insurance companies to evaluate risk and set insurance rates by providing statistical data. ISO began implementing the program in states with high exposure to wind (hurricane) hazards, then moved to states with high seismic exposure, and then continued throughout the remainder of the country. The Administrator advised that a Project Team of Tom Gensheimer, Building Inspector; Denise Romano, Building Department Secretary and the Administrator worked with the ISO Evaluator.
5. The Administrator reported that the Township of Wyckoff Affordable Housing project team minutes for the meeting held on March 8, 2007 was provided to the Township Committee.
6. The Administrator had a telephone call from Frank Cuervels, the Board of Education Secretary and Business Administrator, for the Regional High School district. Mr. Cuervels has requested permission for the high school district to perform a drainage project to connect into the Township's storm sewer on Miller Road in Wyckoff. The Administrator explained to the Township Committee that the High School is attempting to solve a drainage problem on their property. To solve the drainage problem they desire to extend a storm sewer overflow pipe from their property across Vance Avenue and down Miller to where it connects into the municipal storm sewer catch basin system. Township Committee approved.
7. The Administrator indicated that additional information from the Court Administrator was received to clarify the request to change the court night from Thursday to Monday. The Township Committee discussed this and felt that there was not a significant reason to change the date and would prefer not to change it at this time.

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8. The Administrator reported that on Saturday he attended the New Jersey Community Forestry CORE course from 8:30 am to 3:00 pm. Now the municipality has a certified employee and certified volunteer who have taken this course and the municipality can successfully submit a Community Forestry Management Plan. During the course the Administrator had an opportunity to speak to the folks from the State and they indicated that the Township's grant application for \$3500 to hire an arborist to draft a Community Forestry Management Plan was approved written confirmation is expected soon.
9. The Administrator reported that a grant application drafted by Police Chief Ydo for DWI enforcement funds was received and reviewed. The Administrator approved signed and mailed the grant application this week.

Township Committee Report:

At this time the Mayor asked for Township Committee reports.

1. Deputy Mayor Rick Alnor said the Finance Committee is continuing to work on the budget. A morning meeting is scheduled for early next week and he hopes to Introduce the Budget on March 27, 2007.
2. Township Committeeman Fiorenzo reported that he and Committeeman Galenkamp met to prepare the Township's reply to the PBA negotiation process. He asked the Administrator to schedule a meeting after March 27, 2007 and requested a Closed Session discussion on March 27, 2007 to confirm the consensus of the strategic issues.
3. Committeeman Harold Galenkamp reported that this weekend the Department of Public Works completed and replaced the covered bridge on the Zabriskie Pond Franklin Avenue sidewalk. He commended the DPW staff for doing a good job. The Partners In Pride (PIPS) donated funds for the reconstruction.
4. Mayor Connolly reported that he attended the Department of Parks and Recreation Board meeting last night and indicated that the summer camp which is enjoyed by so many children will be held this year on Memorial Field due to the construction at the elementary schools. A meeting has been scheduled with the various Department Managers to discuss the safety of the children in the event of inclement weather.
5. Mayor Connolly also said that this weekend is the inspection process for the Wyckoff Volunteer Fire Department. The Mayor said this is the season where the Fire Departments spends months fine tuning their firematic knowledge and training. The Fire Department also maintains the Township's six (6) fire apparatus in pristine condition. A group of Fire Chief's from other towns and the New York Fire Department attend and perform the inspection. They perform an inspection where they question our firefighters concerning their firematic knowledge, inspect the apparatus and ask the firefighters to demonstrate the use of the apparatus and the equipment on the apparatus.

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6. Mayor Connolly asked the Township Attorney, Robert Landel, if he had anything to report. Mr. Landel said he had distributed a draft Growth Share Ordinance. Township Committeeman Fiorenzo said that the Appellate Court in a 154 page opinion disapproved of COAH's growth share provisions. The Appellate Court opined that the imposition of growth share obligations on developers without incentive densities or a link for incentives to developers was illegal. Mr. Landel indicated the Township Planner has provided this draft in light of the court decision. Mr. Landel indicated he would like to keep discussing and pursuing this. Committeeman Fiorenzo reported that the net affect of the Appellate Court decision will be that the Township's affordable housing quota obligation will be increased. The quota for Affordable Housing will most likely be increased due to the new regulations which COAH has six months to promulgate. Mr. Landel said COAH is appealing the growth share ordinance aspect of the appellate division's decision however, everyone agreed that the township should continue to discuss it and possibly adopting it as information from COAH is issued and collecting these fees conditionally.

Meeting adjourned at 8:10 pm.

Mayor David N. Connolly

Joyce C. Santimauro
Municipal Clerk