



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
November 17, 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.

RESOLUTION

**RESOLUTION APPOINTING THOMAS RICHARDS AS CLERK FOR THE
NOVEMBER 17, 2014 MAYOR AND COUNCIL MEETING**

**Resolution No. 14-205
November 17, 2014**

WHEREAS, Deborah Dakin, Acting Borough Clerk, is not able to attend the Mayor and Council Meeting of November 17, 2014; and

WHEREAS, Woodcliff Lake is required to have a clerk for its November 17, 2014 Mayor and Council meeting pursuant to N.J.S.A. 40A:9-133(e)(2); and

WHEREAS, in this circumstance, the best option for Clerk is the Borough Administrator because he is a Woodcliff Lake employee with a background sufficient to perform the duties of clerk for this meeting;

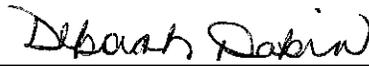
NOW THEREFORE BE IT RESOLVED that the Woodcliff Lake Governing Body appoints Thomas Richards to serve as Clerk for the November 17, 2014 Mayor and Council meeting.

ROLL CALL:

Introduction: Mrs. Abene
Second: Mr. Belgiovine
Ayes: Mrs. Abene, Mr. Belgiovine, Mr. Bloom, Mrs. Gadaleta, Mr. Rendo,
Mr. Rosenblatt
Nays: None
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 Governing Body at the meeting of November 17, 2014.



DEBORAH DAKIN
ACTING BOROUGH CLERK

ROLL CALL

Mayor Jeffrey Goldsmith asked for roll call. Council members Abene, Belgiovine, Bloom, Gadaleta, Rendo and Rosenblatt were present. Deena Rosendahl was present for Borough Attorney Paul Kaufman and Thomas Richards, Borough Administrator was also present.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

APPROVAL OF MINUTES

MOTION to approve the Minutes of November 6, 2014 was made by Council President Abene, seconded by Councilman Belgiovine and approved by Council members Abene, Bloom, Belgiovine, Gadaleta, Rendo and Rosenblatt.

MOTION to approve the Minutes of November 6, 2014 (closed session) was made by Council President Abene, seconded by Councilman Belgiovine and approved by Council members Abene, Bloom, Belgiovine, Gadaleta, Rendo and Rosenblatt.

MOTION to approve the Minutes of November 12, 2014 (work session 6:30 PM) was made by Councilwoman Gadaleta, seconded by Councilman Bloom and approved by Council members Abene, Bloom, Belgiovine, Gadaleta, and Rendo. Councilman Rosenblatt abstained.

MOTION to approve the Minutes of November 12, 2014 (work session 7:00 PM) was made by Councilwoman Gadaleta, seconded by Councilman Bloom and approved by Council members Abene, Bloom, Belgiovine, Gadaleta, and Rendo. Councilman Rosenblatt abstained.

PROCLAMATION

- Interfaith Thanksgiving Worship, presented by Mayor Jeffrey Goldsmith

Mayor Goldsmith stated that in 2012 when there was a change they did a Request for Qualifications for all positions in the municipality. If you would like to consider the same, it is really an open and transparent government that allows us to have the biggest pool possible of people looking for whatever positions that might be available and I would strongly recommend that to you folks to be able to do and the meter is somewhat running as before we know it's Thanksgiving and then we go into the holiday season. So if you would consider a Request for Qualifications as we did back in November of 2012 I think that would go a long way to bring open and transparent government.

NEW BUSINESS

Causeway Project, led by Councilman Rendo

Councilman Rendo stated that on this past Friday, Mayor Goldsmith, Councilman Belgiovine and himself met with our Borough Engineer and Grant Writer, as well as representatives from United Water, Mayor of Park Ridge Terry Maguire and Borough Clerk/Administrator Kelly O'Donnell to discuss the Causeway Project. Mr. Rendo stated that the Causeway project is part of our Master Plan and that in our Master Plan there is a requirement that we beautify the Causeway and create pedestrian access to the train station to allow our residents another avenue to get to the train station without the need to drive. The idea is to connect a pedestrian walkway from Park Ridge/Montvale all the way down through Woodcliff Lake and all the way down to a fishing pier that United Water is reconstructing and will give access to our residents to get closer to nature and will connect all 3 train stations from Montvale, Park Ridge and Woodcliff Lake. The next process is to set up a Tri-Boro Commission and authorize our attorney to speak to the attorneys from Park Ridge and Montvale to create a Tri-Boro Commission to study the plan to extend the walkway all the way down to the border of Hillsdale.

Mayor Goldsmith stated that you could walk from Mill Pond in Park Ridge all the way to Sulac Lane and then it stops at the United Water property. We would like to continue from Sulac Lane all the way down to the Hillsdale border. The other thing that we are looking to do that went on the table was the possible redoing of the Causeway. The Causeway is not a damn it is a gravel road. This is 100 years old that only has 1 culvert which presents pressures and

everything upstream. So one thing that we are looking to do is find a substantial amount of grant money from the Department of Environmental Protection to help pay for certain work with the County.

Councilwoman Gadaleta asked if the Church Road project is on target. Councilman Rendo replied yes that it is on target.

Councilman Bloom asked Councilman Belgiovine and Councilman Rendo what they thought about United Water's level of commitment to this. Councilman Belgiovine stated that United Water brought the Causeway situation to Woodcliff Lake because when they all walked the Church Road dam they were talking about it as a dam and United Water was very adamant about saying that it is not a dam – that it is a 100 year old road which has had 2 failures over the past 10 years where once the water breaches over the road it washes out the backside of it. Because there is only 1 culvert and it gets blocked up with debris it rises on the north side and puts pressure on the road.

Councilwoman Gadaleta stated that Pascack Hills High School had an evacuation drill in conjunction with the Bergen County's Sheriff Department and they brought in drug sniffing dogs. The purpose behind this was to see how quickly they can get the children and the staff out of the building in case of an emergency. The vice-principal was very happy to report that everything was done quickly and in an orderly fashion. Also, the dogs found no trace of any drugs within the school.

Councilwoman Gadaleta also stated that the High School is thinking that in the spring they would like to have a speaker series instead of having a career day. Cooperation and participation is needed from residents, corporate, surrounding area, fire department and Tri-Borough Ambulance.

Councilman Gadaleta stated that she spoke with Jay Esposito, Park and Recreation Director. There are a lot of things happening and is full of great ideas. Every Wednesday at the Dorchester Gym, from 9:00 PM – 10:30 PM is co-ed open basketball. Additionally, Mr. Esposito met with a golf pro and they are going to offer golf lessons up at the Tice Center from children from K-8th grades. It will be an 8 week class for approximately \$145.00 with more details to follow.

The Tree Lighting Ceremony will be November 30th at 5:00 PM.

Mrs. Gadaleta also stated that Mr. Esposito is also thinking about having guest speakers up at the Tice Center on Thursday nights during the months of January, February and March. These guest speakers will all have to do with the topics of sports and youth.

OLD BUSINESS

Nixle System, E-Mailing System, led by Councilman Rendo

Councilman Rendo stated that the Mayor and Council requested that he looking into reaching out to the residents as a form of transparency either through a mass e-mail system to advise our community concerning any issues the Borough may have. Mr. Rendo spoke with Police Chief Jannicelli on the matter and the Chief indicated that on the NIXLE system we have about 1,400 residents on it, but on that system should be limited to emergencies. In the past it was abused as to how it was used and he didn't think it was a good idea to use NIXLE and that NIXLE should be reserved in case of emergencies. As far as e-mail systems, there is a question whether it violates the Open Public Records Act and some issues that have to be looked into with Counsel.

Councilwoman Abene asked how other towns communicate with their public. Mr. Rendo responded that he assumes that they have a website. Ms. Rosendahl stated that it is not that we cannot do an e-mail system, but anyone who submits an e-mail does so knowingly that it is a public record.

Councilwoman Abene asked what if every family gets a Woodcliff Lake e-mail address. Councilman Belgiovine replied that it is \$4.00 per head, per month. Councilman Belgiovine talked about the system that the school used.

Mayor Goldsmith asked Mr. Richards to contact Montvale and Park Ridge and see how they connect with their residents and if they have a form that we can use and to please try and get it.

Galaxy Gardens, Mike Morris -Langan Engineering

Mayor Goldsmith stated that Mike Morris is present from Langan Engineering. Langan Engineering is the company that is doing the environmental testing at Galaxy Gardens for the Borough.

Mr. Morris stated that Langan Engineering was brought in to do an initial environmental evaluation on the property. Mr. Morris stated that because of the uses of the property they did a Focus Phase 2 investigation for the pesticides for the historic on-going nursery operation and the historic gas station. Mr. Morris went into a little bit of detail regarding the types of pesticides and contaminants.

Council asked questions regarding the pesticides and groundwater.

Councilwoman Gadaleta asked Mr. Morris if there was a possibility that the groundwater was contaminated. Mr. Morris stated that there was a possibility. Councilman Rendo stated that the purpose of the second part of Phase II was to determine that.

Mr. Morris stated that there is a concern there and it needs to be further evaluated and that is the next Phase.

A discussion took place about the leak in the gas tanks and the clean-up from the gas station that was on the property many years ago. It was noted that there are 10 monitoring wells on the property from the gas station.

Councilman Rendo asked Mr. Morris, in his expert opinion, if he felt that the contaminants found in the property are excessive, low, or a bit above DEP standards and his opinion. Mr. Morris stated that he wouldn't say excessive, but largely to slightly above DEP standards.

Councilman Rendo asked if it was just 2/3 of the property that was contaminated. Mr. Morris stated that he was not comfortable with answering that without further testing.

Mr. Rosenblatt asked if it would be fair to say that it was above the criteria for pretty much throughout the property. Mr. Morris replied that it is to be determined.

Councilman Rendo asked Mr. Morris to explain to the public what capping is and how it would impact that property. Mr. Morris went over the procedures for capping and the 3 different types and purposes.

Councilwoman Gadaleta asked Morris which of the 3 ways to remediate would he suggest that would be the safest way for the residents of Woodcliff Lake.

Mr. Morris replied that safest option or alternative would be to remove it but it is not always feasible because of the cost associated with that.

Councilman Belgiovine asked if it was common for a passive/active recreation park type of use and if there were other parks that have cement caps or landscape caps – if it is industry standard.

Mr. Morris replied yes and that an example is Hoboken.

Councilman Rendo brought up the fact that Tice Mall was built on a cap because it used to be an orchard.

PUBLIC COMMENT

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

John Lamb from Beattie Padovano, the firm that is representing Concerned Neighbors and Residents of Woodcliff Lake, stated that at the last meeting certain issues were raised and addressed by Mr. Kaufman and they didn't waive any of those issues, so he would like to move past that and focus his attention on the comments by the Engineer.

Mr. Lamb stated to Mr. Morris that the Council is wrestling with overall the property how bad it

is, how good it is and what it should do. Mr. Lamb asked Mr. Morris if he thought it was cost effective to remove the pesticides. Part of this with regard to the gasoline is being addressed by the current operator, but the pesticide portion on a 2 acre site, is it feasible to scrape off the pesticide. Is it a viable option for the Borough to literally just require removal of that?

Mr. Morris replied that if he understands the question correctly, are you asking him to comment as to what type of remediation should be done.

Mr. Lamb asked Mr. Morris if the Borough were to just scrape it off what the ball park figure is for that.

Mr. Morris stated that they do not know the full extent of it and from the numbers that they looked at so far, if they were to dig up the majority of the site, the cost is in the ball park of upwards of \$1 million.

Councilman Belgiovine asked Mr. Morris if there was an industry standard that we could say for x amount of dollars a yard for 120,000 cubic feet of contaminated soil that needs to be removed, disposed of, and replaced with clean fill.

Mr. Morris stated that he believed that the number was \$750,000 to \$1 million.

Mr. Belgiovine asked him if that was based on 2/3 of the site being contaminated with a depth of about 3 feet.

Mr. Morris stated that he was correct.

Josephine Higgins, Woodcliff Lake, asked if any of the information was available from years ago when remediation work was done on that property.

Mr. Morris replied that all of that information should be available with DEP.

Joseph LaPaglia, Woodcliff Lake, stated that when looking at the chart, are the numbers higher for commercial use – for commercial use you don't have to remediate if you are under the commercial level.

Mr. Morris stated that DEP gives out 2 numbers – residential and non-residential.

Mr. LaPaglia, stated that this property is in a residential zone. However, it currently has a non-conforming use that predated the zoning. Next door is a church that is permitted in the R22.5 zone. Do you look at residential or commercial numbers? Mr. Morris replied that you look at both numbers. Mr. LaPaglia stated that we should be looking at the residential numbers, the most stringent requirement.

Tom Carluccio, Woodcliff Lake, asked when the report was made available. Councilman Belgiovine replied that it was available in late October.

Jeff Tucker, Woodcliff Lake, thanked the Mayor and Council for all their time that they devote to the Borough. Mr. Tucker stated that he is not convinced the Borough should buy the property. There is a financial decision that has to be made and that our town right now is financially challenged. Mr. Tucker suggested that it is not financially responsible to move ahead with the purchase of this property.

Jeanine Chiavelli, Councilwoman-elect, Woodcliff Lake, asked Mr. Morris if this was an extraordinary, overwhelming undertaking. Ms. Chiavelli also stated that further testing would be the safe way especially if you were planning on any type of passive or active recreational use. Mr. Morris agreed that you would focus your remediation towards that.

Ms. Chiavelli stated that this is a residential area and we have come so far in this process, all the residents have spoken out for a year on it and have banded together and there was a reason for this and we are losing focus of that.

Councilman Rendo stated that the primary responsibility to this Mayor and Council is to protect the health, safety and welfare of our citizens. When we know that there is a property that is contaminated, we need to take action to insure that the health, safety and welfare of our citizens are protected. When this property was bought, Galaxy Gardens allowed a leaking oil tank there. So do we allow a private developer to clean up the property or do we put the responsibility on us to make sure it's cleaned. We are moving forward and buying this property, as Mayor Goldsmith has stated, we want to be a top 10 town. In order to be in a top 10 town you need to have top 10 facilities for our children. We don't have that. We don't have basketball courts to call our own. We don't have a public park that we could call our own. This location fits in the grand scheme of the Master Plan as part of the recreation facility. We could create a walkway and a track for our residents.

Ernest Basway, Woodcliff Lake, agrees with Mr. Tucker. Mr. Basway stated that he listened to Mr. Tucker and to Councilman Rendo and does not believe that this Council wants to spend millions of dollars so kids could play basketball. Mr. Basway stated that we should not be spending all this money on a piece of property that is an environmental disaster.

Mr. Lamb stated that he believes the purpose is clear here – open space. Open space is about a public purpose. Mr. Lamb stated that the Borough should spend the extra money and do further testing on the property. The Borough has the opportunity to get a piece of property right across from the recreation facility of the Borough you should buy the property because you will never have the opportunity again to do so. The Council should authorize the next step as recommended by Langan Engineering.

Mayor Goldsmith stated that he is listening to residents tell us to be fiscally responsible. Mayor Goldsmith stated that the Council is going to have to vote on a resolution and he asks the

Council to please think about what all the residents had to say and do you want to move forward to spend another up to \$25,000 of taxpayers' dollars without a plan.

Deena Rosenthal stated that the cost of remediation does get reduced from the purchase price so it is paid for by the seller. But the question mark is what remediation and that is what can potentially be litigated. We cannot force the seller to do the remediation that we choose and that is the question mark.

Moshe Cazaz, Woodcliff Lake, asked if the town had a "wish list" of other properties that they would like to buy for open space. If the town does have a list is this property on the list.

Mayor Goldsmith replied to his knowledge the Borough does not have a list.

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

Councilman Rendo stated that the only thing that the Council is voting on is to move forward with the Phase II environmental testing.

Councilman Bloom stated that when we voted to move forward with the prospect of condemnation it was exploratory. With the studies that have been done we kind of now know what we are up against.

Councilman Belgiovine stated that he wanted to address the concept of the estimates that the engineer has given us. The estimates were derived off of not complete results. In order to put a proper proposal for the remediation work, the extra testing needs to be done. Mr. Belgiovine further stated that in order to get a complete report the extra testing needs to be done.

Councilman Rosenblatt stated that what he is hearing tonight is basketball courts and what he finds most hypocritical of this entire procedure is that these concerned citizens came before us last year and said they were concerned about the safety of that corner and now on that very same corner we are talking about putting basketball courts. We are talking about boys and girls running across the street, in which you said is the second worst intersection of Woodcliff Lake.

Councilwoman Gadaleta stated that the town currently owns 40+ acres of what we consider park land and vacant land. Of that 20+ acres are currently undeveloped. We have land available, good land available that could be developed using this open space fund. Councilman Gadaleta further stated that she keeps hearing about the cancer causing pesticides in that soil. Contamination above the standard, it is all over the map and potential ground water issues going forward. For the Borough to make this property that we would feel safe to bring our families on, it could cost approximately \$1 million. This is going to be tax burden on the citizens of Woodcliff Lake. We need to be financially responsible.

Council President Abene stated that Councilwoman Gadaleta hit the nail on the head and she is

a very hard act to follow. Mrs. Abene stated that we have 40 acres of land. There is no definitive use of this property and whatever use you might want, you could put that use on one of the other pieces of property that we own. Mrs. Abene stated that there is work we have to do with this town, particularly the Lydecker House. Mrs. Abene stated that she has been trying to get grants and money to do something with that piece of property that we own.

Councilwoman Gadaleta stated that Mr. Rendo made a comment that we need to purchase this property to be a top 10 town. Mrs. Gadaleta further stated that we are a top 10 town with everything that we have here already and not tax burdening our citizens any more.

Councilman Rendo stated that he said if you want to be a top 10 town we have to acquire property for recreational purposes which we lack.

RESOLUTION

RESOLUTION APPROVING LANGAN ENGINEERING TO CONDUCT COMPLETE PHASE II ENVIRONMENTAL ASSESSMENT FOR GALAXY GARDENS

**Resolution No. 14-207
November 17, 2014**

WHEREAS, by prior Resolution the Governing Body of the Borough of Woodcliff Lake identified property on the Tax Map of the Borough of Woodcliff Lake known as Block 1402, Lot 7 and known as "Galaxy Gardens" (the "Property") as property which the Governing Body believes may be appropriate for acquisition pursuant to N.J.S.A. 20:3-1 set. seq., the Eminent Domain Act of 1971; and

WHEREAS, by prior Resolution the Governing Body of the Borough of Woodcliff approved a Phase I Environmental Site Assessment of the Property to be completed by Langan Engineering and Environmental Services, Inc. ("Langan") which has been completed; and

WHEREAS, by prior Resolution the Governing Body of the Borough of Woodcliff Lake approved a preliminary and limited Phase II Environmental Site Assessment of the Property to be completed by Langan, which has now been completed; and

WHEREAS, the results of the Preliminary Phase II Environmental Site Assessment indicate that further testing is required in order to fully assess and delineate the environmental condition of the Property; and

WHEREAS Langan estimates that the cost for completing the additional sampling required to delineate the environmental condition of the Property is approximately \$15,000.00 to \$20,000.00; and

WHEREAS, it is in the best interests of the Borough to obtain such additional sampling and delineate the environmental condition of the Property; and

WHEREAS, the Borough's CFO would not certify the availability of funds in the current budget necessary to pay the cost of the additional sampling.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize Langan to perform additional sampling necessary to delineate the environmental condition of the Property and to complete a Phase II Environmental Site Assessment, at a cost not to exceed \$25,000.00, provided however, such authorization is subject to and conditioned upon an amendment to the 2014 Budget to include the cost thereof.

ROLL CALL:

Introduction: Mr. Belgiovine
Second: Mr. Rendo
Ayes: Mr. Belgiovine, Mr. Rendo
Nays: Mrs. Abene, Mrs. Gadaleta, Mr. Bloom
Abstain: Mr. Rosenblatt
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 Governing Body at the meeting of November 17, 2014.



**DEBORAH DAKIN
ACTING BOROUGH CLERK**

Council President Abene stated that in light of the failure of this Resolution to be adopted, and because we can't seem to establish a definitive purpose for this property, I move motion to discontinue the Borough's effort to purchase Galaxy Gardens.

MOTION to discontinue the Borough's effort to purchase Galaxy Gardens was made by Council President Abene, seconded by Councilman Bloom.

Councilman Rosenblatt asked Ms. Rosendahl if this vote would end the entire condemnation proceeding. Ms. Rosendahl replied that we have not started condemnation proceedings, but this would stop the research for condemnation and leading to the acquisition of this property.

ROLL CALL:

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

Councilman Rendo requested that the Clerk place this matter back on the Agenda at the Reorganization meeting of January 2015.

Mayor Goldsmith stated that he does not have a problem with what you are doing, but he does not know whether or not we could do it at that meeting.

Ms. Rosendahl stated that it could not be on the Agenda for the Reorganization meeting, but the first regularly scheduled meeting after the Reorganization meeting.

CONSENT AGENDA

MOTION to approve the Consent Agenda was made by Councilman Rosenblatt, seconded by Councilwoman Gadaleta and unanimously approved.

CLOSED SESSION

RESOLUTION AUTHORIZING HOLDING OF CLOSED SESSION

**Resolution No. 14-210
November 17, 2014**

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake, pursuant to the provisions of N.J.S.A. 10:4-12(b), may meet in closed session; and

WHEREAS, the following is the subject matter to be discussed in closed session:

1. Clark vs. Borough of Woodcliff Lake

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 formal action may be taken at the Meeting.

ROLL CALL:

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

CERTIFICATION

I, Deborah Dakin, Acting 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 17, 2014.



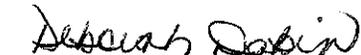
**DEBORAH DAKIN
ACTING BOROUGH CLERK**

ADJOURNMENT

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

Meeting was adjourned at 10:35 PM.

Respectfully submitted,



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 APPOINTING THOMAS RICHARDS AS CLERK FOR THE NOVEMBER 17, 2014 MAYOR AND COUNCIL MEETING

**Resolution No. 14-205
November 17, 2014**

WHEREAS, Deborah Dakin, Acting Borough Clerk, is not able to attend the Mayor and Council Meeting of November 17, 2014; and

WHEREAS, Woodcliff Lake is required to have a clerk for its November 17, 2014 Mayor and Council meeting pursuant to N.J.S.A. 40A:9-133(e)(2); and

WHEREAS, in this circumstance, the best option for Clerk is the Borough Administrator because he is a Woodcliff Lake employee with a background sufficient to perform the duties of clerk for this meeting;

NOW THEREFORE BE IT RESOLVED that the Woodcliff Lake Governing Body appoints Thomas Richards to serve as Clerk for the November 17, 2014 Mayor and Council meeting.

ROLL CALL:

Introduction: Mrs. Abene
Second: Mr. Belgiovine
Ayes: Mrs. Abene, Mr. Belgiovine, Mr. Bloom, Mrs. Gadaleta, Mr. Rendo,
Mr. Rosenblatt
Nays: None
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 Governing Body at the meeting of November 17, 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 PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

November 17, 2014
Resolution No. 14-206

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

Payroll Released 11/15/2014 - \$218,755.41

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:	\$ 119,919.19
Unemployment Insurance:	\$ 4,195.87
Capital:	\$ 48,530.83
Escrow:	\$ 1,883.25

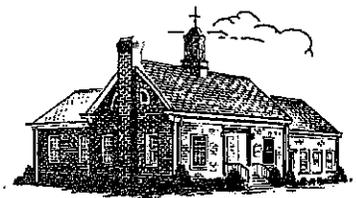
ROLL CALL:

Introduction: Mr. Rosenblatt
Second: Mrs. Gadaleta
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, Acting 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 17, 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 APPROVING LANGAN ENGINEERING TO CONDUCT COMPLETE PHASE II ENVIRONMENTAL ASSESSMENT FOR GALAXY GARDENS

Resolution No. 14-207
November 17, 2014

WHEREAS, by prior Resolution the Governing Body of the Borough of Woodcliff Lake identified property on the Tax Map of the Borough of Woodcliff Lake known as Block 1402, Lot 7 and known as "Galaxy Gardens" (the "Property") as property which the Governing Body believes may be appropriate for acquisition pursuant to N.J.S.A. 20:3-1 set. seq., the Eminent Domain Act of 1971; and

WHEREAS, by prior Resolution the Governing Body of the Borough of Woodcliff approved a Phase I Environmental Site Assessment of the Property to be completed by Langan Engineering and Environmental Services, Inc. ("Langan") which has been completed; and

WHEREAS, by prior Resolution the Governing Body of the Borough of Woodcliff Lake approved a preliminary and limited Phase II Environmental Site Assessment of the Property to be completed by Langan, which has now been completed; and

WHEREAS, the results of the Preliminary Phase II Environmental Site Assessment indicate that further testing is required in order to fully assess and delineate the environmental condition of the Property; and

WHEREAS Langan estimates that the cost for completing the additional sampling required to delineate the environmental condition of the Property is approximately \$15,000.00 to \$20,000.00; and

WHEREAS, it is in the best interests of the Borough to obtain such additional sampling and delineate the environmental condition of the Property; and

WHEREAS, the Borough's CFO would not certify the availability of funds in the current budget necessary to pay the cost of the additional sampling.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize Langan to perform additional sampling necessary to delineate the environmental condition of the Property and to complete a Phase II Environmental Site Assessment, at a cost not to exceed \$25,000.00, provided however, such authorization is subject to and conditioned upon an amendment to the 2014 Budget to include the cost thereof.



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

ROLL CALL:

Introduction: Mr. Belgiovine
Second: Mr. Rendo
Ayes: Mr. Belgiovine, Mr. Rendo
Nays: Mrs. Abene, Mr. Bloom, Mrs. Gadaleta
Abstain: Mr. Rosenblatt
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 Governing Body at the meeting of November 17, 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 A REFUND OF OVERPAID TAXES CAUSED BY A COUNTY TAX
COURT JUDGMENT FOR THE YEAR 2014
Appeal # 68-1400114L - MITTLEMAN**

**RESOLUTION NO. 14-208
November 17, 2014**

WHEREAS, the owners of Block 1805, Lot 20.01, Mittleman, Alan & Jennifer, 35 Widning Way, Woodcliff Lake, New Jersey was successful in their appeal to the County Tax Board New Jersey and have won a Judgment adjusting their assessed value for the year 2014; and

WHEREAS, this has resulted in their overpaying their property tax for year of 2014 in the amount of \$2,162.61; and

WHEREAS, they have been awarded this judgment and therefore are entitled to a refund

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the overpayment of \$2,162.61, to FRUCHTER, JOSEPH & ROBIN C/O MARTIN SHARIT ESQ.

Mail check to:
MARTIN SHARIT ESQ
141 MAIN STREET
HACKENSACK, NJ 07601

ROLL CALL:

Introduction: Mr. Rosenblatt
Second: Mrs. Gadaleta
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, 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 17, 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 A REFUND OF OVERPAID TAXES CAUSED BY A COUNTY TAX
COURT JUDGMENT FOR THE YEAR 2014
Appeal # 68-1400111 - REBORI**

**RESOLUTION NO. 14-209
November 17, 2014**

WHEREAS, the owners of Block 1304 Lot 5, Rebori, Steven R. & Denise, 15 Pinecrest Drive, Woodcliff Lake, New Jersey was successful in their appeal to the County Tax Board New Jersey and have won a Judgment adjusting their assessed value for the year 2014; and

WHEREAS, this has resulted in their overpaying their property tax for year of 2014 in the amount of \$1,941.71; and

WHEREAS, they have been awarded this judgment and therefore are entitled to a refund,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the overpayment of \$1,941.71, to Steven & Denise Rebori.

Mail check to:
STEVEN & DENISE REBORI
15 PINECREST DRIVE
Woodcliff Lake, NJ 07677

ROLL CALL:

Introduction: Mr. Rosenblatt
Second: Mrs. Gadaleta
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, 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 17, 2014.

Deborah Dakin
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 HOLDING OF CLOSED SESSION

Resolution No. 14-210

November 17, 2014

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake, pursuant to the provisions of N.J.S.A. 10:4-12(b), may meet in closed session; and

WHEREAS, the following is the subject matters to be discussed in closed session:

1. Clark vs. Borough of Woodcliff Lake

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 formal action may be taken at the Meeting.

ROLL CALL:

Introduction: Mrs. Abene

Second: Mr. Rendo

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

Nays: None

Abstain: None

Absent: None

CERTIFICATION

I, Deborah Dakin, Acting 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 December 1, 2014.



DEBORAH DAKIN
ACTING BOROUGH CLERK