

**BOROUGH OF WOODCLIFF LAKE
SPECIAL MEETING AGENDA
MAYOR AND COUNCIL
November 5, 2008**

CALL TO ORDER.

This meeting, in accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this meeting has been posted, and two newspapers, The Record and The Ridgewood News, have been notified.

ROLL CALL.

Mayor LaPaglia was absent. President Paul Camella called the meeting to order. Councilmembers Bader, Camella, Glaser, Howley, Higgins and Rosenblatt were present on roll call. Attorney Madaio was absent due to the change of day for this regular meeting. Attorney T. Van Dam stood in for Attorney Madaio. Administrator Sandve and Clerk Sciara were also present.

Resolution to Authorize Entering into Executive Closed Session

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss: Potential Litigation/Property Acquisition; and

WHEREAS, this session is anticipated to last approximately one hour; and

WHEREAS, these Minutes will be kept and once the matter involving the confidentiality of the aforementioned no longer requires that confidentiality, then the minutes can be made public.

NOW, THEREFORE, BE IT RESOLVED that the public be excluded from this portion of the meeting.

ROLL CALL:

Introduce: Mr. Glaser
Second: Mr. Bader
Ayes: Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Higgins,
Mrs. Howley, Mr. Rosenblatt
Nays: None
Abstain: None
Absent: None

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COAH

Attorney Van Dam reported that COAH had recently approved the use of development fees to purchase the Broadway corridor property. There will be an approximate \$50,000.00 shortage in financing which will be built into the financing. CHIPs who the Borough approved to file an application for grants and other funding for development of affordable housing agreed to these terms. Contracts for the acquisition of this property are in the Borough Attorney's office and the authorization to purchase will be on the next agenda. Mr. Van Dam continued that there are two Resolutions on tonight's agenda requesting COAH review and approve the Amended Development Fee Ordinance and approve the Borough's spending plan as submitted.

Mr. Camella arrived at the meeting at 7:25 p.m.

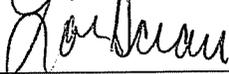
Property Acquisition – Freedman and Hatheway Property

Administrator Sandve stated that there is public hearing on the possible acquisition of the Freedman and Hatheway Properties tonight. He commented that the governing body should first address the Hatheway property. If this property is not acquired, there is no need to acquire the Freedman property. The owner of the Hatheway Property has informed the Borough that due to family issues, he will not negotiate on the property until the Borough has filed papers to start the condemnation process. It was the consensus of those present to move forward with this paperwork.

Mr. Camella asked that a closed session be scheduled for November 17, 2008 to discuss the anticipated grants to be received and costs for these acquisitions.

Motion to reopen the meeting to the public was made by Mr. Bader, second by Mr. Glaser. Hearing no comments from the public, motion to close the meeting to the public was made by Mr. Rosenblatt, second by Mrs. Higgins and approved unanimously by voice call vote. Motion to adjourn was made by Mr. Bader, second by Mr. Camella and approved unanimously by voice call vote. The time is 8:00 p.m.

Respectfully submitted,



Lori Sciara, RMC
Borough Clerk

**Borough of Woodcliff Lake
Executive Closed Session II
November 5, 2008**

CONFIDENTIAL

Restructuring of Borough Personnel

Administrator Sandve gave a history of his recommended restructuring of Borough personnel necessary due to the resignation of the Chief Financial Officer in September. It was the general consensus of the Council that the Administrator is in charge of personnel. It was unanimous consensus of the Council that there would be no salary increases until the 2009 Salary Ordinance is considered. Any increases would be retroactive to November 15, 2008. Mr. Glaser stated that he agrees to the restructuring with "minor tweaking". He requested that the Administrator and the Personnel Committee meet again to discuss his issues.

Motion to reopen the meeting to the public was made by Mr. Rosenblatt, second by Mr. Camella and approved unanimously by voice call vote.

Hearing no comments from the public, a motion to adjourn was made by Mrs. Higgins, second by Mrs. Howley and approved unanimously by voice call vote. The time is 10:00 p.m.

Respectfully submitted,

Lori Sciara, RMC
Borough Clerk

7:00 p.m.

**BOROUGH OF WOODCLIFF LAKE
SPECIAL MAYOR AND COUNCIL MEETING
MINUTES
June 2, 2008**

CALL TO ORDER.

In accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this special meeting has been posted, and two newspapers, The Record and The Ridgewood News, have been notified.

ROLL CALL.

Mayor Joseph LaPaglia was present. Council members Bader, Camilla, Glaser, Higgins, Howley and Rosenblatt were present on roll call. Attorney Madaio, Administrator Sandve and Clerk Sciara were also present.

Resolution to Authorize Entering into Executive Closed Session

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake are desirous of discussing the following:

Personnel Issues/Potential Litigation

WHEREAS, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

WHEREAS, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed which portion of the meeting is anticipated to last approximately 60 minutes.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and;

BE IT FURTHER RESOLVED, that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in closed session can be disclosed to the public.

ROLL CALL:

Introduce:	Mr. Bader
Second:	Mr. Glaser
Ayes:	Mr. Bader, Mr. Camilla, Mr. Glaser, Mrs. Higgins, Mrs. Howley, Mr. Rosenblatt
Nays:	None
Abstain:	None
Absent:	None

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MEETING
EXECUTIVE CLOSED SESSION
MINUTES
June 2, 2008**

CONFIDENTIAL

DISCUSSION.

Jack Doyle from JTD Consulting, LLC was present in the conference room. It was the consensus of the Council to ask Mr. Doyle to wait in the Council Chambers.

Mrs. Higgins stated that the memo from Administrator Sandve was on target. The fees charged by other grant consultants such as Marlene Casey from Capital Alternatives were substantially higher than the fees quoted by JTD Consulting, LLC. Mrs. Higgins agrees that time is of the essence to obtain any grant funding for the acquisition of the Hatheway Property. The deadline to apply for any grant dollars is the end of June. However, she feels that Mr. Doyle should not be present in closed session. This discussion should be held in the public. Mrs. Higgins agrees with Attorney Madaio's memo re: hiring of Mr. Damato, Esq. to handle other personnel items in the Borough.

Mr. Rosenblatt stated that he would not voice his opinion about the appointment of Mr. Doyle as grants man in the public meeting if the Council would extend Administrator Sandve's contract until 12/31/08. Mayor LaPaglia sees no connection between the two issues. The Mayor continued that whether anyone believes him, he has no intention of letting the Administrator go.

Mr. Rosenblatt stated that Administrator Sandve wrote a memo to the Council supporting the hiring of JTD Consulting, LLC as a grants man for the Borough. However, he feels that the hiring of the previous Administrator as a grants man presents some discomfort for Administrator Sandve. Mr. Rosenblatt continued that he and Mrs. Higgins feel sandbagged. Mr. Rosenblatt asked why Mr. Doyle was invited to the Closed Session at all. Mr. Rosenblatt found out that Mr. Doyle was attending only through the grapevine. Mayor LaPaglia stated that we need to put the bullshit behind us. He invited Mr. Doyle to the meeting to explain what he was going to do for the Borough. Mr. Rosenblatt continued that he could not remember a professional attending closed session before they were hired. Mr. Madaio stated that the specifics of the contract would be a closed session item. Mr. Doyle could present his proposal in public.

Mr. Rosenblatt restated his opinion that Administrator Sandve should be taken care of. Mayor LaPaglia stated that this is not about the Borough Administrator. Mr. Rosenblatt stated that he will make a motion to secure Administrator Sandve's contract until 12/31/08. It is already June. If Administrator Sandve were to be terminated tomorrow without cause, he would be paid until the end of the year.

Mr. Bader stated that he fully supports Administrator Sandve. He stated that Administrator Sandve's job is not in jeopardy. Mr. Bader continued that the events at Borough Hall lately are so childless. He said that today alone he spent his time on 15 phone calls speaking with Administrator Sandve, Attorney Madaio etc.

Mr. Rosenblatt stated again that he is against Mr. Doyle being hired. Mayor LaPaglia answered, "don't vote"

Mr. Madaio clarified that any Administrator by State Statute, has a 3 month pay out clause. Administrator Sandve stated that if he was to be removed without cause, he would like some security of the extra 3 month payout. It is already June. Administrator Sandve stated that he had the extra clause in his previous contracts. He did not think would have to protect himself at Woodcliff Lake. By taking no action a clear message is being sent.

Mr. Camilla stated that if there were another alternative, the Borough would look into it. However, with time running out, Mr. Doyle is the best alternative in the hopes of receiving any grant funding for the Hatheway Property. Mr. Camella stated that he supports Administrator Sandve; however, it is the principal. No one is given a guarantee. All Borough professionals are appointed for a term of one year. When Administrator Sandve earns more seniority, his contract can be reworked. Mr. Camella stated that the whole thing is "silly".

Mr. Madaio stated that it is already June, there are only 6 months left in the year, 3 of those months are already mandated by the State. Politics is a "pony's act of horse-trading". Mayor LaPaglia stated that he wants more time to think about this.

Attorney Madaio reported that he is waiting for the appraisal for the Fischer Property on Broadway. He will be receiving the report next week. Attorney Madaio stated that the Borough should notify the owner that we have a heavy interest in this property. Attorney Madaio explained the English Paving/D&L Construction legal matter. D&L Paving was the apparent low bidder. However, after review, it was found that their bid specifications were improperly completed. The same situation happened in Westwood. Westwood went to court and the Judge upheld their decision to award the paving contract to the second lowest bidder. Woodcliff Lake will do the same tonight.

Administrator Sandve addressed his memo to the Mayor and Council on Borough Operations. He stated that the memo was pretty self explanatory. Administrator Sandve stated he cannot manage staff properly as per the Personnel Manual while Council intervention is undermining his leadership. He continued that the staff is going around him to the Mayor or to individual council members, creating unrest among the employees. A specific example given was the recommendation of the auditors. For two years it has been noted that monies should be collected by a bonded employee. All council members signed the Corrective Action Plan each year. A non-bonded employee continues to collect Park and Recreation money. Administrator Sandve continued that in his 20 year career in municipal government, he has never had a personnel issue before. He is concerned with the lack of cooperation and the breach of confidentiality.

Mr. Rosenblatt stated that he received a fax today. He asked how it seemed that employees already know what is happening. Administrator Sandve stated that this is his concern. He stated that his hands are tied since employees are being encouraged to bypass the Administrator and go directly to the Mayor or a council member.

Administrator Sandve added that if there were no intervention on the part of the Governing Body, the employee who has filed suit against the Borough would still be here.

Mr. Camella stated that we must keep to the policy. He admits he has fallen into the trap of speaking with Borough employees. There is a real problem at Borough Hall. Council members need to learn not to fan the fires. Administrator Sandve is responsible for the running of Borough Hall.

Mr. Bader stated that these are sorry times when council members have to defend each other about confidentiality issues. The amount of time spent on personnel issues is "disgusting, and now there is a Resolution on the Consent Agenda to spend another \$5,000". JIF is involved in a law suit filed against the Borough and if the newspapers are notified, we will be another River Vale. Mr. Bader stated that he has never in all his years of business gotten involved in personnel matters. There is a cancer inside Borough Hall and the fighting should stop. The Mayor and Council should be focusing on the Hatheway property, toddler parks, not litigation.

Mrs. Howley stated that she has a clear conscience. Mrs. Howley asked to make an appointment to speak with Administrator Sandve, as she feels the memo he wrote is directed toward her. She wants to clear the air.

Mr. Glaser stated that this situation is difficult for all. When he interviewed most of the staff, he gained much insight as how Borough Hall works. There is a large rumor mill present at the Borough Hall. Council members should not participate or discuss confidential matters with employees. Mr. Glaser added that administration needs better direction in addressing personnel and that a close eye should be kept on the employees. Until the policy is changed, the Administrator is in charge. All complaints should go the Borough Administrator. There should not be a flow of memos to the Mayor and Council or any one else. It was recommended that Attorney Madaio draft a letter to all employees stating that all complaints, comments should be directed to the Administrator. Mr. Rosenblatt stated that he does not want to see anymore memos from employees.

Attorney Madaio stated that 99% of Mayor and Council interventions are very well meaning. However, employees take this and bring it to the rumor mill. Employees should not call the Mayor or council members at home. If this governing body wants the Administrator to run the Borough, they must adhere to the policy.

Mr. Camella stated that communication must go both ways. Administrator Sandve disagreed with the implied meaning that he handle the personnel. He has been an administrator for over 20 years. He stated that his hands have been tied by the governing body. The Mayor needs to send a memo to the employees stating who is in charge of the day to day operations of the Borough.

Mr. Rosenblatt stated that Administrator Sandve is in charge. Sink or swim, the Mayor and Council should allow him to do it himself. He added that Administrator Sandve has done a tremendous job over the past years.

Mayor LaPaglia stated he would pursue this issue, but at a later date. He added that he did not take the job of Mayor to be a babysitter. If someone is not happy, there is the door. He continued that Woodcliff Lake is a very good place to work. He has never seen such nonsense in his 40 years of experience. He feels that there is a defect in the policy about the appeal process if it involves the Administrator. Attorney Madaio stated that the language to change this item has been received by labor attorney. Mayor LaPaglia stated that he does not like that one employee is suing the Borough, he does not like that another employee has her attorney writing letters telling him what he can or can't do. The Mayor stated he will do what is right for Woodcliff Lake. He also stated that he has never

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interfered in personnel matters. To get into the specifics of the personnel issue, Rice Notices will have to be given to certain employees.

Attorney Madaio reported that the action filed by former employee Carol Valentino is being handled by JIF attorney, David Pfund. Mr. Pfund is the former Mayor of Ridgewood and knows the workings of municipal government. Preliminarily, he is pleased with Borough documentation of this case. There is no opinion as of yet.

Mr. Rosenblatt again brought up the consensus of the council to extend Administrator Sandve's contract until 12/31/08. Mayor LaPaglia stated that the administrator has a contract until 2009. He does not even have a job performance evaluation. There was a problem with the evaluation as certain council members did not want the administrator to see their individual rating scores.

Mr. Bader stated he is willing to give Administrator Sandve an extension to his contract until 12.31.08 if it would give him more job security.

The Mayor got up and walked out of the meeting.

On a motion made by Mr. Bader, second by Mr. Glaser, and approved unanimously by voice call vote the meeting was reopened to the public.

Hearing no comment from the public, a motion to close the meeting to the public was made by Mr. Rosenblatt, second by Mrs. Higgins and approved unanimously by voice call vote.

Motion to adjourn was made by Mr. Camilla, second by Mr. Bader and approved unanimously by voice call vote The time is 8:10 p.m.

Respectfully submitted,

Lori Sciara
Borough Clerk

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BOROUGH OF WOODCLIFF LAKE
Mayor and Council
Executive Closed Session
May 5, 2008

CONFIDENTIAL

DISCUSSION.

1. Police Department request re: vacation time

Labor Attorney Danzig has agreed that upon separation, vacation will be prorated on a month to month basis. Administrator Sandve will reply to Captain Arnone on this matter.

2. Personnel Manual Issues

Several issues were brought up by DPW Superintendent Barboni in letters to the Mayor and Council.

1. Raises

For 2008, the raise for all non-contractual Borough employees will be the same as the Police in the amount of 3.75%. It is the understanding of all present that in the future, increases for non-contractual employees will be based on the budget, the annual CPI index and the employee's job performance.

2. Prescription co-pays

The prescription co-pay reimbursement for the PBA is negotiated in their collective bargaining contract. Mr. Barboni stated that the same co-pay should be given to non-contractual employees. All present, except Mr. Bader voted to reimburse the Police Department only for their prescription co-pays.

3. Life Insurance

The Borough paid life insurance policy was replaced by Borough paid disability long term benefits. The PBA contract grants all police officers be provided with the \$20,000 police and the long term disability. Non-contractual employees are able to purchase Life Insurance should they choose. All present agreed that the contract language will be proposed to be consistent with the Personnel Manual.

4. Longevity

Longevity has and will continue to be a matter of contract negotiations with the PBA. It has been eliminated for new Borough employees.

5. Non-reimbursable sick days

The removal of the non-reimbursable sick days during the implementation of the personnel manual was not fully discussed with the Mayor and Council. All agreed that any employee working at before the implementation of the new policy will be grandfathered with the 10 non-reimbursable sick days.

3. Discussion of Ponds

Mr. Bader reported that the Committee on the Ponds have made a recommendation and are asking authorization to meet with the property owners of the pond to go over the specific alternatives, the legal responsibility of the borough and the financial obligations

of all parties. The Borough would test the soil in the ponds to see if was contaminated. Depending on the results of the soil analysis, costs for this project would range between \$100,000 - \$600,000. The Borough would absorb 50% of this cost with the homeowners absorbing not more than \$50,000 with a special tax assessment over 20 years. Signed contracts would have to be executed with the majority of property owners in agreement. The DEP will not allow private property owners to apply for dredging permits.

4. **COAH**

The Borough has had preliminary discussions of interest related to two parcels of property on Broadway that may be suitable in assisting the borough in its COAH housing obligations. All present gave their authorization for authorize McNerney a fee not exceed \$2,000. to prepare this appraisal. Authorization was also given to Attorney Madaio and Administrator Sandve to negotiate up to \$1million from COAH funds to purchase these properties. All agreed this possible acquisition would go a long way in solving the next round of COAH regulations.

5. **Public Bidding**

Attorney Madaio stated that on the Overlook Section 4 Improvement Project , the low bidder did not include a subcontractors list. The law states that the bidder must name subcontractors specifically. This same scenario has happened in Westwood. Westwood has rejected the low bidder in favor of the second lowest bidder whose bid documents include the list of subcontractors. This issue is now in court. Since Woodcliff Lake will not start this project right away, Attorney Madaio suggests that at the next meeting we reject the low bidder and award the contract for paving services to the next lowest bidder. Since the low bidder is going to take us to court, Attorney Madaio would rather pool resources with Westwood rather than possibly working against each other.

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CLOSED SESSION II – 10:10 p.m.

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake are desirous of discussing the following:

Property Acquisition/Potential Litigation

WHEREAS, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

WHEREAS, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed which portion of the meeting is anticipated to last approximately 15 minutes.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and;

BE IT FURTHER RESOLVED, that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in closed session can be disclosed to the public.

ROLL CALL:

Introduce: Mrs. Howley
Second: Mr. Bader
Ayes: Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Higgins,
Mrs. Howley, Mr. Rosenblatt
Nays: None
Abstain: None
Absent: None

CONFIDENTIAL

**BOROUGH OF WOODCLIFF LAKE
Mayor and Council
Executive Closed Session
May 5, 2008**

CLOSED SESSION II

DISCUSSION.

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6. Property Acquisition – Hatheway Property

An appraisal from McNerney has been received on the Hatheway Property in the amount of \$1,875,000. This appraisal is based on a 4 lot configuration, variance free. The last offer on this property was approximately 5 years ago. Administrator Sandve has estimated total costs to acquire and renovate the Hatheway Property only suitable for recreational uses to be \$3,405,395.00. All present authorized Attorney Madaio to begin negotiations, not to exceed \$2 million dollars to acquire the Hatheway Property. The Council was reminded that the act of condemnation would require cash to be posted in escrow for the purchase of the property.

Mayor LaPaglia distributed a proposal from JTD Consulting to provide grant writing services to the Borough of Woodcliff Lake. Mr. Rosenblatt asked why there were no other proposals included. This subject will be discussed further at a later date.

Motion to return to open session was made by Mr. Bader, seconded by Mrs. Howley and approved unanimously by voice call vote. The time is 11:15 p.m.

Motion to adjourn was made by Mr. Camella, second by Mr. Rosenblatt and approved unanimously by voice call vote. The time is 11:20 p.m.

The time is 8:00 p.m.

Respectfully submitted,

Lori Sciara, Borough Clerk

7:00 p.m.

**BOROUGH OF WOODCLIFF LAKE
SPECIAL MAYOR AND COUNCIL MEETING
MINUTES
May 5, 2008**

CONFIDENTIAL

CALL TO ORDER.

In accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this Special Meeting has been posted, and two newspapers, The Record and The Ridgewood News, have been notified.

ROLL CALL.

Mayor LaPaglia called the meeting to order. Council members Bader, Camella, Glaser, Higgins, Howley and Rosenblatt were present. Attorney Madaio, Administrator Sandve and Clerk Sciara were also present.

Resolution to Authorize Entering into Executive Closed Session

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake are desirous of discussing the following:

Property Acquisition/Potential Litigation and Personnel issues

WHEREAS, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

WHEREAS, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed which portion of the meeting is anticipated to last approximately 60 minutes.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and;

BE IT FURTHER RESOLVED, that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in closed session can be disclosed to the public.

ROLL CALL:

Introduce: Mrs. Howley
Second: Mr. Bader
Ayes: Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Higgins,
Mrs. Howley, Mr. Rosenblatt
Nays: None
Abstain: None
Absent: None

Motion to reopen the meeting to the public was made by Mrs. Howley, second by Mr. Glaser and approved unanimously by voice call vote.

Motion to adjourn the meeting was made by Mr. Glaser, seconded by Mr. Camella and approved unanimously by voice call vote. The time is 8:04 p.m.

Respectfully submitted,

Lori Sciara, Borough Clerk

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Executive Session Minutes
Not approved for release

2007

3/19/2007	Tri Borough Draft Contract
4/5/2007	Hatheway Property
4/18/2007	Joint Meeting with Montvale Re: PVRHS Feasibility Study
6/4/2007	Hatheway Property BMW Tax Appeal Administrator evaluation
11/7/2007	Hatheway Property
12/3/2007	Hatheway Property
12/17/2007	Tax Assessor resignation Jordan Hill/Centennial Way

2008

3/3/2008	COAH Round 3
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7:00 p.m.

**BOROUGH OF WOODCLIFF LAKE
SPECIAL MAYOR AND COUNCIL MEETING
MINUTES
March 3, 2008**

CALL TO ORDER.

In accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this special meeting has been posted, and two newspapers, The Record and The Ridgewood News, have been notified.

ROLL CALL.

Mayor Joseph LaPaglia was present. Council members Bader, Camella, Glaser, Higgins, Howley and Rosenblatt were present on roll call. Donna Holmqvist, Borough Planner; Thomas Van Dam, Affordable Housing Special Counsel; George Fry, Planning Board Chairman, Attorney Madaio, Administrator Sandve and Clerk Sciara were also present.

Resolution to Authorize Entering into Executive Closed Session

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake are desirous of discussing the following:

Potential Litigation

WHEREAS, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

WHEREAS, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed which portion of the meeting is anticipated to last approximately 60 minutes.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and;

BE IT FURTHER RESOLVED, that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in closed session can be disclosed to the public.

ROLL CALL:

Introduce: Mr. Bader
Second: Mr. Glaser
Ayes: Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Higgins,
Mrs. Howley, Mr. Rosenblatt
Nays: None
Abstain: None
Absent: None

BOROUGH OF WOODCLIFF LAKE
Mayor and Council
Executive Closed Session
March 3, 2008

DISCUSSION.

Donna Holmqvist, Borough Planner from Burgis Associates gave a presentation on the COAH new 3rd Round Rules. Ms. Holmqvist gave a history of Affordable Housing Obligations by Round. During 1st round obligation (1987-1993), 145,000 affordable housing units were needed statewide. During 2nd round obligation (1993 to 1999), 86,300 affordable housing units were needed statewide. For the 3rd round obligation (1999 to 2018), 115,000 affordable units will be needed statewide. Woodcliff Lake would be obligated to 147 units. ½ of the units could be bought out as regional contribution assessment (RCA). However, the cost per RCA unit is \$80,000.00. Originally, specific builder contributions helped offset 40 units. Mr. Van Dam commented that Woodcliff Lake could pay the RCA fee and rezone property for the remaining units. Mr. Bader and Mr. Camella stated that this not the most efficient way to provide affordable housing in New Jersey. Mayor LaPaglia stated that the League of Municipalities and the Builder's Association are expected to file an organized resistance to this issue. Mayor LaPaglia stated that the Mayor's in both the Pascack Valley and the Northern Valley have agreed that Ms. Holmqvist and Mr. Van Dam will draft a response to the State on the proposed COAH regulations by 3/22/08.

REOPEN MEETING TO THE PUBLIC

Motion to reopen the meeting to the public was made by Mr. Glaser, seconded by Mr. Bader.

ROLL CALL:

Introduce: Mr. Glaser
Second: Mr. Bader
Ayes: Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Higgins, Mrs. Howley,
Mr. Rosenblatt
Nays: None
Abstain: None
Absent: None

Hearing no comments from the public, a motion to close the meeting to the public was made by Mr. Camella, seconded by Mr. Bader and approved unanimously by voice call vote.

ADJOURNMENT

Motion to adjourn was made by Mr. Camella seconded by Mr. Glaser and approved unanimously by voice call vote. The time is 8:04 p.m.

Respectfully submitted,

Lori Sciara, Borough Clerk