



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL AGENDA  
JULY 15, 2019  
7:00 PM**

**CALL TO ORDER**

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

**ROLL CALL**

Mayor Carlos Rendo  
Councilman Corrado Belgiovine  
Council President Jacqueline Gadaleta  
Councilwoman Nancy Gross  
Councilwoman Angela Hayes  
Councilman Brian Singleton  
Councilman Ian Spelling

**PLEDGE OF ALLEGIANCE**

**CLOSED SESSION**

Resolution No. 19-160

A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

**CERTIFICATE OF RECOGNITION – PASCACK VALLEY REGIONAL HIGH SCHOOL DANCE TEAM**

**APPROVAL OF MINUTES**

June 17, 2019

July 8, 2019

**FIRE DEPARTMENT** – Appointment of Sarah Stupak as a member of the Woodcliff Lake Fire Department

**COMMITTEE APPOINTMENTS**

Suzanne Mohan to the 125<sup>th</sup> Anniversary Committee with a term expiring on December 31, 2019

**MAYOR'S COMMENTS**

**ADMINISTRATOR'S REPORT**

## **ENGINEER'S REPORT**

## **COUNCIL MEMBERS' REPORTS/COMMENTS**

### **ORDINANCE**

Introduction                      Ordinance 19-08  
An Ordinance to Amend Chapter 380 Entitled "Zoning Code" of the  
Borough Code of the Borough of Woodcliff Lake, State of New Jersey

**NEW BUSINESS**                      Master Plan ReExamination – led by Richard Preiss, Planner

### **PUBLIC COMMENT**

(limited to 5 minutes per speaker)

### **NON-CONSENT AGENDA**

Resolution No. 19-164      Resolution Awarding Fireworks Display Contract in the Borough of Woodcliff Lake

### **CONSENT AGENDA**

Resolution No. 19-161      Resolution Requesting Approval of Items of Revenue and Appropriation – Chapter  
159 – NJSA 40:A 4-87- 2019 Distracted Driving Crackdown

Resolution No. 19-162      Resolution Requesting Approval of Items of Revenue and Appropriation – Chapter  
159 – NJSA 40:A 4-87- Alcohol Education Rehabilitation Fund

Resolution No. 19-163      Resolution Authorizing Payroll and Payment of Claims

Resolution No. 19-165      Resolution Authorizing a One-Time Stipend for Margaret (Meg) Smith for  
Receiving Her State License as a Zoning Official

Resolution No. 19-166      Resolution Authorizing a One-Time Stipend for Joy Sugerman for Receiving Her  
State License as a Certified Municipal Registrar

Resolution No. 19-167      Resolution Authorizing a One-Time Stipend for Evan Barboni for Receiving His  
C1 and C2 Sewer License

Resolution No. 19-168      Resolution Authorizing Approval to Submit a Grant Application and Execute a  
Grant Contract with the New Jersey Department of Transportation for the  
Woodcliff Avenue "Causeway" Streetscape Project

Resolution No. 19-169      A Resolution Authorizing Appointment of Municipal Representatives to the  
Bergen County Community Development Regional Committee

Resolution No. 19-170      Dedication by Rider – 125<sup>th</sup> Anniversary Celebration

Resolution No. 19-171      Resolution Authorizing Release of Escrow Balance

Resolution No. 19-172      Resolution Authorizing the Borough of Woodcliff Lake to Create a Special Account  
to Receive a Donation of \$5,000 to be Used Solely for the Purchase of Shade Trees

Resolution No. 19-173      Resolution Approving Membership in North Jersey Wastewater Cooperative  
Pricing System

Resolution No. 19-174      Resolution Authorizing Contract for upgrade of Pump Station (Glen Rd)

Resolution No. 19-175      Resolution Authorizing Surveying, Engineering Design and Permitting Services for  
Glen Rd Sanitary Pump Station

Resolution No. 19-176      Resolution Authorizing Engineering Services for 2019 Municipal Road Restoration  
Program

Resolution No. 19-177      Resolution Authorizing Engineering Design and Bidding Services for Pool Cover  
Replacement

Resolution No. 19-178 Resolution Authorizing Engineering Design and Bidding Services for Pool Shell  
Resolution No. 19-179 Resolution Authorizing Contract for upgrade to Pump Station (Maria Rd)  
Resolution No. 19-180 Resolution Authorizing Surveying, Engineering Design and Permitting Services for  
Maria Rd Sanitary Pump Station  
Resolution No. 19-181 Resolution Designating Redeveloper of Property (Block 2602, Lots 1, 2 and 9) and  
Authorizing Preparation

## **ADJOURNMENT**

**\*\*\*\*Disclaimer\*\*\*\***

**Subject to Additions and/or Deletions**

**BOROUGH OF WOODCLIFF LAKE**

**Bergen County, New Jersey**

**Ordinance No. 19-08**

**AN ORDINANCE TO AMEND CHAPTER 380 ENTITLED "ZONING CODE" OF THE BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY**

**BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:**

**WHEREAS**, Chapter 380, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding the Zoning Code within the Borough of Woodcliff Lake; and

**BE IT ORDAINED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

**Chapter 380 Zoning**

**Article VI: Business Districts (B-1, B-2, B-3)**

**Sec 41.a Permitted uses in the B-1 District.**

Within the B-1 business district, no lot, tract or parcel of land shall be used, and no building structure shall be constructed, altered, erected or placed to be used for any purpose other than the following:

**A.** Retail sales or service uses such as those listed below, as well as uses substantially similar to them, and except as where otherwise permitted conducted entirely within the confines of a building, and involving the sale of goods or rendering of services directly to the ultimate consumer:

- (1)** Stores for retail sales, including but not limited to: clothing, personal furnishings and accessories, and shoe stores; music, video, and bookstores; office supplies and stationery stores; antiques stores; camera and photographic supply stores; gift, novelty, craft, hobby and souvenir stores; jewelry and watch stores; luggage and leather goods stores; stores selling sporting and recreational good and supplies; furniture stores; drapery and curtain stores; carpet, floor covering, home décor and furnishing stores; florists, retail bakery stores; delicatessens and take-out food stores, grocery stores, fruit and vegetable markets, candy nut and confectionery stores, meat

and fish stores, and specialty food stores; and retail shopping centers combining a number of permitted retail stores.

- (2) Shops for personal service and repairs, including but not limited to: beauty, barber shops, nail salons and day spas; shoe repair and tailors; appliance repair; locksmiths; photographers; laundry pick-up or drop-off centers; travel agencies; real estate offices; establishments selling and servicing electronic goods, computers and appliances; massage establishments employing only licensed massage and body therapists, and establishments offering physical fitness, training and wellness facilities, such as Pilates, yoga, cycling and cross-training.

**B.** Business, professional medical and executive offices.

**C.** Banks, financial institutions, insurance offices, but not drive-through banks.

**D.** Nursery schools and day-care centers.

**E.** Public parks, playgrounds and uses owned and operated by the Borough of Woodcliff Lake.

**F.** Clubs, lodges and fraternal organizations

**G.** Restaurants and coffee shops, excluding drive-through restaurants or drive-through coffee shops.

**H.** Accessory uses which are customary and incidental to the principal permitted uses.

**I.** Outdoor dining as an accessory use in conjunction with permitted restaurants and coffee shops, but only in conformance with the following supplementary standards:

- (1) Outdoor dining uses or outdoor dining areas shall be permitted as accessory uses only in conjunction with a permitted restaurant or coffee shop and shall be required to obtain site plan approval, including outdoor dining areas that are added to existing restaurants.
- (2) Outdoor dining area shall be permitted entirely within the front yard of the property containing the restaurants and/or wholly or partially within the side walk or the public right-of-way in front of the restaurant.
- (3) Outdoor dining areas shall be set back at least fifteen (15) feet from all residentially zoned property lines and ten (10) feet from all driveways.
- (4) Such setback area shall be suitably landscaped and screened as appropriate to block noise, glare, lighting and other potential impacts from adjoining properties and from vehicular movements within the property.

- (5) No outdoor entertainment, music or public address system shall be permitted within the outdoor dining area.
- (6) No exterior lighting that illuminates beyond the boundaries of the property or the outdoor dining area in excess of one-half footcandle shall be permitted.
- (7) In computing the number of off-street parking spaces required for restaurants with outdoor dining area, the outdoor dining area and its seating capacity shall be included. However, where such outdoor seating represents a relocation of indoor seating such that there will be no increase in the overall seating capacity of the restaurant, such areas shall not be included.
- (8) All signage, including signage on awnings, canopies and umbrellas and other fixtures, shall be in compliance with Borough codes regulating signage.
- (9) In the event that the outdoor dining extends to a sidewalk in front of another space in the same building or an adjacent property, the applicant shall obtain the written permission of the owner(s) and/or tenant(s), if any, of the building or space abutting any additional sidewalk frontage.
- (10) Outdoor dining areas that are to be located within the public right-of-way shall only be located on sidewalks that are at least eight (8) feet in width. Sidewalks less than eight (8) feet but more than six feet in width may be considered for outdoor dining areas, provided the additional public safety issues created by the narrower width, which issues would include sidewalk surface and separation of pedestrians from vehicular traffic, are adequately addressed.
- (11) Outdoor dining areas within a public right-of-way shall be located in a manner that promotes efficient and direct pedestrian movement. A minimum of one (1) unobstructed pedestrian path at least four (4) feet wide shall be maintained at all times.
- (12) The perimeter around the outdoor dining area on a side within a public right-of-way may be delineated using nonpermanent fixtures such as railings, potted plants, decorative chains, or other approved fixtures. The permanent anchoring of tables, chairs, umbrellas, awnings, canopies, railing or other fixtures may be approved by the approving Board, provided such anchoring meets all other applicable codes, ordinances and law and the applicant provides adequate assurances that the sidewalk will be repaired in a manner consistent with Borough requirements, or in the case of an outdoor dining area within the public right-of-way of a county road, the county requirements concerning sidewalk repair, in the event any permanently anchored fixture is removed. The approving Board may require as a condition of

approval that any fixture not permanently anchored shall be removed from the outdoor dining area during any time when the outdoor dining area or abutting business establishment is not open for business.

- (13) Tables, chairs, umbrella, canopies. Awnings and any other fixtures shall be of uniform design and shall be made of quality materials and workmanship to ensure the safety and convenience of users and to enhance the visual quality of the Broadway Corridor environment. Design materials and colors shall be compatible with the restaurant to which it is accessory and shall be approved by the Planning Board.

**Sec 41.b Prohibited uses in the B-1 District.**

Any uses other than those permitted by § 380-41.a are prohibited, but the following uses are expressly prohibited:

- A. Automotive uses, of any kind, except car rental establishments.
- B. Commercial amusements, either as a principal or accessory use, except as permitted in Chapter 92, Amusement Devices, of the Code of the Borough of Woodcliff Lake.
- C. Any drive-through or drive-in uses or service, whether principal or accessory.
- D. The sale of any product or service by outdoor vending machine.
- E. Supermarkets, pharmacies or drugstores, discount/warehouse clubs and big box general retail stores.
- F. Discount stores and auction houses.
- G. Business selling, distributing, cultivating, growing or facilitating the sale and/or use of either recreational and/or medicinal marijuana including any ancillary or related paraphernalia.

**Sec 42.a Permitted uses in the B-2 and B-3 Districts.**

Within the B-2 and B-3 business districts, no lot, tract or parcel of land shall be used and no building structure shall be constructed, altered, erected or placed to be used for any purpose other than the following:

- A. Business uses of a strictly retail sales or service type, conducted entirely within the confines of a building and involving the sale of goods or rendering of services directly to the ultimate consumer and limited to the following:
  - (1) Stores for the retail sale and display of goods and products, provided that the area devoted to storage of said goods and products does not exceed the area devoted to sales and display,

except that area devoted to storage of farm products may exceed the area devoted to sales and display of farm products.

**(2)** Shops for personal service and repairs, such as beauty and barber shops, shoe repair, appliance repair, locksmiths, photographers, laundry and dry-cleaning establishments (excluding those which use equipment for laundry or dry cleaning processing on premises).

**(3)** Business, professional and executive offices and personal business service establishments such as travel agencies and real estate sales offices.

**(4)** Banks and similar financial institutions.

**(5)** Nursery schools and day-care centers.

**B.** Business use for the wholesale storage and sale of farm products conducted entirely within the confines of a building.

**Sec. 42.b Prohibited uses in the B-2 and B-3 Districts.**

Any uses other than those permitted by § 380-42.a are prohibited. Without in any manner limiting the generality and prohibition of this section, nothing contained in this section shall be construed to permit any of the following uses in any business district:

**A.** Accessory buildings and accessory parking structures, except farm accessory buildings.

**B.** Automotive uses, such as body and fender shops, automobile glass shops, radiator repair shops, muffler shops, transmission repair shops, new and used car lots, junkyards and automobile wrecking yards.

**C.** Car washing establishments.

**D.** Commercial amusements, either as a principal or accessory use, except as permitted in Chapter 92, Amusement Devices, of the Code of the Borough of Woodcliff Lake.

**E.** Commercial storage or warehouses.

**F.** Discount stores and auction houses.

**G.** Dog kennels, veterinary practices or animal hospitals.



**H.** Funeral parlors.

**I.** Hotels or motels.

**J.** Manufacture, assembly or treatment which is not clearly incidental to a permitted retail business use conducted on premises.

**K.** Massage parlors, saunas or steam baths and health spas.

**L.** Motorcycle and motorbike sales and service establishments.

**M.** Moving and storage warehouse establishments.

**N.** Outdoor parking or storage of trailers of all types.

**O.** Repair or machine shops, unless clearly accessory to a permitted retail use conducted on premises.

**P.** Residential use.

**Q.** Boardinghouse or rooming house.

**R.** Restaurants, except when permitted as a conditional use in the B-2 and B-3 Zones and subject to those requirements.

**S.** Sales, processing, assembling, servicing or storage of materials, merchandise, supplies or displays shall be prohibited in front, side or rear yards or any area of open space, including any aisle, sidewalk, walkway, driveway or accessway.

**T.** Self-operated and coin-operated dry-cleaning establishments and laundromats, and any other self-operated establishment.

**U.** Service stations (gasoline) for motor vehicles.

**V.** Stone yard or monument works.

**W.** Woodworking or metalworking shops.

**X. Airplane and helicopter takeoff and landing areas.**

**Y. Any business involving the sale of fuel.**

**Z. Businesses selling, distributing, cultivating, growing and/or facilitating the sale and/or use of either recreational and/or medicinal marijuana, including any ancillary or related paraphernalia.**

***The following provisions in the current B-1, B-2 and B-3 zoning requirements Section 380-41.C are removed and placed in Section 380-11.2 of the Woodcliff Lake Zoning Code.***

#### **§380-11.2 AFFORDABLE HOUSING ZONE**

**A.** There is hereby created an Affordable Housing Overlay Zone (AHO). The Affordable Housing Overlay Zone shall be located in the B-1 District on Lot 6 and Lot 7 in Block 2303.

[Added 12-16-2002 by Ord. No. 02-16]

**(1)** The permitted use under the Affordable Housing Overlay Zone, in addition to those uses permitted in the B-1 District, shall include multifamily dwelling units for low- and moderate-income residents in accordance with the regulations set forth by the Council on Affordable Housing.

**(2)** Within the Affordable Housing Overlay Zone, no lot, tract or parcel of land shall be used except for multifamily dwelling units for low- and moderate-income residents in accordance with the regulations set forth by the Council on Affordable Housing.

**(3)** The dimensional requirements of the B-1 Zone shall apply to uses permitted under the B-1 Zone. The following dimensional requirements are established for the Affordable Housing Overlay Zone:

**(a)** Minimum lot area: 23,000 square feet.

**(b)** Minimum lot frontage: 200 feet.

**(c)** Minimum lot depth: 100 feet.

**(d)** Minimum front yard: 20 feet.

**(e)** Minimum side yard: one: five feet; both: 10 feet.

**(f)** Minimum rear yard: five feet.

**(g)** Maximum building coverage: 45%.

**(h)** Maximum impervious coverage: 85%.

**(i)** Maximum building height: 2 1/2 stories, 35 feet.

**(j)** Maximum density: 18 dwelling units per acre.

**(k)** Parking may be located in any side or rear yard. Eaves, open porches and roof overhangs may project into any required side yard and may project not more than two

feet into any required front yard or setback. Retaining wall structures may be located in any required yard setback.

**(l)** Notwithstanding Chapter 292, Site Plan Review, off-street parking stalls, except for handicapped spaces which shall comply with all regulations pertaining thereto, shall measure at least nine feet in width and 18 feet in length.

**(m)** Notwithstanding Chapter 292, Site Plan Review, the minimum aisle (interior driveway) width shall be 18 feet.

**(n)** Notwithstanding Chapter 292, Site Plan Review, the minimum width of a driveway connection to a public street at a ninety-degree angle shall be 21 feet.

**(4)** Notwithstanding the provisions of § 380-47, with respect to an application for development of a permitted use under the Affordable Housing Overlay Zone, ingress and egress will be permitted for the lots being developed from Coles Crossing Road.

**(5)** The residential site improvement standards of the State of New Jersey shall establish the requirements for the number of parking spaces and other site design.

**(6)** All multifamily dwelling units for low- and moderate-income residents shall be affirmatively marketed in accordance with the Council on Affordable Housing regulations. All rental units shall be rented in accordance with the Council on Affordable Housing regulations. Development of affordable housing shall be in accordance with the rules and regulations of the New Jersey Council on Affordable Housing.

**(7)** All of the provisions of this chapter, except as provided in this § 380-11.2, shall be applicable to the Affordable Housing Overlay Zone in the B-1 District.

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gross						
Hayes						
Singleton						
Spelling						
Gadaleta						
Mayor Rendo						

**A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH  
THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS, ACT, N.J.S.A. 10:4-12**

**RESOLUTION NO. 19-160  
JULY 15, 2019**

**WHEREAS**, the Borough of Woodcliff Lake is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., and

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

**WHEREAS**, it is necessary for the Borough of Woodcliff Lake to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

\_\_\_\_\_1. Matters Required by Law to be Confidential. Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

\_\_\_\_\_2. Matters Where the Release of Information Would Impair the Right to Receive Funds. Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

\_\_\_\_\_3. Matters Involving Individual Privacy. Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing,

relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

\_\_\_\_ 4. Matters Relating to Collective Bargaining Agreements. Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

\_\_\_\_ 5. Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds. Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed specifically with respect to \_\_\_\_\_. The minutes will be released on or before \_\_\_\_\_, 20\_\_ when the issues pertaining to the property located at \_\_\_\_\_ have been approved and finalized.

\_\_\_\_ 6. Matters Relating to Public Safety and Property. Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

X 7. Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege, any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer, specifically with respect to: Personnel Matters and litigation update.

The minutes will be released in approximately ninety (90) days or upon the resolution through settlement or court decision and the time period for any and all appeals.

\_\_\_\_ 8. Matters Relating to the Employment Relationship. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting, specifically: personnel discussion.

The minutes will be released within ninety (90) days or earlier upon the resolution of the matter through settlement or court decision and the time period for any and all appeals.

\_\_\_\_\_9. Matters Relating to the Potential Imposition of a Penalty. Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on July 15, 2019 that an Executive Session closed to the public shall be held on July 15, 2019 at 7:00 P.M. at the Borough of Woodcliff Lake offices located at 188 Pascack Road, Woodcliff Lake, New Jersey, for the discussion of matters relating to the specific items designated above.

**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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gross						
Hayes						
Singleton						
Spelling						
Gadaleta						
Mayor Rendo						

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION –  
CHAPTER 159 – N.J.S.A. 40:A 4-87 – 2019 DISTRACTED DRIVING CRACKDOWN  
RESOLUTION NO. 19-161  
JULY 15, 2019**

**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; and

**WHEREAS**, the Borough of Woodcliff Lake has received \$ 5,500.00 from NJ Highway Safety – 2019 Distracted Driving Crackdown and wishes to amend its 2019 Budget to include this amount as a revenue.

**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 2019 Budget in the sum of \$ 5,500.00 which is now available from NJ Highway Safety – 2019 Distracted Driving Crackdown

**BE IT FURTHER RESOLVED**, that a like sum of \$ 5,500.00 is hereby appropriated under the caption

General Appropriations  
Operations Excluded from CAPS  
State and Federal Programs Offset by Revenues  
NJ Highway Safety - 2019 Distracted Driving Crackdown

**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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**



Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gross						
Hayes						
Singleton						
Spelling						
Gadaleta						
Mayor Rendo						

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION –  
CHAPTER 159 – N.J.S.A. 40:A 4-87 – ALCOHOL EDUCATION REHABILITATION FUND**

**RESOLUTION NO. 19-162  
JULY 15, 2019**

**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; and

**WHEREAS**, the Borough of Woodcliff Lake has received \$ 723.37 from State of NJ Alcohol Education Rehabilitation Enforcement Fund and wishes to amend its 2019 Budget to include this amount as a revenue.

**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 2019 Budget in the sum of \$ 723.37 which is now available from Alcohol Education Rehabilitation Fund; and

**BE IT FURTHER RESOLVED**, that a like sum of \$ 723.37 is hereby appropriated under the caption

General Appropriations  
Operations Excluded from CAPS  
State and Federal Programs Offset by Revenues  
Alcohol Education Rehabilitation Fund

**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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gross						
Hayes						
Singleton						
Spelling						
Gadaleta						
Mayor Rendo						

**RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS**

**RESOLUTION NO. 19-163**

**JULY 15, 2019**

**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 6/30/2019    \$239,989.34

Payroll Released 7/15/2019    \$248,945.95

**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:	\$ 421,458.51
Trust Other Funds:	\$ 1,567.00
Open Space Trust:	\$ 4,642.32
Capital:	\$ 302,720.34
Escrow:	\$ 2,859.67
Affordable Housing:	\$ 11,857.80
St. Unemployment Ins:	\$ 366.00

**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.

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Harold Laufeld  
Chief Financial Officer

**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 July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gross						
Hayes						
Singleton						
Spelling						
Gadaleta						
Mayor Rendo						

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**RESOLUTION AWARDING FIREWORKS DISPLAY CONTRACT IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 19-164**

**JULY 15, 2019**

**WHEREAS**, the Borough of Woodcliff Lake has identified the benefits of having a fireworks display to take place on Saturday, September 21, 2019 with a rain date of Saturday, September 28, 2019; and

**WHEREAS**, D&M Fireworks, LLC. with offices in Bally, Pennsylvania has been identified as having the expertise, equipment and experience necessary to perform this service for the Borough for the amount of Six Thousand Dollars (\$6,000.00) pursuant to the terms of the contract provided to the Borough; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) permits the awarding of contracts that fall below the bidding threshold to be done without competitive bids.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake authorizes the execution of the contract between the Borough and D&M Fireworks, LLC. for a fireworks display to take place on Saturday, September 21, 2019 with a rain date of Saturday, September 28, 2019 for the amount of Six Thousand Dollars (\$6,000.00) pursuant to the terms of the contract. Said contract shall be available for review with the Borough Clerk.

**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 Governing Body at the meeting of August 13, 2018.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gross						
Hayes						
Singleton						
Spelling						
Gadaleta						
Mayor Rendo						

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**RESOLUTION AUTHORIZING A ONE-TIME STIPEND FOR MARGARET (MEG) SMITH FOR RECEIVING  
HER STATE LICENSE AS A ZONING OFFICIAL**

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**RESOLUTION NO. 19-165  
JULY 15, 2019**

**WHEREAS**, pursuant to Borough policy, employees that obtain job-related certification that are mandated by the State, or required by the Borough shall receive a one-time award as enumerated in the Employee Handbook; and

**WHEREAS**, obtaining a license as a Zoning Official calls for an award of \$500.00; and

**WHEREAS**, Margaret (Meg) Smith successfully completed the course work necessary and has received her state license as a Zoning Official.

**NOW THEREFORE, BE IT RESOLVED**, that Margaret (Meg) Smith shall receive a one-time stipend of \$500.00 for receiving her state license as a Zoning Official.

**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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

**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.

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Harold Laufeld  
Chief Financial Officer

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gross						
Hayes						
Singleton						
Spelling						
Gadaleta						
Mayor Rendo						

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**RESOLUTION AUTHORIZING A ONE-TIME STIPEND FOR JOY SUGERMAN FOR RECEIVING  
HER STATE LICENSE AS A CERTIFIED MUNICIPAL REGISTRAR**

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**RESOLUTION NO. 19-166  
JULY 15, 2019**

**WHEREAS**, pursuant to Borough policy, employees that obtain job-related certification that are mandated by the State, or required by the Borough shall receive a one-time award as enumerated in the Employee Handbook; and

**WHEREAS**, obtaining a license as a Certified Municipal Registrar calls for an award of \$500.00; and

**WHEREAS**, Joy Sugerman successfully completed the course work necessary and has received her state license as a Certified Municipal Registrar.

**NOW THEREFORE, BE IT RESOLVED**, that Joy Sugerman shall receive a one-time stipend of \$500.00 for receiving her state license as a Certified Municipal Registrar.

**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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**



**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.

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Harold Laufeld  
Chief Financial Officer

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gross						
Hayes						
Singleton						
Spelling						
Gadaleta						
Mayor Rendo						

**RESOLUTION AUTHORIZING A ONE-TIME STIPEND FOR EVAN BARBONI FOR RECEIVING  
HIS C1 AND C2 SEWER LICENSE**

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**RESOLUTION NO. 19-167  
JULY 15, 2019**

**WHEREAS**, pursuant to Borough policy, employees that obtain job-related certification that are mandated by the State, or required by the Borough shall receive a one-time award as enumerated in the Employee Handbook; and

**WHEREAS**, obtaining a C1 and C2 Sewer License calls for an award of \$500.00; and

**WHEREAS**, Evan Barboni successfully completed the course work necessary and has received his C1 and C2 Sewer license.

**NOW THEREFORE, BE IT RESOLVED**, that Evan Barboni shall receive a one-time stipend of \$500.00 for receiving his C1 and C2 sewer license.

**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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

**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.

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Harold Laufeld  
Chief Financial Officer

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gross						
Hayes						
Singleton						
Spelling						
Gadaleta						
Mayor Rendo						

**RESOLUTION AUTHORIZING APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE WOODCLIFF LAKE AVENUE STREETSCAPE PROJECT**

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**RESOLUTION NO. 19-168  
JULY 15, 2019**

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the Borough of Woodcliff Lake formally approves the grant application for the above stated project; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2020-WOODCLIFF LAKE AVENUE STREETSCAPE – 00267 to the New Jersey Department of Transportation on behalf of the Borough of Woodcliff Lake.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the agreement on behalf of the Borough of Woodcliff Lake and their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gross						
Hayes						
Singleton						
Spelling						
Gadaleta						
Mayor Rendo						

**A RESOLUTION AUTHORIZING APPOINTMENT OF MUNICIPAL REPRESENTATIVES  
TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE**

**RESOLUTION NO. 19-169  
JULY 15, 2019**

**WHEREAS**, the Municipality of Woodcliff Lake has entered into a three- year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:8a-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

**WHEREAS**, said Agreement requires that the Municipal Council to appoint a representative and alternate and that the Mayor appoint a representative and alternate for the FY 2019-2020 term starting July 1, 2019 and ending on June 30, 2020.

**NOW, THEREFORE, BE IT RESOLVED** that the Woodcliff Lake Council hereby appoints \_\_\_\_\_ as its representative and \_\_\_\_\_ as its alternate and that the Mayor hereby appoints \_\_\_\_\_ as his/her representative and \_\_\_\_\_ as his/her alternate to serve on the Community Development Regional Committee for FY 2019-2020; and

**BE IT FURTHER RESOLVED** that an original, certified copy of this resolution be immediately emailed and sent via postage to Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor; Hackensack, New Jersey 07601 | resposito@co.bergen.nj.us **as soon as possible and no later than Monday, July 15, 2019.**

**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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gross						
Hayes						
Singleton						
Spelling						
Gadaleta						
Mayor Rendo						

**DEDICATION BY RIDER – 125<sup>th</sup> ANNIVERSARY CELEBRATION**

**RESOLUTION NO. 19-170**

**JULY 15, 2019**

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance: and

WHEREAS, N.J.S.A 40A:50-39 provides for receipt of funds from contributions, fund raising events, ticket sales for events, by the municipality to provide for the operating costs to administer this act: and,

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Borough of Woodcliff Lake 125<sup>TH</sup> Anniversary Celebration are hereby anticipated as revenue and to expend are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures for fund entitled 125<sup>th</sup> Anniversary Celebration as per N.J.S.A 40A:4-39.

2. The Borough Clerk of the Borough of Woodcliff Lake is hereby directed to forward two certified copies of this resolution to the Director of the Division of Local Government Services.

**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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**



Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gross						
Hayes						
Singleton						
Spelling						
Gadaleta						
Mayor Rendo						

**RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE**

**RESOLUTION NO. 19-171**

**JULY 15, 2019**

**WHEREAS**, a request has been made for the release of the escrow balances with respect to the following in Woodcliff Lake:

**1) John & Yolanda Semelsberger**

**1 Balsam Road**

**Woodcliff Lake, NJ 07677**

**Escrow Refund: \$635.95**

**Job Site: In-ground pool at 1 Balsam Road**

**2) Frank & Nancy Cucchiara**

**81 Winding Way**

**Woodcliff Lake, NJ 07677**

**Escrow Refund: \$2,475.00**

**Job Site: New single family home at 81 Winding Way**

**3) Creative Pavers**

**45 Park Ave**

**Park Ridge, NJ 07656**

**Escrow Refund: \$813.75**

**Job Site: In-ground pool at 12 Oakwood Drive**

**4) Warren Feldman**

**102 West Hill Road**

**Woodcliff Lake, NJ 07677**

**Escrow Refund: \$1,480.40**

**Job Site: New single family home at 45 Heather Hill Lane**

5) Kathie Jozanovic  
46 Fairview Avenue  
Woodcliff Lake, NJ 07677  
Escrow Refund: \$425.00  
Job Site: In-ground pool at 46 Fairview Avenue

6) Douglas Terrace, LLC  
2 Changebridge Road  
Montville, NJ 07045  
Escrow Refund: \$2,200.00  
Job Site: New single family home at 19 Douglas Terrace

7) Lester Wrobel  
60 Shaw Road  
Woodcliff Lake, NJ 07677  
Escrow Refund: \$106.25  
Job Site: Zoning Board Application for 60 Shaw Road

**WHEREAS**, the Borough Construction Code Official and Borough Engineer have confirmed that all is satisfactory and has recommended that the escrow balances be released.

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$8,136.35 in connection with the aforementioned.

**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 July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gross						
Hayes						
Singleton						
Spelling						
Gadaleta						
Mayor Rendo						

**RESOLUTION AUTHORIZING THE BOROUGH OF WOODCLIFF LAKE  
TO CREATE SPECIAL ACCOUNT TO RECEIVE A DONATION OF \$5,000.00**

**RESOLUTION NO. 19-172  
JULY 15, 2019**

**WHEREAS**, the Borough of Woodcliff Lake was notified of a conditional grant by Vanguard Charitable Endowment Program to the Borough of Woodcliff Lake (the "Grant") in the amount of five thousand dollars (\$5,000.00); and

**WHEREAS**, the Grant is to be used solely for Arboretum Beautification including tree purchase and plantings for the benefit of the Borough of Woodcliff Lake; and

**WHEREAS**, the party to be recognized for this Grant is Ms. Marilyn J. Clark thorough the Charles and Marilyn Clark Foundation; and

**WHEREAS**, pursuant to N.J.S.A. 40A:5-29, the Borough is authorized and empowered to accept conditional gifts so long as the gift shall not be put to any use which is inconsistent with other laws of the State of New Jersey

**NOW THEREFORE BE IT RESOLVED** that the Borough shall open a special bank account to receive the grant of five thousand dollars (\$5,000.00) for the purpose of .

**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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gadaleta						
Gross						
Hayes						
Singleton						
Spelling						
Mayor Rendo						

**RESOLUTION APPROVING MEMBERSHIP IN NORTH JERSEY WASTEWATER  
COOPERATIVE PRICING SYSTEM**

**RESOLUTION NO. 19-173  
JULY 15, 2019**

**WHEREAS**, the Borough of Woodcliff Lake desires to join the North Jersey Wastewater Cooperative Pricing System (hereinafter "NJWCPS") in order to provide contracting options suitable for wastewater and public works operations; and

**WHEREAS**, the Passaic Valley Sewerage Commission (hereinafter "PVSC") serves as the lead agency of the NJWCPS; and

**WHEREAS**, in order to join the NJWCPS, the Borough must enter into an agreement with the PVSC; and

**WHEREAS**, N.J.S.A. 40A:11-11(5) authorizes two or more contracting units to enter into a Cooperative Pricing System and Agreement for the purchase of work, materials and supplies; and

**WHEREAS**, the Agreement between the Borough and PVSC, a copy of which is attached hereto and incorporated herein by reference shall be effective upon the adoption of this resolution and shall be for the period ending November 24, 2019 and each renewal thereafter of the system unless the Borough elects to formally withdraw from same; and

**WHEREAS**, the Borough Administrator, the QPA and Department of Public Works have reviewed this matter and recommend that the

Borough join the North Jersey Wastewater Cooperative Pricing System.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of Woodcliff Lake, County of Bergen and State of New Jersey, that the Borough's membership in the North Jersey Wastewater Cooperative Pricing System be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that \_\_\_\_\_ be and is hereby authorized and directed to execute the Agreement between the Borough and the Passaic Valley Sewerage Commission as lead agency of the NJWCPS, a copy of which is attached hereto and incorporated herein by reference; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to the Purchasing Agent of the Passaic Valley Sewerage Commission upon its passage.

#### **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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gadaleta						
Gross						
Hayes						
Singleton						
Spelling						
Mayor Rendo						

**RESOLUTION AUTHORIZING CONTRACT FOR UPGRADE OF PUMP  
STATIONS AT GLEN ROAD  
IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 19-174  
JULY 15, 2019**

**WHEREAS**, the Borough of Woodcliff Lake is in need of upgrading the pump station located at Glen Road; and

**WHEREAS**, Hydra-Numatic Sales Company is an authorized vendor for Smith & Loveless (a sole source provider), for the equipment utilized in the Borough's pump stations; and

**WHEREAS**, Hydra-Numatic Sales Company has submitted a proposal for the equipment needed for the upgrade to the Glen Road pump station in the amount of \$77,243.00 a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available in the amount of \$77,243.00 for said purpose in Account No. C-04-55-932-007.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the upgrade to the pump station located at Glen Road be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the proposal submitted by

Hydra-Numatic Sales Company, an authorized vendor for Smith & Loveless, in the amount of \$77,243.00 for the upgrade to the Glen Road pump station, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to the Purchasing Agent and Hydra-Numatic Sales Company upon its passage.

**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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**



Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gadaleta						
Gross						
Hayes						
Singleton						
Spelling						
Mayor Rendo						

**RESOLUTION AUTHORIZING SURVEYING, ENGINEERING DESIGN AND  
REGULATORY PERMITTING SERVICES WITH NEGLIA ENGINEERING FOR GLEN  
ROAD SANITARY PUMPING STATION  
IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 19-175  
JULY 15, 2019**

**WHEREAS**, the Borough of Woodcliff Lake is in need of Surveying, Engineering Design and Regulatory Permitting Services with regard to the Glen Road Sanitary Pumping Station; and

**WHEREAS**, Neglia Engineering has submitted a revised Proposal for Surveying, Engineering Design and Regulatory Permitting Services with regard to the Glen Road Sanitary Pumping Station, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the revised proposal submitted by Neglia Engineering reflects a lump sum basis cost of \$3,000.00 representing Phase I-Surveying Services; a lump sum basis cost of \$31,560.00 representing Phase II-Engineering Design Services; a lump sum basis cost of \$20,300.00 representing Phase III-Regulatory Permitting Services; and a material basis cost of \$11,350.00 representing Phase IV-Reimbursable Expenses; and

**WHEREAS**, the Borough Administrator has reviewed the revised proposal submitted by Neglia Engineering for Surveying, Engineering Design and Regulatory Permitting Services, a copy of

which is attached hereto and incorporated herein by reference, and recommends the approval of same.

**NOW THEREFORE, BE IT RESOLVED,** by the Mayor and Borough Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey, that the revised proposal submitted by Neglia Engineering for Surveying, Engineering Design and Regulatory Permitting Services for the Glen Road Sanitary Pumping Station be and is hereby approved; and

**BE IT FURTHER RESOLVED,** that the Borough Administrator be and is hereby authorized and directed to execute the revised proposal submitted by Neglia Engineering, a copy of which is attached hereto and incorporated herein by reference; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Neglia Engineering upon its passage.

#### **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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gadaleta						
Gross						
Hayes						
Singleton						
Spelling						
Mayor Rendo						

**RESOLUTION AUTHORIZING ENGINEERING SERVICES WITH NEGLIA  
ENGINEERING FOR 2019 MUNICIPAL ROAD RESTORATION PROGRAM  
IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 19-176  
JULY 15, 2019**

**WHEREAS**, the Borough of Woodcliff Lake is in need of surveying, engineering design, bidding and construction management services for the 2019 Municipal Road Restoration Program - Bearbrook Drive, Ravine Drive, Glen Road and Private R.O.W. No. 2 (Fairview Avenue); and

**WHEREAS**, Neglia Engineering has submitted a Proposal for Professional Surveying, Engineering Design, Bidding and Construction Management Services for the program referenced above, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the proposal submitted by Neglia Engineering reflects a lump sum basis in the amount of \$20,430.00 representing Phase I-Professional Surveying, Engineering Design and Bidding Services; a time and material basis at a cost not to exceed \$15,420.00 representing Phase II-Construction Management Services; and a material basis at a cost of \$1,000.00 representing Phase III-Reimbursable Expenses; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the proposal submitted by Neglia Engineering for

Professional Surveying, Engineering Design, Bidding and Construction Management Services, a copy of which is attached hereto and incorporated herein by reference, and recommend the approval of same.

**NOW THEREFORE, BE IT RESOLVED,** by the Mayor and Borough Council of the Borough of Woodcliff Lake that the proposal submitted by Neglia Engineering with regard to the 2019 Municipal Road Restoration Program - Bearbrook Drive, Ravine Drive, Glen Road and Private R.O.W. No. 2 (Fairview Avenue) be and is hereby approved; and

**BE IT FURTHER RESOLVED,** that the Borough Administrator be and is hereby authorized and directed to execute the proposal submitted by Neglia Engineering, a copy of which is attached hereto and incorporated herein by reference; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Neglia Engineering upon its passage.

#### **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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gadaleta						
Gross						
Hayes						
Singleton						
Spelling						
Mayor Rendo						

**RESOLUTION AUTHORIZING ENGINEERING DESIGN AND BIDDING  
SERVICES WITH NEGLIA ENGINEERING FOR POOL COVER REPLACEMENT  
IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 19-177  
JULY 15, 2019**

**WHEREAS**, the Borough of Woodcliff Lake is in need of Engineering Design and Bidding Services for the Pool Cover Replacement; and

**WHEREAS**, Neglia Engineering has submitted a Proposal for Engineering Design and Bidding Services for the project referenced above, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the proposal submitted by Neglia Engineering reflects a lump sum basis in the amount of \$4,440.00 representing Phase I-Engineering Design and Bidding Services; and a material basis cost of \$500.00 representing Phase II - Reimbursable Expenses; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the proposal submitted by Neglia Engineering for Engineering Design and Bidding Services, a copy of which is attached hereto and incorporated herein by reference, and recommend the approval of same.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough

Council of the Borough of Woodcliff Lake that the proposal submitted by Neglia Engineering with regard to the Engineering Design and Bidding Services for the Pool Cover Replacement be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to execute the proposal submitted by Neglia Engineering, a copy of which is attached hereto and incorporated herein by reference; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Neglia Engineering upon its passage.

#### **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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gadaleta						
Gross						
Hayes						
Singleton						
Spelling						
Mayor Rendo						

**RESOLUTION AUTHORIZING ENGINEERING DESIGN AND BIDDING  
SERVICES WITH NEGLIA ENGINEERING FOR POOL SHELL  
IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 19-178  
JULY 15, 2019**

**WHEREAS**, the Borough of Woodcliff Lake is in need of Engineering Design and Bidding Services for the Pool Shell Reconstruction; and

**WHEREAS**, Neglia Engineering has submitted a Proposal for Engineering Design and Bidding Services for the project referenced above, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the proposal submitted by Neglia Engineering reflects a lump sum basis in the amount of \$6,800.00 representing Phase 1-Engineering Design and Bidding Services; and a material basis cost of \$500.00 representing Phase II - Reimbursable Expenses; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the proposal submitted by Neglia Engineering for Engineering Design and Bidding Services, a copy of which is attached hereto and incorporated herein by reference, and recommend the approval of same.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough

Council of the Borough of Woodcliff Lake that the proposal submitted by Neglia Engineering with regard to the Engineering Design and Bidding Services for the Pool Shell Reconstruction be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to execute the proposal submitted by Neglia Engineering, a copy of which is attached hereto and incorporated herein by reference; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Neglia Engineering upon its passage.

#### **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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**



Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gadaleta						
Gross						
Hayes						
Singleton						
Spelling						
Mayor Rendo						

**RESOLUTION AUTHORIZING CONTRACT FOR UPGRADE OF PUMP  
STATIONS AT MARIA ROAD  
IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 19-179  
JULY 15, 2019**

**WHEREAS**, the Borough of Woodcliff Lake is in need of upgrading the pump station located at Maria Road; and

**WHEREAS**, Hydra-Numatic Sales Company is an authorized vendor for Smith & Loveless (a sole source provider), for the equipment utilized in the Borough's pump stations; and

**WHEREAS**, Hydra-Numatic Sales Company has submitted a proposal for the equipment needed for the upgrade to the Maria Road pump station in the amount of \$80,427.00, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available in the amount of \$80,427.00 for said purpose in Account No. C-04-55-932-007.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the upgrade to the pump station located at Maria Road be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the proposal submitted by

Hydra-Numatic Sales Company, an authorized vendor for Smith & Loveless, in the amount of \$80,427.00 for the upgrade to the Maria Road pump station, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to the Purchasing Agent an Hydra-Numatic Sales Company upon its passage.

**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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gadaleta						
Gross						
Hayes						
Singleton						
Spelling						
Mayor Rendo						

**RESOLUTION AUTHORIZING SURVEYING AND REGULATORY PERMITTING  
SERVICES WITH NEGLIA ENGINEERING FOR MARIA ROAD SANITARY  
PUMPING STATION  
IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 19-180  
JULY 15, 2019**

**WHEREAS**, the Borough of Woodcliff Lake is in need of Surveying and Regulatory Permitting Services with regard to the Maria Road Sanitary Pumping Station; and

**WHEREAS**, Neglia Engineering has submitted a revised Proposal for Surveying and Regulatory Permitting Services with regard to the Maria Road Sanitary Pumping Station, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the revised proposal submitted by Neglia Engineering reflects a lump sum basis cost of \$3,000.00 representing Phase I-Surveying Services; a lump sum basis cost of \$31,560.00 representing Phase II-Engineering Design Services; a lump sum basis cost of \$17,280.00 representing Phase III-Regulatory Permitting Services; and a material basis cost of \$11,350.00 representing Phase IV-Reimbursable Expenses; and

**WHEREAS**, the Borough Administrator has reviewed the revised proposal submitted by Neglia Engineering for Surveying and Regulatory Permitting Services, a copy of which is attached

hereto and incorporated herein by reference, and recommends the approval of same.

**NOW THEREFORE, BE IT RESOLVED,** by the Mayor and Borough Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey, that the revised proposal submitted by Neglia Engineering for Surveying and Regulatory Permitting Services for the Maria Road Sanitary Pumping Station be and is hereby approved; and

**BE IT FURTHER RESOLVED,** that the Borough Administrator be and is hereby authorized and directed to execute the revised proposal submitted by Neglia Engineering, a copy of which is attached hereto and incorporated herein by reference; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Neglia Engineering upon its passage.

#### **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 Governing Body at the meeting of July 15, 2019.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine						
Gadaleta						
Gross						
Hayes						
Singleton						
Spelling						
Mayor Rendo						

**RESOLUTION DESIGNATING THE ALPERT GROUP, LLC AND THE HOUSING DEVELOPMENT CORPORATION OF BERGEN COUNTY AS REDEVELOPER OF THE PROPERTY KNOWN AS 230 BROADWAY AND 15 HIGHVIEW AVENUE (BLOCK 2602, LOTS 1, 2 AND 9 ) IN THE BOROUGH OF WOODCLIFF LAKE, AND AUTHORIZING THE PREPARATION OF A REDEVELOPMENT PLAN AND A REDEVELOPMENT AGREEMENT FOR THE REDEVELOPMENT OF SUCH PROPERTY FOR USE IN ACCORDANCE WITH THE REDEVELOPMENT PLAN**

**RESOLUTION NO. 19-181  
JULY 15, 2019**

**WHEREAS**, on July 16, 2018, the Governing Body of the Borough of Woodcliff Lake (the "Governing Body"), in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), declared the property located at 230 Broadway and 15 Highview Avenue, and identified as Block 2602, Lots 1, 2 and 9 on the official Tax Map of the Borough of Woodcliff Lake, Bergen County, New Jersey (the "Redevelopment Area"); as an area in need of redevelopment; and

**WHEREAS**, the Governing Body solicited Expressions of Interest for proposals for the development of the Redevelopment Area with a 100% affordable housing complex (the "Proposed Project"); and

**WHEREAS**, the Governing Body formed and constituted a subcommittee to evaluate and review the Expressions of Interest submitted by interested developers (the "Subcommittee"); and

**WHEREAS,** three (3) interested developers submitted Expressions of Interest to the Governing Body, which were reviewed and evaluated by the Subcommittee; and

**WHEREAS,** on June 10, 2019, the Governing Body conducted a public hearing, at which time each interested developer presented their proposal for the development of the Redevelopment Area to the Governing Body and members of the public and answered questions concerning the proposals presented; and

**WHEREAS,** the Alpert Group, LLC and the Housing Development Corporation of Bergen County (the "Redeveloper") submitted a conceptual site plan and architectural elevations for a building containing sixteen (16) units of affordable housing and other related on-site improvements that would be developed and constructed (the "Concept Plan"); and

**WHEREAS,** the Subcommittee met with representatives of the Redeveloper and discussed additional questions related to the Concept Plan and the financing of the Proposed Project; and

**WHEREAS,** the Governing Body after carefully reviewing all three proposals presented, and considering the presentations made, the recommendations of the Subcommittee and its professionals and the need to implement the terms of the Settlement Agreement with Fair Share Housing as soon as practicable has determined to conditionally designate the Alpert Group, LLC and the Housing Development Corporation of Bergen County, or an Urban Renewal Entity ("URE") to be formed by them in accordance with the Redevelopment Law, as the redeveloper for the Redevelopment Area pursuant to the general terms and concepts in the Concept Plan, subject to further review of plans to construct and finance the Proposed Project, the preparation of a Redevelopment Plan and the negotiation and execution of a redevelopment agreement setting forth the respective rights and obligations of the parties in connection with such redevelopment; and

**WHEREAS,** based upon its consideration, the Governing Body has determined to designate the Redeveloper as a redeveloper for the Redevelopment Area pursuant to the general terms and concepts of the Concept Plan and subject to further review; and

**WHEREAS,** the Governing Body desires to enter into a Redevelopment Agreement with the Redeveloper, and upon the preparation and full execution of such Redevelopment Agreement by the Borough of Woodcliff Lake and the Redeveloper, recognize the Redeveloper as redeveloper of the Redevelopment Area as provided for and in accordance with the provisions of the Redevelopment Law.

**NOW, THEREFORE, BE IT RESOLVED,** that the Governing Body of the Borough of Woodcliff Lake, hereby authorizes Gerald R. Salerno, Esq., special redevelopment counsel to prepare a Redevelopment Agreement

between the Borough of Woodcliff Lake, as a redevelopment entity, and the Redeveloper or URE, concerning the Property located at 230 Broadway and 15 Highview Avenue and identified as Block 2602, Lots 1, 2 and 9 on the official Tax Map of the Borough of Woodcliff Lake, and further authorizes the execution of said agreement in such a form deemed advisable by the Borough Attorney or Special Redevelopment Counsel, subject to any and all conditions contained herein and such revisions as deemed advisable by the Borough Attorney or Special Redevelopment Counsel; and

**BE IT FURTHER RESOLVED**, that Governing Body of the Borough of Woodcliff Lake hereby authorizes Richard Preiss, P.P., of the firm of Phillips, Preiss, Grygiel, Leheny Hughes, LLC the Borough's Consulting Planner, to prepare a Redevelopment Plan for the Redevelopment Area in accordance with the Redevelopment Law; and

**BE IT FURTHER RESOLVED**, that the Governing Body of the Borough of Woodcliff Lake, upon the adoption of the Redevelopment Plan for the Redevelopment Area and the full execution of a Redevelopment Agreement by the Borough of Woodcliff Lake and the Redeveloper, will recognize the Redeveloper as Redeveloper of the Property located at 230 Broadway and 15 Highview Avenue and identified as Block 2602, Lots 1, 2 and 9 on the official Tax Map of the Borough of Woodcliff Lake, as provided for and in accordance with the provisions of the Redevelopment Law; and

**BE IT FURTHER RESOLVED**, that said recognition of the Redeveloper as Redeveloper of the Redevelopment Area is subject to and contingent upon the Redeveloper (1) working collaboratively with the Borough's Consulting Planner regarding the Redeveloper's proposed development on the Property; (2) meeting with the Borough Engineer and Department of Public Works to coordinate the timing and design of infrastructure improvements; (3) paying any and all costs incurred by the Borough of Woodcliff Lake related to the implementation of this project as set forth in the Redevelopment Agreement and entering into an escrow agreement with the Borough, and replenishing any such escrow account as requested by the Borough; and (4) satisfying any other terms and conditions contained within the Redevelopment Agreement and required as part of any approval of the Woodcliff Lake Planning Board; and

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to execute the Redevelopment Agreement, with such revisions as deemed advisable by the Borough Attorney or Special Redevelopment Counsel; and

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

**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 Governing Body at the meeting of July 15, 2019.

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DEBORAH DAKIN, RMC, CMR

BOROUGH CLERK