



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
November 6, 2014  
8:00 PM**

**CALL TO ORDER**

Notice of this meeting in accordance with the "Open Public Meetings Law, 1975, C. "231" was posted at Borough Hall and two newspapers, The Record and The Ridgewood News, were notified.

**ROLL CALL**

Mayor Jeffrey Goldsmith asked for roll call. Council members Abene, Belgiovine, Bloom, Gadaleta, Rendo and Rosenblatt were present. Borough Attorney Paul Kaufman and Deena Rosenthal were present as well as Thomas Richards, Borough Administrator and Debbie Dakin, Acting Borough Clerk. Councilman-elect Thomas Panso was also present.

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance which was led by Council-elect Thomas Panso.

Mayor Goldsmith took the opportunity to congratulate Council-elect Panso and Chiavelli and is looking forward to working with them.

**APPROVAL OF MINUTES**

Councilwoman Abene stated that there was an error in the Minutes of October 20, 2014. Councilwoman abstained from voting on the Humvee. Motion to approve the Minutes of October 20, 2014 as amended was made by Council President Abene, seconded by Councilman Rosenblatt and approved by Council members Abene, Bloom, Gadaleta, Rendo and Rosenblatt. Councilman Belgiovine abstained.

## **NEW BUSINESS**

### **Best Practices**

Administrator Thomas Richards went over the Best Practices worksheet that was prepared by Harold Laufeld, CFO. Best Practices is 50 questions that are presented to municipalities from the State.

Mayor Goldsmith stated to the public that Mayor and Council, Zoning Board of Adjustment, Planning Board and Board of Health are televised on FIOS – channel 77. Additionally, they will also be television beginning November 17, 2014 on Cablevision channel 37.

### **Shaw Road Survey**

Mayor Goldsmith stated that after reviewing the survey that went out, we are going to listen to the residents and there will be no more action regarding Shaw Road.

### **Millennium Strategies**

Mayor Goldsmith asked Councilman Rendo to look over our Contract with our grant writers and to speak with them regarding the number of grants the Borough has received. He asked Mr. Rendo to communicate to them that from now until February if the Borough does not receive more grant, their contract will be terminated.

## **ADMINISTRATOR'S REPORT**

1. The Public Menorah lighting event will take place on December 17<sup>th</sup>. The exact time will be posted on the website and the electronic board.
2. On November 4, 2014 the Administrator sent the Mayor and Council a complete narrative written by the Superintendent of DPW about the need to move forward on the two sanitation vehicles. A meeting took place with the Superintendent, Administrator and Council liaisons several weeks ago and discussed the problems with the two trucks, but since that meeting the problems have become acute. Administrator Richards is asking the Mayor and Council to move quickly on a Capital Ordinance to fund the equipment.
3. At the last meeting a resolution was passed in support of the grant for replacing the HVAC units on three Borough buildings. \$30,000+ needs to be put into the Capital Ordinance as well.
4. Administrator Richards is looking into different alternatives regarding dispatch. He will report back with more information.

## ENGINEER'S REPORT

Please see attached.

### Galaxy Gardens

Borough Attorney Paul Kaufman stated that he is going to provide an update regarding Galaxy Gardens. Mr. Kaufman stated that the Borough just received a copy of the Focused Phase II Subsurface Investigation report, dated November 4, 2014, prepared by Langan Engineering and Environmental Services, Inc. Mr. Kaufman further stated that this report will be on the Borough's website tomorrow.

Mr. Kaufman explained that Langan previously prepared a Phase I Environmental Site Assessment (Phase I) dated May 7, 2014. The Phase I ESA identified three recognized environmental conditions associated with the site. These included an underground storage tank, a prior septic system servicing the site and the use of pesticides on the site since the 1960's. Additionally, the Phase I identified the possibility of asbestos and lead based present at the site. Based on the above, a Phase II Subsurface Investigation was recommended and a geophysical survey and soil/groundwater sampling was performed.

Langan obtained soil and ground water samples for laboratory analysis from various depths to ensure horizontal and vertical characterization of compounds. Fifteen soil boring were advanced throughout the site and a total of 30 samples were collected from same.

Mr. Kaufman further stated that if the Borough is going to proceed to acquire Galaxy Gardens, additional sampling will be required to delineate the full extent of the contamination. Langan estimated the cost of the additional sampling to be approximately \$15,000 - \$20,000. The estimated time for the results is from 4-6 weeks.

Mr. Kaufman stated that the Borough must consider and come up with a plan for the following:

- Determine the cost of acquisition
- Environmental remediation
- Litigation costs
- Use of the property could affect the cost of remediation
- Source of funds
- Open Space Trust und
- Bonding
- Grants

Mr. Kaufman stated that there will be a Resolution at the next Mayor and Council meeting to proceed with Part 2 of Phase II testing.

Councilman Rendo stated that going through the eminent domain process is very long. Mr. Rendo further stated that it is up to the Mayor and Council to make an intelligent decision with all the facts. Mr. Rendo went through the history of the site. Mr. Rendo stated that there are a lot of issues that need to be resolved and that the report that they received yesterday was 403 pages that need to be read through thoroughly.

Councilwoman Gadaleta stated that she is not in real estate, not a lawyer, but is a corporate accountant and is a firm believer that we need to proceed with Part 2 of Phase II. Ms. Gadaleta asked the residents to please be patient. She appreciates their concerns but the Council needs to be sure that the property is environmentally sound and safe.

Councilman Rendo stated that there is an open DEP case on this matter from when the gas station was present. Mr. Rendo also stated that he believes the Borough can properly remediate the property compared to a private developer.

Mr. Rendo stated that the Valley Chabad contract has been terminated and that there is an application before the Zoning Board of Adjustment. Mr. Rendo further stated that he has not seen a letter that the Chabad contract is cancelled.

Mr. Kaufman stated that he has been informed by Galaxy Gardens that the contract was cancelled. Additionally there is an application from Valley Chabad pending before the Zoning Board and that a public hearing is scheduled for November 25, 2014 on this matter.

### **PUBLIC COMMENT**

MOTION to open to the public was made by Council President Abene, seconded by Councilman Belgiovine and unanimously approved.

Mr. John Lamb from Beattie Padovano was present. Mr. Lamb stated that Mr. Weiner from Beattie Padovano, attorney representing Woodcliff Lake Citizens Group, sent a letter today, via e-mail, to the Mayor and Council stating that he still believes that Councilman Rosenblatt has a conflict concerning Galaxy Gardens. Mr. Lamb stated that after reading Mr. Kaufman's letter of November 3, 2014, it is clear that there is a disagreement regarding this issue.

Mr. Lamb stated that while the public does not know Valley Chabad's intentions, it is quite possible that Councilman Rosenblatt does and that he might have knowledge if Valley Chabad is interested in returning to the site. Mr. Lamb stated that he requested the Mayor to disclose whether he or a member of his immediate family is a member of the Valley Chabad. Mr. Lamb stated that disclosure is a required element for governmental officers who have a potential interest in an issue pending before their governmental body.

Mr. Kaufman replied that he disagrees with Mr. Lamb and it is up to the Council to decide if

they have a conflict.

Bob Boffa, Woodcliff Lake, stated that he understands that a decision has been made to leave Shaw Road alone because of the results of the survey, but he feels that we need to find a solution to this matter because it is a safety factor for the children. Mr. Boffa further stated that the Police Chief does not make the laws. The Mayor and Council do and the Chief needs to enforce the laws. He asked the Council to please reconsider their decision. Many people, parents that are dropping their children off at the school, are either texting or on their cell phones.

Councilman Belgiovine stated that Mr. Boffa might want to look into purchasing child pedestrian signs because it might force people to slow down.

Mr. Boffa thought that this was an excellent idea but is not sure if it will work. Mr. Boffa asked if the Council would think about speed bumps at least.

Councilman Rendo stated that he has walked Shaw Road and there is an issue with speeding and that he thinks that better signage needs to be installed at Werimus and Shaw.

Councilman Rosenblatt stated that he will call the Chief tomorrow about the signage.

Rosemary Levin, Woodcliff Lake, stated that there is speeding by people that are taking their children to school. Ms. Levin also stated that if you had more police present at the school it may be of help.

Joseph LaPaglia, Woodcliff Lake, stated that he has more faith in the Mayor and Council doing the remediation of the property rather than a private developer.

Linda Anopolsky, Woodcliff Lake, asked why the property wasn't remediated by the gas station.

Mr. Kaufman stated that if the Borough proceeds with eminent domain, the use must be for public purpose. You must also have an assessment done of the property and pay fair market value for the property. Mr. Kaufman further stated that the seller must close the DEP case before the Borough buys the property.

Carolyn Demarest, Woodcliff Lake, stated that she understands that the type of remediation depends of the use and that Open Space Trust Funds cannot be used for remediation, but would like to know if the Borough has to come up with the remediation funds up front.

Mr. Kaufman stated that the Borough would put the cost of the property which comes from Open Space Trust Funds into a court account and you would deduct from that the remediation costs.

Ms. Demarest asked if it requires litigation if there are attorney fees. Mr. Kaufman replied yes.

Ms. Demarest stated that she understands that the Valley Chabad offer was for \$1.9. Could Galaxy sue over a price difference?

Mr. Kaufman stated that it is very common for the owner to contest what the Borough wants to pay.

Ms. Demarest stated that the property was on the market for an extended amount of time and why didn't the Borough act on it before Chabad made an offer. Ms. Demarest further stated that this raises a doubt in her mind as to what is happening here.

Mr. Kaufman stated that you cannot condemn property to prevent development of a religious institution.

Rudolph Milian, Woodcliff Lake, stated that he does not know if \$1.9 is fair market value. Mr. Milian asked if this property needs rezoning.

Mr. Kaufman replied that a religious institution does not need rezoning.

Mr. Milian stated that he is concerned about the density in that area and that the solution to condemn the property seems to be an easy solution. Mr. Milian stated that he supported the condemnation solution because he didn't want to see large density. Mr. Milian also asked what the process is for rezoning.

Mr. Kaufman stated that it is against the law in New Jersey to condemn property because you don't want to see large density. Any development that might go there needs to go before the Zoning Board of Adjustment. Mr. Kaufman stated that there have been no applications have been submitted to the Mayor and Council or to the Zoning Board for that property.

Marty Anopolsky, Woodcliff Lake, stated that it seems peculiar that when Chabad made a contract the Borough decided to proceed with eminent domain.

Mr. Kaufman stated again that you cannot condemn property because you do not want to see a religious institution. Mr. Kaufman further stated that everyone should stop talking about the Chabad and start talking about the use of the property.

Mayor Goldsmith stated that the Council needs to decide what to do. What is the cost of the property? Can the Borough afford it? How to finance the purchase of the property?

Bert Taylor, Woodcliff Lake, stated that after hearing the residents talk tonight, he feels that this type of attitude should not be in Woodcliff Lake. In January there will be a change of Council persons and he would like to hear from the Council as to what they would like to see on the property. Mr. Taylor further stated that there are presently 3 religious institutions in Woodcliff Lake that do not have the proper acreage. Is the Borough supposed to condemn all

of those properties?

Edward Demarest, Woodcliff Lake, stated that he has worked for the DEP for over 20 years. Mr. Demarest further stated that the gas station is doing what the State requires which is to have monitoring wells. Additionally, Mr. Demarest stated that Galaxy may have contributed to the contamination. Mr. Demarest commented that he does not understand why Galaxy is being condemned when Tice and BMW were not.

Jane Carluccio, Woodcliff Lake, stated that she didn't know Galaxy was up for sale until she got a flyer from Chabad. Ms. Carluccio stated that she does not want traffic at the intersection and that we need to keep the intersection safe and that means not as much traffic.

Mr. Kaufman stated again that the Borough cannot condemn property to prevent development. Mr. Kaufman further stated that if we continue to get comments as we did tonight, the Council will fail because it would be acting in bad faith and this would be a major liability for the Borough.

Mr. Sochan, Woodcliff Lake, stated that he has been a resident for over 50 years and that he proposed at the last Mayor and Council meeting that this property should be open land and utilized for municipal use and that the Borough should seek the opinion of the residents.

Mike Delforno, Woodcliff Lake, asked what would happen if Galaxy Gardens stated that they would like to proceed with Valley Chabad's offer.

Mr. Kaufman explained that condemnation is involuntary and the government can take it and use it for public use.

MOTION to close to the public was made by Councilwoman Gadaleta, seconded by Councilman Rendo and unanimously approved.

### **CONSENT AGENDA**

Councilman Rendo stated that he had a question regarding Resolution 14-203. Mr. Rendo would like to know why Harold Laufeld is getting a \$3,000 stipend to transfer accounts from one bank to another.

Councilman Belgiovine responded that Mr. Laufeld is handling 14 different accounts and that takes a lot of time.

Councilman Rendo asked if that was the Chief Financial Officer's responsibility or the Administrator.

Administrator Richards replied that he is not qualified to do it.

Councilman Rendo asked how a Borough Administrator that is making more than \$100,000 per year not be qualified to do it.

Councilman Rosenblatt stated that our CFO is overworked and underpaid. Councilman Rosenblatt further stated that Mr. Laufeld always steps up and goes over and above and that he is an extreme gem.

Councilman Belgiovine agreed that Mr. Laufeld is an extreme gem.

Mayor Goldsmith stated that if the Council wants to wait until the end of the year and hire and pay a Borough Administrator to do it then go ahead and do it.

MOTION to remove Resolution No. 14-203 from the Consent Agenda and vote on it separately was made by Councilman Rosenblatt, seconded by Council President Abene and unanimously approved.

MOTION to approve the Consent Agenda minus Resolution No. 14-203 was made by Councilman Rosenblatt, seconded by Council President Abene and unanimously approved.

Councilwoman Gadaleta asked if transferring the accounts above Mr. Laufeld's responsibilities.

Councilman Rendo stated that he just doesn't understand why the Administrator can't do it and he thinks it is absurd to pay \$3,000 of tax payers' money to do it.

**RESOLUTION AUTHORIZING STIPEND FOR HAROLD LAUFELD, CHIEF FINANCIAL OFFICER**

**RESOLUTION NO. 14-203  
November 6, 2014**

**WHEREAS**, the Woodcliff Governing Body desires to grant a stipend to Harold Laufeld, Chief Financial Officer for extra work performed in connection with the conversion from Bank of America to Bank of New Jersey; and

**WHEREAS**, the Finance Committee agrees with this stipend.

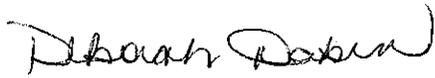
**NOW, THEREFORE BE IT RESOLVED**, that the Woodcliff Lake Governing Body approves the \$3,000.00 stipend for Harold Laufeld, Chief Financial Officer.

**ROLL CALL:**

Introduction: Mrs. Abene  
Second: Mr. Rosenblatt  
Ayes: Mrs. Abene, Mr. Belgiovine, Mr. Bloom, Mrs. Gadaleta, Mr. Rosenblatt  
Nays: Mr. Rendo  
Abstain: None  
Absent: None

**CERTIFICATION**

I, Deborah Dakin, Acting Clerk of the Borough of Woodcliff Lake, in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 6, 2014.



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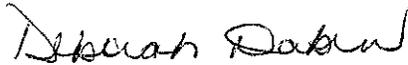
**DEBORAH DAKIN  
ACTING BOROUGH CLERK**

**ADJOURNMENT**

Motion to adjourn was made by Councilman Rosenblatt, seconded by Councilwoman Gadaleta and approved unanimously by voice call vote.

Meeting was adjourned at 10:00 PM.

Respectfully submitted,



Deborah Dakin  
Acting Borough Clerk



**MEMORANDUM**

**TO:** The Honorable Mayor and Council  
**FROM:** Michael J. Neglia, PE, PP, PLS and Joseph R. Vuich  
**DATE:** November 6, 2014  
**RE:** Status of Active Projects in the Borough of Woodcliff Lake

**Joseph E. Neglia, PE, PP, PLS**  
CED, Chairman of the Board

**Michael J. Neglia, PE, PP, PLS**  
President

Gregory Polyniak, PE, PP

Michael F. Berliner

Thomas R. Solfaro, PE, CME

Daniel Kaufman, PE, PP

Brian Intindola, PE

Joann Signa

Civil Engineering

Municipal Engineering

Landscape Architecture

Traffic Engineering

Planning

Land Surveying

Construction Management

34 Park Avenue

PO Box 426

Lyndhurst, NJ 07071

Tel: 201.939.8805

Fax: 201.939.0846

www.negliaengineering.com

**Our file:** WDLAMUN14.014  
**Project:** 2014 Pascack Valley Cooperative Pricing Road Paving Program  
**Start Date:** August 20, 2014  
**End Date:** November, 2014  
**Contract:** \$1,191,217.85  
**Budget Status:** \$77,803.13 (Payment Voucher #1)

The list of roads identified for resurfacing and curb repair during the 2014 Road Program includes; Mill Road Extension, Indian Drive, Springhouse Road, Deerfield Drive, Mill Road, Arcadia Road, Woodland Road, Berkshire Road, Oakwood Drive, Dennis Court, Welter Avenue, Willow Street, Edward Place, James Street, Sylvia Court, Pond Road, Pinecrest Drive, Marz Drive, Allen Drive, and David Lane. Resurfacing efforts total approximately 4 ¼ miles, or 13%, of the 32 miles of roadway in the Borough. Curb repair on Clairmont Drive, Rutgers Court, Fieldstone Court, Harvard Court, Princeton Drive, Somerset Drive, and Marjo Court will also be addressed during this program.

At the June 30<sup>th</sup> meeting of Mayor and Council, Bond Ordinance 14-07 was authorized in support of this project. At the July 14<sup>th</sup> meeting of Mayor and Council, D&L Paving Contractors, Inc. was authorized in the amount of One Million One Hundred Ninety-One Thousand Two Hundred Seventeen Dollars and Eighty-Five Cents (\$1,191,217.85), as per the submitted bid package. Construction management of this project was also awarded to our office at this meeting.

The pre-construction meeting was held on August 5<sup>th</sup> at Borough Hall. Park Ridge Water confirmed that leak tests have already been performed on all roads in the program to address any repairs required prior to resurfacing. The NEA Inspector, DPW, and the Contractor coordinated project walkthroughs to identify exact locations of all curb replacements.

The Contractor mobilized for construction of concrete curb repairs in late August, starting on Clairmont Drive and surrounding roads. The contractor has since moved through the majority of curb repairs on roads which require resurfacing. These repairs are expected to be complete by week's end so that milling operations can begin on Wednesday, November 12<sup>th</sup>. The Contractor and NEA are coordinating with the Board of Education to minimize impact to Dorchester Elementary by milling after 3pm and scheduling paving on Saturdays.

Payment Voucher #1 and Change Order #1 were processed at the Monday, October 6<sup>th</sup> Council meeting. Payment Voucher #2 is being tabulated for consideration at the November 17<sup>th</sup> Council meeting.



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**Our file:** WDLAMUN13.017  
**Project:** Old Mill Recreation Complex Improvements (Bleachers & Walkway)  
**Start Date:** July 28, 2014  
**End Date:** September 1, 2014  
**Contract:** \$92,847.00 (Change Order #1, 17.97% increase)  
**Budget Status:** \$78,455.75 (Payment Vouchers #1, 2, & 3)

The Borough of Woodcliff Lake has received a grant from the Bergen County Open Space Trust Fund for improvements at the Old Mill Recreation Complex. This grant is in the amount of \$20,525 with an anticipated match by the Borough's Open Space Fund and contributions from the Woodcliff Lake Baseball Association for the remainder of project costs.

The third Bid Opening for this project was held on July 9<sup>th</sup> at Borough Hall. The lowest of five (5) bids received was submitted by Trino Associates, LLC of Paramus, NJ in the amount of Seventy-Eight Thousand Seven Hundred and Two Dollars and Zero Cents (\$78,702.00) representing the total sum of Base Bid and Alternate Bid #1. Award of contract to Trino Associates, LLC was approved by the Council through Resolution at the July 14<sup>th</sup> meeting of Mayor and Council. Construction management of this project was also awarded to our office at this meeting.

The pre-construction meeting was held on July 25<sup>th</sup> at Borough Hall. The Contractor began construction on July 28<sup>th</sup> with tree removal, demolition of the existing bleachers and railroad tie wall, and excavations for construction of the new modular block retaining wall. Construction of the wall was completed within a week. A site meeting was held on August 7<sup>th</sup> to coordinate an additional bleacher unit to be purchased and installed at Lockwood Field through additional funding by the Baseball Association. The new bleacher unit and additional concrete quantities have been accommodated by Change Order #1. Concrete sidewalks and bleacher pads were installed the week of August 11<sup>th</sup>. The new bleacher units were ordered the first week of August and were delivered in mid-September.

The Contractor is coordinating with NEA's resident landscape architect regarding delivery and planting of all landscaping. Shrubs were delivered and planted mid-October. Two sycamore trees, for in-kind replacement of a mature sycamore which was removed during the project, are currently on backorder until mid-November when they are anticipated to mature to the desired caliper size.

Project closeout documents will be prepared upon completion of the sycamore plantings. NEA will then coordinate with the Borough and Bergen County Open Space regarding reimbursement of the project grant.



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**Our file:** WDLAMUN13.011  
**Project:** 77 Brookview Drive Drainage Repairs  
**Start Date:** To Be Determined  
**End Date:** To Be Determined  
**Budget Cost:** \$107,000.00  
**Budget Status:** To Be Determined

On February 1, 2013 a site visit was performed at the above referenced address in response to a resident complaint and to evaluate damage that occurred to a drainage outfall that is apparently owned by the Borough. The site visit was performed with former Borough Administrator Wolfgang Albrecht, Superintendent of Public Works David Antoine, and this office. In response, NEA developed a preliminary estimate of the repair work to be as follows:

|  |                     |
|--|---------------------|
| - Construction (head wall and repair)  | \$ 75,000.00        |
| - Engineering and permitting           | <u>\$ 20,000.00</u> |
|  | \$ 95,000.00        |
| - If NJDEP requires a stream study add | <u>\$ 12,000.00</u> |
|  | \$107,000.00        |

On March 11, 2013 a second site visit was performed with Park Ridge Water and Sewer representatives William Beattie, Director of Operations, and William Hahn, General Supervisor. This meeting was held on-site to discuss the potential reductions in engineering and permitting costs for both entities by coordinating a joint project. Park Ridge Water and Sewer was supportive of this proposal as both sides indicated that the close proximity of the damaged outfall and exposed utility crossing will, at minimum, require the coordination of design drawings as not to adversely affect the adjacent repair.

On May 15, 2013 an on-site meeting was held with the homeowner Peter Goldsmith, former Borough Administrator Wolfgang Albrecht, and our office. The project status was discussed and the property owner was notified that the Borough has made proper appropriations in the FY2013 municipal budget to address this issue in conjunction with Park Ridge Water and Sewer's utility repair.

In late August, 2014 Park Ridge Water and Sewer indicated that an appropriation of funds for this project is now being made to address this repair as soon as practicable. Further coordination with Park Ridge Water and Sewer is being made to discuss project scheduling as well as joint permitting as a cost saving measure for both municipalities. Neglia Engineering Associates is currently preparing a proposal for survey, design, permitting, and bidding of this project for the Council's consideration.



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**Our file:** WDLAMUN13.016  
**Project:** Woodcrest Drive Cul-de-sac Drainage Issue  
**Start Date:** To be Determined  
**End Date:** To be Determined  
**Budget Cost:** To be Determined  
**Budget Status:** To be Determined

Two separate drainage issues exist at this location;

1. Property maintenance issues with respect to erosion of the existing stream bank.
2. Flooding of the Woodcrest Drive cul-de-sac and front yards of aforementioned properties during large rainfall events.

In regards to property maintenance, both properties abutting the stream are experiencing erosion of the existing stream bank. The most significant erosion takes place at the property north of Woodcrest Drive cul-de-sac. The residents at this property have enlisted the services of a professional engineer to design, permit, and install a retaining wall along the stream bank stabilize their side yard, minimizing its further impact on their property. The residents at the property south of Woodcrest Drive cul-de-sac are experiencing minor erosion of the stream bank. Their property also includes a large low-lying area adjacent to the stream, which commonly floods and remains saturated for extended periods of time.

The second issue is due to the inability of the Woodcrest Drive storm drain network to discharge freely to the stream. The existing outfall for this network discharges at the elevation of the streambed with little or no slope on the pipe. Although this stream does run dry at times, it commonly flows at a depth great enough to fully submerge the outfall during large storm events. As such, the Woodcrest Drive network is unable to discharge freely to the stream without first backing up to an elevation great enough to create the hydraulic pressure required to force water through the discharge pipe. The catch basin upstream of the outfall is less than 2 feet deep, providing little storage within the network before overflowing into the streets causing the cul-de-sac to flood. During large rainfall events this catch basin overflows immediately and floods the entire cul-de-sac to a great extent.

Minor relief of flooding may be attained through dredging operations and normalization of the stream bed and bank performed under an NJDEP permit in combination with reconfiguration of the existing storm drain network outfall. Preliminary scoping by our office estimated survey, engineering, and permitting fees in excess of \$30,000.

NEA is currently coordinating with the Borough to research alternative measures of flood relief which may provide a more cost effective solution to this issue.



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Our file: **WDLAADM13.001**  
Project: Private Pond at 14 Saddle River Road  
Budget Cost: Not Applicable / Private Issue

A spillway resides within the County right-of-way and discharges through a culvert under Saddle River Road and directly into Musquapsink Brook. This spillway is operational and in fair condition. The resident and Construction Code Official noted that 15 years ago this pond was approximately 15 feet deep. They also noted that over time the earthen dam separating the upper and lower ponds had eroded significantly, thereby significantly degrading the water quality in the lower pond through the transport of sediments. These sediments were observed in the lower pond at a depth no greater than 5 feet, indicating significant loss of storage within the lower pond since failure of the earthen dam.

Review of the Borough Tax Map indicated that both the upper and lower ponds reside on private property. The lower pond resides within Block 805, Lots 1.01, 1.02, 2, and 7. The upper pond resides within Block 804 Lot 4 and Block 805 Lot 1.02. The failed earthen dam, associated concrete spillway and stone-lined channel resides between Block 805 Lots 1.02 and 1.03.

Our cursory review indicates this is a private issue between property owners in regards to the maintenance of the pond and associated outlet control structure. It is suggested that a review of any prior developer's agreements and deed records for the above referenced properties be made by the Borough Attorney to ensure that at no point prior had title to the earthen dam and associated concrete spillway been transferred into the possession of the Borough.

On January 16<sup>th</sup> the Construction Code Official, Nick Saluzzi, informed our office that a resident whose property is adjacent to the pond has been in contact with the Bergen County Mosquito Commission regarding assistance with dredging. The Commission indicated to this resident that they are able to perform the dredging if the Borough and/or residents obtain the necessary permits from NJDEP. Our office has assessed the level of effort required for surveying and permitting of this activity and, as per our original cursory review, have concluded this to be a private issue which falls under the responsibility of the property owners.

Sincerely,  
Neglia Engineering Associates

A handwritten signature in black ink that reads "Michael J. Neglia".

Michael J. Neglia, PE, PLS, PP  
Borough Engineer  
Borough of Woodcliff Lake

Sincerely,  
Neglia Engineering Associates

A handwritten signature in black ink that reads "Joseph R. Vuich".

Joseph R. Vuich, PE  
For the Borough Engineer  
Borough of Woodcliff Lake



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, P.O. BOX 8619, WOODCLIFF LAKE, NEW JERSEY 07677

JEFFREY R. GOLDSMITH, Mayor  
THOMAS RICHARDS, Borough Administrator

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

November 6, 2014

Resolution No. 14-199

**BE IT RESOLVED** that the following Payroll Disbursements made by the Treasurer since the last meeting are proper and hereby ratified and approved:

Payroll Release            11/01/2014    \$165,580.13

**BE IT FURTHER RESOLVED** that the following current claims against the Borough for materials and services have been considered and are proper and hereby are approved for payment:

|                  |                 |
|------------------|-----------------|
| Current Fund:    | \$ 2,370,404.14 |
| General Capital: | \$ 11,386.37    |
| Animal:          | \$ 725.00       |
| Escrow:          | \$ 2,481.96     |

### **ROLL CALL:**

Introduction: Mr. Rosenblatt  
Second: Mrs. Abene  
Ayes: Mrs. Abene, Mr. Belgiovine, Mr. Bloom, Mrs. Gadaleta, Mr. Rendo,  
Mr. Rosenblatt  
Nays: None  
Abstain: None  
Absent: None

### **CERTIFICATION OF FUNDS:**

I, Harold Laufeld, Chief Financial Officer of the Borough of Woodcliff Lake, hereby duly certify that fund(s) are available for Payroll Disbursements and Payment of Claims.

\_\_\_\_\_  
Harold Laufeld  
Chief Financial Officer



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, P.O. BOX 8619, WOODCLIFF LAKE, NEW JERSEY 07677

JEFFREY R. GOLDSMITH, Mayor  
THOMAS RICHARDS, Borough Administrator

201-391-4977  
Fax 201-391-8830

## CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 6, 2014.

Deborah Dakin  
Acting Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, P.O. BOX 8619, WOODCLIFF LAKE, NEW JERSEY 07677

JEFFREY R. GOLDSMITH, Mayor  
THOMAS RICHARDS, Borough Administrator

201-391-4977  
Fax 201-391-8830

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF  
REVENUE AND APPROPRIATION – CHAPTER 159–  
N.J.S.A. 40A: 4-87 – BODY ARMOR REPLACEMENT FUND**

**Resolution No. 14-200  
November 6, 2014**

**WHEREAS**, N.J.S.A 40A:4-87 provides that the Director of Local Government Services may approve the insertion of any Special Item of Revenue in the budget of any County or Municipality when such item shall have been available by law and the amount thereof was not determined at the time of the adoption of the budget: and

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for equal amounts;

**NOW, THEREFOR BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake requests the Director of Division of Local Government Services to approve the insertion of an item of revenue in the 2014 Budget in the sum of \$ 2,018.32 which is now available from Body Armor Replacement Fund

**BE IT FURTHER RESOLVED**, that a like sum of \$ 2,018.32 is hereby appropriated under the caption

General Appropriations  
Operations Excluded from CAPS  
State and Federal Programs Offset by Revenues  
Body Armor Replacement Fund

**ROLL CALL:**

Introduction: Mr. Rosenblatt  
Second: Mrs. Abene  
Ayes: Mrs. Abene, Mr. Belgiovine, Mr. Bloom, Mrs. Gadaleta, Mr. Rendo,  
Mr. Rosenblatt  
Nays: None  
Abstain: None  
Absent: None



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, P.O. BOX 8619, WOODCLIFF LAKE, NEW JERSEY 07677

JEFFREY R. GOLDSMITH, Mayor  
THOMAS RICHARDS, Borough Administrator

201-391-4977  
Fax 201-391-8830

## CERTIFICATION

I, Deborah Dakin, Acting Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of November 6, 2014.

---

**DEBORAH DAKIN**  
**ACTING BOROUGH CLERK**



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, P.O. BOX 8619, WOODCLIFF LAKE, NEW JERSEY 07677

JEFFREY R. GOLDSMITH, Mayor  
THOMAS RICHARDS, Borough Administrator

201-391-4977  
Fax 201-391-8830

## BUDGET TRANSFERS FOR NOVEMBER 6, 2014

Resolution No. 14-202

November 6, 2014

| <u>DEPARTMENT</u>                             | <u>ACCOUNT NUMBER</u> | <u>FROM</u> | <u>TO</u>  |
|---|-----------------------|-------------|------------|
| General Administration - Salaries and Wages   | 4-01-20-100-010       | 2,500.00    |            |
| General Administration - Other Expenses       | 4-01-20-100-020       |             | 2,500.00   |
| Sewer - Salaries and Wages                    | 4-01-31-455-010       | 10,500.00   |            |
| Municipal Clerk - Salaries and Wages          | 4-01-20-120-010       |             | 10,500.00  |
| Tax Collection - Other Expenses               | 4-01-20-145-020       | 1,000.00    |            |
| Financial Administration - Other Expenses     | 4-01-20-130-020       | 1,000.00    |            |
| Municipal Clerk - Other Expenses              | 4-01-20-120-020       |             | 2,000.00   |
| Financial Administration - Other Expenses     | 4-01-20-130-020       | 3,500.00    |            |
| Financial Administration - Salaries and Wages | 4-01-20-130-010       |             | 3,500.00   |
| Group Insurance for Employees                 | 4-01-23-210-020       | 6,000.00    |            |
| Audit Services - Other Expenses               | 4-01-20-135-020       |             | 6,000.00   |
| Group Insurance for Employees                 | 4-01-23-210-020       | 20,000.00   |            |
| Tax Assessment - Other Expenses               | 4-01-20-150-020       |             | 20,000.00  |
| Police - Salaries and Wages                   | 4-01-25-240-010       | 15,000.00   |            |
| Police - Other Expenses                       | 4-01-25-240-020       |             | 15,000.00  |
| Planning Board - Other Expenses               | 4-01-20-180-020       | 5,000.00    |            |
| Zoning Board - Other Expenses                 | 4-01-20-185-020       | 5,000.00    |            |
| Sewer - Salaries and Wages                    | 4-01-31-455-010       | 10,000.00   |            |
| Engineering - Other Expenses                  | 4-01-20-165-020       |             | 20,000.00  |
| Board of Health - Other Expenses              | 4-01-27-330-020       | 1,500.00    |            |
| Board of Health - Salaries and Wages          | 4-01-27-330-010       |             | 1,500.00   |
| Landfill Disposal Costs                       | 4-01-32-465-020       | 20,000.00   |            |
| Maintenance of Parks - Other Expenses         | 4-01-28-375-020       |             | 20,000.00  |
| Social Security                               | 4-01-36-472-000       | 5,400.00    |            |
| Public Employees Retirement System            | 4-01-36-471-000       |             | 5,400.00   |
| TOTAL   |                       | 106,400.00  | 106,400.00 |



# BOROUGH OF WOODCLIFF LAKE

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JEFFREY R. GOLDSMITH, Mayor  
THOMAS RICHARDS, Borough Administrator

201-391-4977  
Fax 201-391-8830

Report submitted by the Chief Financial Officer.

## ROLL CALL:

Introduction: Mr. Rosenblatt  
Second: Mrs. Abene  
Ayes: Mrs. Abene, Mr. Belgiovine, Mr. Bloom, Mrs. Gadaleta, Mr. Rendo, Mr. Rosenblatt  
Nays: None  
Abstain: None  
Absent: None

## CERTIFICATION

I, Debbie Dakin, Acting Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 6, 2014.

---

**DEBORAH DAKIN**  
**ACTING BOROUGH CLERK**



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, P.O. BOX 8619, WOODCLIFF LAKE, NEW JERSEY 07677

JEFFREY R. GOLDSMITH, Mayor  
THOMAS RICHARDS, Borough Administrator

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING STIPEND FOR HAROLD LAUFELD, CHIEF FINANCIAL OFFICER

**RESOLUTION NO. 14-203**

**November 6, 2014**

**WHEREAS**, the Woodcliff Governing Body desires to grant a stipend to Harold Laufeld, Chief Financial Officer for extra work performed in connection with the conversion from Bank of America to Bank of New Jersey; and

**WHEREAS**, the Finance Committee agrees with this stipend.

**NOW, THEREFORE BE IT RESOLVED**, that the Woodcliff Lake Governing Body approves the \$3,000.00 stipend for Harold Laufeld, Chief Financial Officer.

### **ROLL CALL:**

Introduction: Mr. Rosenblatt

Second: Mrs. Abene

Ayes: Mrs. Abene, Mr. Belgiovine, Mr. Bloom, Mrs. Gadaleta, Mr. Rosenblatt

Nays: Mr. Rendo

Abstain: None

Absent: None

### **CERTIFICATION**

I, Deborah Dakin, Acting Clerk of the Borough of Woodcliff Lake, in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 6, 2014.

**DEBORAH DAKIN**  
**ACTING BOROUGH CLERK**



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, P.O. BOX 8619, WOODCLIFF LAKE, NEW JERSEY 07677

JEFFREY R. GOLDSMITH, Mayor  
THOMAS RICHARDS, Borough Administrator

201-391-4977  
Fax 201-391-8830

## RESOLUTION DESIGNATING THE PCI GROUP TO PROCESS PAYROLL FOR THE BOROUGH

### RESOLUTION NO. 14-204 November 6, 2014

**WHEREAS**, the Borough currently utilizes Balance Point Payroll, with offices at 65 Harristown Road, Glen Rock, New Jersey, to process the payroll for all Borough employees; and

**WHEREAS**, in an effort to improve the efficiency and cost of payroll services, the Borough is desirous of switching payroll companies; and

**WHEREAS**, the PCI Group is engaged in the business of human resources outsourcing with offices located at 303 Molnar Drive, Elmwood Park, New Jersey; and

**WHEREAS**, the PCI Group has provided the Borough with a proposal to offer payroll processing, tax-filing, payroll deduction remittances and other related services at a cost of \$4.00 per paycheck based on 75 employees paid semi-monthly and \$4.00 for each W-2 issued. The PCI Group has further agreed to waive any initial setup fee; and

**WHEREAS**, the Borough has determined that it is in the Borough's best interest to switch payroll servicing companies and to accept the proposal offered by PCI Group, effective January 1, 2015.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake hereby agree to designate The PCI Group as the payroll processor for the Borough of Woodcliff Lake effective January 1, 2015.

#### **ROLL CALL:**

Introduction: Mr. Rosenblatt  
Second: Mrs. Abene  
Ayes: Mrs. Abene, Mr. Belgiovine, Mr. Bloom, Mrs. Gadaleta, Mr. Rendo,  
Mr. Rosenblatt  
Nays: None  
Abstain: None  
Absent: None



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, P.O. BOX 8619, WOODCLIFF LAKE, NEW JERSEY 07677

JEFFREY R. GOLDSMITH, Mayor  
THOMAS RICHARDS, Borough Administrator

201-391-4977  
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## CERTIFICATION

I, Deborah Dakin, Acting Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of November 6, 2014.

---

**DEBORAH DAKIN**  
**ACTING BOROUGH CLERK**