

**TOWNSHIP OF WYCKOFF
WORK SESSION MEETING
TUESDAY, SEPTEMBER 4, 2007**

Deputy Mayor Richard C. Alnor opened the Work Session Meeting at 7:32 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: Deputy Mayor Richard C. Alnor, Committeemen Harold Galenkamp, Joseph B. Fiorenzo and Henry J. McNamara

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

Absent: Mayor David N. Connolly

Deputy Mayor Alnor opened the meeting for the ten (10) minute public comment period with a motion from Committeeman Galenkamp, seconded by Committeeman Fiorenzo. There was no public comment.

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

Deputy Mayor Alnor advised the Finance Committee was reviewing and signing vouchers.

Township Committee Report:

1. Committeeman Fiorenzo reported that the Township presented their counter proposal to the PBA. A meeting was scheduled for Wednesday, September 12, 2007 however, the PBA has canceled the meeting and a replacement meeting is pending.
2. Deputy Mayor Alnor reported that the Wyckoff Volunteer Fire Department held their centennial celebration on Saturday, September 1, 2007. The 100th Anniversary Parade was a huge success with over seventy (70) fire trucks participating. The Annual Fire Department fireworks fundraiser was also well attended. The parade was coordinated in conjunction with the Wyckoff Chamber of Commerce which conducted a sidewalk sale weekend. All the Township festivities were a great success.

Township Attorney Report:

1. Mr. Landel advised that a copy of a draft ordinance concerning impervious coverage and its' application to limit development will be provided at the next public business meeting for Township Committee consideration.

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2. The Township Attorney will draft a zoning ordinance amendment at the request of the Zoning Official to clarify the existing site plan requirement that business and industrial properties must apply to the appropriate development board for a fence in a front yard.

Review of the 8:00 p.m. Agenda:

1. Resolution #07-207 authorizes a Chapter 159 resolution to appropriate the \$30,000 New Jersey Department of Community Affairs Sharing Resources and Efficiency Grant. Once this resolution is approved by the State of New Jersey, the Township can accept this grant and procure consulting service.
2. The following two (2) additions are presented for Township Committee approval: 1) a resolution to authorize a road closure for the Wyckoff Education Foundation Annual 5K Run Fundraiser; 2) a motion to waive a building permit fee for the Christian Health Care Center.
3. The Administrator requested authority to remove the Closed Session resolution due to the cancellation of the PBA meeting next week.

The Township Committee approved all.

Policy Action Items:

1. The Administrator advised that at the last business meeting the Township Committee cancelled the Work Session Meeting of Tuesday, September 11, 2007 so that the governing body may attend the 911 Memorial and Remembrance Service at Fire Company #1.
2. Two (2) Open Space Grants applications for enhancements to parks and park improvements were delivered to the Bergen County office.
3. The Township Committee Meeting schedule for 2008 and the 2008 schedule when Town Hall is closed for holidays were provided for review. The Township Committee approved.
4. A report received from the Bergen County Office of Emergency Management states that Sgt. David Murphy and the Wyckoff Office of Emergency Management was one (1) of only 18 municipalities of Bergen County's 70 municipalities to complete an emergency management requirement regarding NIMS reporting on time.

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5. A letter was received from the Bergen 200 Club of Bergen County awarding a \$1,500 grant to the Township of Wyckoff for ice rescue equipment to be utilized by the Wyckoff Volunteer Fire Department.
6. A letter from the Bergen 200 Club of Bergen County awarded the Wyckoff Volunteer Ambulance Corps a grant for two (2) airbag safety covers.
7. The Administrator reported, that due to the incomplete state of construction at the schools, the Municipal Code Officials have been prioritizing a significant amount of time for the required inspections and re-inspections at the Township's five (5) Wyckoff K-8 District Schools in an attempt to assist the Board of Education make a decision if they can open the schools by Monday, September 10, 2007, a one (1) week delayed opening.
8. Mayor Connolly is unable to attend and provide opening remarks at the Eastern Christian Children's Retreat Annual Country Fair on Saturday, September 29, 2007. Deputy Mayor Alnor advised he will attend and provide the opening welcome.
9. The Administrator reported that a retirement letter was received from Patrolman Kevin McNeill. The Township Committee accepted the retirement letter.
10. In the packet were two (2) reports from the Building Inspector regarding penalties for two (2) properties – 503 Lafayette Avenue and 459 Florence Avenue where the property owners performed work without building permits. They are selling their homes without building permit approvals for work which was recently performed or work performed without final inspections. The new homeowner is then faced with a higher tax bill than anticipated at the time of the sale because the former owner failed to obtain the required permits. It was also indicated that property owners performing home improvements without construction permits is one of the primary reasons municipalities are ordered by the County to perform revaluations because, over time, the value of the home increases greater than the market appreciation causing a greater disparity among assessments. If there is a large disparity between assessments and true value, the tax burden is unfairly shifted onto the taxpayers, forcing them to pay higher tax bills and effectively subsidize those illegal improvements. Additionally, the entire town is forced to incur the cost of the resultant revaluation (In 2005 the cost of the revaluation was \$483,950.00)

The Work Session Meeting adjourned at 7:50 p.m.

Richard C. Alnor
Deputy Mayor

Joyce C. Santimauro
Municipal Clerk