

**TOWNSHIP OF WYCKOFF  
TOWNSHIP COMMITTEE OPEN PUBLIC WORK SESSION  
SECOND FLOOR MUNICIPAL COURT ROOM  
TUESDAY, JUNE 21, 2016 – 7:30 P.M.**

Mayor Kevin J. Rooney opened the Work Session Meeting at 7:30 p.m. in the second floor municipal court room.

Municipal Clerk Santimauro read the Open Public Work Session statement: "This Open Public 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 Kevin J. Rooney, Committeemen Thomas J. Madigan, Brian D. Scanlan, Rudolf E. Boonstra and John A. Carolan

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

Mayor Rooney opened the meeting for the ten (10) minute total public comment period for any item on or off the Agenda, two (2) minutes per speaker, with a motion from Committeeman Carolan, seconded by Committeeman Scanlan.

There was no public comment.

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

Mayor Rooney referenced the following updates and comments concerning this evening's 8:00 p.m. Agenda:

1. With regard to the tree preservation ordinance, the Public Policy Committee conducted a discussion this morning and determined to move forward with the ordinance. Two (2) members of the Shade Tree Commission, the Township's Building Department Staff as well as the Public Policy Committee would collectively gather together their concerns in an effort to develop an ordinance to address all issues.
2. At the Public Policy Meeting today, Mr. Landel was instructed to contact Jeze, Inc., the owners of the distribution liquor license, formerly Cedar Hill Liquors and inquire as to their plan at to activate the liquor license. The license has been inactive for a number of years and the State of New Jersey Division of the Alcohol Beverage Commission (ABC) has granted the licensee a three (3) year extension. Mr. Landel will also inquire as to the status of the consumption liquor license for the Brownstone Inn. Last year, the Township was informed by the owner of the liquor license that the Township would be notified in the Spring that the liquor license would be activated in June. Mrs. Santimauro advised that she has not been provided with a copy of the petition to the New Jersey ABC and questioned whether a petition to extend the liquor license status has been filed by the owner.
3. Mayor Rooney provided an explanation to Ordinance #1807 which essentially relaxes the calculation for impervious coverage. The purpose of this ordinance amendment dates back to 2008 when the impervious ordinance was first adopted. Later, a sliding scale setbacks ordinance was also adopted. The Township Engineer reported that his observations have been such that the impervious coverage requirements with the sliding setback requirements has made the impervious coverage at calculation onerous. A modification is consistent with certain quality of life uses that are typical of a home such as a patio and which no building

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permit is required. Committeeman Scanlan questioned the past discussion and he desires additional conversation in this regard. The Township Attorney advised that originally, the impervious coverage ordinance was adopted to combat larger home construction. Then with the enhanced setback requirements the impervious coverage ordinance which effects pools and patios, has been creating a number of applications to the Zoning Board of Adjustment for variance application as it relates to patios and pools. Mr. Scanlan requested the ordinance be removed from the consent agenda.

4. A recommendation has been received from Traffic Safety Officer Brian Zivkovich regarding approximately seven (7) locations for safety enhancements. These include a placement of a STOP sign, placement of a YIELD sign and restricting left hand turns would make traffic flow safer. Mr. Landel was instructed to prepare an ordinance for the next business meeting.
5. Mayor Rooney described an ordinance scheduled for introduction tonight, Ordinance #1808 – requires a business who is applying for a “Special Sale Day,” which includes an outdoor display of merchandise, to make an application to the Township Committee. Essentially, this ordinance clarifies the ordinance adopted by the governing body at the request of the Stop & Shop for outdoor display of live floral items.
6. Mayor Rooney made comment on an e-mail sent to Committeeman Scanlan regarding the three (3) planted islands on Sunrise Drive in Barrister Farms. The two (2) owners of the single family homes directly across from the third planted island had an expectation that the municipality would manicure those traffic islands in a manner similar to how many property owners manicure their lawns. The problem exists that the island were proposed by the developer and the Planning Board at the time did not remove said islands. There is no irrigation to the islands and the extreme heat surrounded by asphalt deems it difficult for anything to grow in such an environment. Previously, Township Officials met with these two (2) property owners and said property owners agreed to maintain several of the trees on one of the islands. The Township has not received any complaints in two (2) years. Ms. Nancy Garvey, is the Association President of the Condominium Association. Mayor Rooney reviewed the prior recommendations from the Chief of Police and the DPW Manager which stated that a committee of members from that community maintain the islands to a greater degree than other municipal islands are maintained or the traffic islands could be removed entirely. Committeeman Scanlan suggested Ms. Garvey be informed of this information and given an opportunity to respond to these prior recommendations discussed. Mr. Scanlan will relay these findings to Ms. Garvey.
7. Mayor Rooney reviewed the recommendations from Traffic Safety Officer Zivkovich regarding each location specified. Committeeman Carolan suggested that the “no left turn” at the corner of Monroe Avenue and Franklin Avenue be modified from 2:00 p.m. to 5:00 p.m. and not 3:00 p.m. to 5:00 p.m.
8. An inquiry was received at the Wyckoff Board of Health from the Supercuts Hair Salon in the Boulder Run Shopping Center if they may operate on Sundays. Mr. Landel reviewed the ordinance which does not restrict salon services, therefore the business owner will be advised of this information.

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**Township Attorney Report:**

1. Mr. Landel met with the Joffe Family at the intersection of Beekman Place and Charnwood Drive to review his letter concerning the vacation of Beekman Place. As way of summary, when a municipality vacates a road, half of the road allocates to each adjacent property owner. The Township Committee expressed a willingness to vacate the property as long as the adjacent property owners assume all the expense to remove the road. Mr. Landel was advised by the property owner that they do not wish to remove the road from their driveway to Charnwood Drive due to costs. The Township Committee suggested that a small planted island down the center line be planted. The rest of the road (from Charnwood Drive to their personal driveways) would remain and essentially create two (2) driveways for each lot as well as designating a property line. Mr. Landel will re-contact the Joffe Family in this regard.

Committeeman Carolan thanked, Mayor Rooney, Committeeman Scanlan and the Administrator for attending the Wyckoff Board of Education K-8 Ceremony to celebrate their award as a "School to Watch." It was an outstanding event and the Board of Education sincerely appreciated their attendance.

Committeeman Scanlan requested to revisit the topic from last month when Mayor Rooney announced that the July 19<sup>th</sup> and August 16<sup>th</sup> public business meeting would be cancelled leaving only two (2) meetings during the Summer months. A discussion resulted as to the reason for these cancelations. Following the discussion, governing body members had no reservations with the meeting cancellations however, Mr. Scanlan indicated he would prefer two (2) public business meetings each month.

The Open Work Session Meeting adjourned at 8:00 p.m.

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Kevin J. Rooney  
Mayor

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Joyce C. Santimauro  
Municipal Clerk