



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL WORK SESSION MINUTES
JUNE 3, 2019
7:30 PM**

CALL TO ORDER

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

ROLL CALL

Mayor Rendo asked for a roll call. Council members Belgiovine, Gadaleta, Gross, Hayes, Singleton and Spelling were present. Borough Attorney John Schettino was present, as well as Borough Administrator Tomas Padilla and Borough Clerk Debbie Dakin. Also present were Harold Laufeld, CFO and Paul Lerch, Borough Auditor.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance led by Clancey Chichetti.

CERTIFICATE OF RECOGNITION – CLANCEY CHICHETTI

APPROVAL OF MINUTES

Motion to approve the Minutes of May 20, 2019 (Open) was made by Council President Gadaleta, second by Councilman Spelling, and approved by Council President Gadaleta, Councilwoman Gross, Councilwoman Hayes, Councilman Singleton and Councilman Spelling. Councilman Belgiovine abstained since he was absent for the meeting.

Motion to approve the Minutes of May 20, 2019 (Closed) was made by Council President Gadaleta, second by Councilman Spelling, and approved by Council President Gadaleta, Councilwoman Gross, Councilwoman Hayes, Councilman Singleton and Councilman Spelling. Councilman Belgiovine abstained since he was absent for the meeting.

MAYOR'S COMMENTS

Mayor Rendo stated that he is going to bypass the Mayor's comments since we have a long meeting ahead of us.

MAYOR'S APPOINTMENT

- Appointment of Brittani Bunney to the Special Events Committee for a term ending December 31, 2019

Mayor Rendo's appointment of Brittani Bunney to the Special Events Committee was approved by Councilman Belgiovine, Council President Gadaleta, Councilwoman Gross, Councilwoman Hayes, Councilman Singleton and Councilman Spelling.

ADMINISTRATOR'S REPORT

Administrator Padilla stated that he will keep his report brief since we have the Budget Presentation this evening. Mr. Padilla stated that Galaxy Gardens is proceeding and there has been some work there. HighGround should be done in the next few days. Road paving has begun and there are some detours around town. Tilcon is working for PSE&G to fix the roads that they dug up back in the fall. They must be done by their contract with the State by the end of June. That is why they had to begin now. They have been working closely with our police department. With respect to the County roads, we are looking to have a pre-construction meeting at the end of the week. Tilcon is also the contractor for the County. The timetable to start the county roads is scheduled to begin shortly after the July 4th holiday. They are not able to start Woodcliff Avenue until school ends. They are working diligently on the roads this week that may be used for the Education Run which is this Sunday. There was one late Resolution added late today. That is for settlement agreement and release for Brookview. We had to remove some fencing at the neighbor's house and we need to replace it. Mr. Padilla thanked Mr. Schettino's office for getting us the resolution today.

COUNCIL MEMBERS' REPORTS/COMMENTS

Councilman Spelling stated that we had a very good meeting for the Council of the Arts Committee. We are going to push a photography competition that will happen in October during the 125th Anniversary ceremony. This will be a good start for this Committee. We are working on other ideas, some of which in the future could be very large. Councilman Spelling stated that if anyone is interested in joining the Committee to please contact him.

Councilwoman Gross stated that the Blossom Festival was a success and we have the report on it. It was reported that we had about 2,500 to 3,000 people throughout the day. The Wellness Challenge ends this Sunday. A reminder to those who did participate to please fill out the survey. This helps the town become recognized as a Wellness town and community. The pre-season parties at the pool will begin tomorrow starting with a Regatta with the middle school children. Parties can be booked at the pool. The plans for the 125th celebration began with the Memorial

Day parade float. We will be looking to have on August 31st a Day at the Pool. This will be free for Woodcliff Lake residents. There will be activities. On September 21st we will have our Oktoberfest. There will also be a historical display in September at the Tice Center. October 19th will be the final event which will be a cocktail party at 50 Tice. More information will be coming out. The Business Development Committee met for the first time. It was a small group that gathered. The group discussed offering some type of survey and welcome package which we are also working on Community Outreach which is to put the package out to new residents. Administrator Padilla stated that on June 19th the office will be open from 6:00 PM to 8:00 PM to sign people up for the pool and camp. The office will also be open on June 22nd from 9:00 AM to 11:00 AM to sign people up for the pool and camp.

Councilman Belgiovine stated that there is not much going on for the Library Committee. He did speak to Buckles and there is no way around the participation fee. The participation fee is .0000333 of the budget. It would cost us roughly about \$700,000 a year to operate a library regardless of the size of the library. Buckles charges a portion of that participation fee that they collect. All of that must be utilized for a library budget that is separate and controlled by a Library Committee which would then pay for whatever services you have in the library.

Council President Gadaleta stated that she wanted to thank former Mayor Josephine Higgins and the Pascack Valley Historical Society. They were kind enough to lend us a book that has pictures from way back. Josephine was kind enough to go through that book and pick out several pictures that we will see at various events that are coming up. They are reopening the Library in Park Ridge and they plan on having a grand celebration in October. Council President Gadaleta stated that she would like to bring everyone's attention to Resolution No. 19-138. Ms. Gadaleta thanked our DPW and Administrator Padilla for getting this going.

Councilman Singleton gave a shout out to the 10U Travel Baseball Team. They won the 10U PCC Championship game. Mr. Singleton congratulated his son's team and the coach, Mr. Lundgren, for making it to the semi-finals.

Councilwoman Hayes stated that she is going to save her comments to the finance section.

ORDINANCES

Introduction

Ordinance 19-07

An Ordinance to Amend Chapter 292 Entitled "Site Plan" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to introduce Ordinance 19-07 was made by Councilwoman Hayes, second by Councilwoman Gross and approved by Councilman Belgiovine, Council President Gadaleta, Councilwoman Gross, Councilwoman Hayes, Councilman Singleton and Councilman Spelling.

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

MOTION to introduce Ordinance 19-08 was made by Councilwoman Hayes, second by Councilwoman Gross and approved by Councilman Belgiovine, Council President Gadaleta, Councilwoman Gross, Councilwoman Hayes, Councilman Singleton and Councilman Spelling.

Public Hearing

Ordinance 19-04

Calendar Year 2019

Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A:4-45/14)

MOTION to adopt Ordinance was made by Council President Gadaleta, second by Councilman Spelling.

MOTION to open to the public was made by Council President Gadaleta, second by Councilman Spelling and unanimously approved.

No comments.

MOTION to close to the public was made by Councilman Singleton, second by Council President Gadaleta and unanimously approved.

MOTION to adopt Ordinance 19-04 was made by Council President Gadaleta, second by Councilman Spelling and approved by Council President Gadaleta, Councilman Belgiovine, Councilwoman Gross, Councilwoman Hayes, Councilman Singleton and Councilman Spelling.

Public Hearing

Ordinance 19-06

An Ordinance Entitled "Grease Traps and Interceptors"

MOTION to adopt Ordinance was made by Council President Gadaleta, second by Councilwoman Gross.

MOTION to open to the public was made by Council President Gadaleta, second by Councilwoman Hayes and unanimously approved.

No comments.

MOTION to close to the public was made by Councilman Belgiovine, second by Councilman Singleton and unanimously approved.

MOTION to adopt Ordinance 19-06 was made by Council President Gadaleta, second by Councilwoman Gross and approved by Council President Gadaleta, Councilman Belgiovine, Councilwoman Gross, Councilwoman Hayes, Councilman Singleton and Councilman Spelling.

BUDGET

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

RESOLUTION AUTHORIZING THE WAIVER OF READING IN FULL OF THE 2019 BUDGET

RESOLUTION NO. 19-132

JUNE 3, 2019

WHEREAS, N.J.S.A. 40A:4-8 permits that the Budget as advertised may be read by its title providing that at least one week prior to the date of the hearing a complete copy of the approved budget shall

- a. Be posted in a public space where public notices are customarily posted; and
- b. Is made available to each person requesting the same during said week and during the public hearing; and

WHEREAS, the Borough of Woodcliff Lake has complied with the aforesaid requirements;

NOW, THEREFORE, BE IT RESOLVED that the Borough is hereby permitted to waive the reading in full, of the Municipal Budget for the year ending December 31, 2019.

BUDGET PRESENTATION

(Please see attached)

Council President Gadaleta stated that based on the average price of a home in Woodcliff Lake the tax increase is \$32.00 for the year. Last year it was \$58.00. Council President Gadaleta thanked Mr. Lerch, Mr. Laufeld, Councilwoman Hayes and Councilman Singleton. They did an

outstanding job and the residents of Woodcliff Lake should be very grateful. They kept everything in line and went a step above by interviewing all department heads. Councilwoman Hayes stated that Council President Gadaleta and herself felt that there were some questions that people had on the Capital side. They felt it best to consolidate the questions so that they will be in the meeting minutes. People that had questions could then refer to the Minutes to get the answers.

Councilwoman Hayes prepared a statement and the Finance Committee hopes that this will provide some clarification. The proposed 2019 Capital Budget is about \$3.5 million. By comparison, the 2018 capital budget was \$1.2 million. Previous years to 2018 have been relatively consistent at about \$1 to \$1.5 million as advised by our Finance Committee and our CFO. Circumstances, however, for 2019 are different. Woodcliff Lake is paying for a 10 year long-term liability in 2019 and is now able to consolidate into 1 bond. Three things go into 1 bond. The first one is approximately \$6.5 million in previous bans. These are bans, not bonds. What we have borrowed in the past we are rolling into 1 bond. The second thing is we are going to borrow another \$3.5 million for 2019 for capital purchases. The \$6.5 million and the \$3.5 million is making it a \$10 million bond. Why – because for every 10 years Woodcliff Lake pays off its long-term bond there is an opportunity to take out another 10-year bond. This is more desirable because the bonds are at a better rate than the bans. We are going to be borrowing with a lower interest rate. This was planned, not a surprise. We knew this 4 years ago and this is what happens every 10 years. It is important to note that the \$10 million was determined by our CFO, in that this is what Woodcliff Lake can borrow while keeping our debt expense flat in our operating budget. This means no tax increase in our operating budget for debt services. We are still paying off the liability but trying to keep it flat year over year, so the tax payers don't have an extra burden. In fact, our 2019 is increasing \$32 like Mr. Lerch just said versus the 2018 increase of \$58 per household. As previously stated to take advantage of the lower interest rate associated with the \$10 million bond, the Finance Committee is proposing a \$3.5 million budget for 2019. Take note that the largest budget items are supporting the upgrading of our infrastructure. Some examples, \$1.35 million for the Glen Road culvert and bridge, \$500,000 for the Old Mill Pool, \$360 for 2 new sewer pump stations, \$250,000 for road paving and \$220 for the flusher truck that Council President Gadaleta just spoke about. That is the bulk of it. This is our infrastructure. This is our town. With respect to the other budget line items. The Finance Committee met with each department head, along with each Council Liaison, and vetted the need for each single line item. This is not a process that was taken lightly. We put a lot of thought into it. Some of the specific questions they had were:

1. Why 2 police SUVs. It was not 2 SUVs. It was one pick-up truck and 1 SUV. The pick-up truck is replacing a very old Expedition. We are choosing a pick-up truck because it is more versatile, and it is better for the police to carry some of their equipment. The second SUV will be used as the Chief's vehicle. We had an inventory with the Chief of Police. We had a list of all his vehicles, the year, the make, the model, the mileage and we decided, based on repainting costs and other items that would need to be put into the car, it was better off buying a new vehicle.
2. Why so many DPW trucks. We touched on this. The flusher truck was the major purchase.

We need it for preventative maintenance but also, we need to comply with certain NJ State Regulations. We are required to report, on a quarterly basis, to the State of New Jersey, and this will help us comply.

3. Why are we bonding for \$5,000 for lounge chairs and tables at the pool? Based on our financial guidelines and regulations, these items can be capitalized over their life expectancy. Whenever it is over a certain period of life, typically 5 years, you can capitalize on it. This is normal and done in years past. The 2018 budget had 13 items that were less than \$10,000 and the 2019 budget had 10 items less than \$10,000. Councilman Singleton stated that if you were a new resident and just moved into town, and the expectancy here is maybe 5 years, if you took it out of the operating expense, why should you be burdened with that whole expense this year. It is a different way of looking at it. From an accounting standpoint it is better for the tax payers.
4. Why isn't the \$900,000 included in this year's bond ordinance. Based on several conversations between the fire department, the Finance Committee, Council President, Council Liaisons, it was decided that the \$117,000 in radio equipment upgrades was a priority over the fire truck for 2019. A thoughtful process.
5. Why is the fire truck being purchased if the \$690,000 fire truck was purchased last year? To clarify, the fire truck was not purchased last year. The Finance Committee placed \$950,000 as a placeholder for potential purchase of a fire truck in the year 2021.

We are still reconciling, and we might wind up bonding for less than \$10 million but we are in the process of doing that reconciliation now. Hope that clarifies some things. If anyone has any questions, please feel free to contact Councilwoman Hayes.

Mayor Rendo stated that the fire truck which was budgeted last year at \$900,000 and it was estimated that it was going to be in this year's budget, and now the fire truck has been increased to \$950,000 and that is budgeted for the 2021 budget. Council President Gadaleta stated that the fire department first approached the Mayor and Council a few years ago, they came in at \$725,000 and we asked them to go back and re-evaluate and get us the best price and they came out lower. We were all comfortable with that purchase. We increased it to \$950,000 because there are additional items that they might need on that fire truck, especially as time goes by, we still need them to go out and truly negotiate and see what price is best. Mayor Rendo stated that maybe the price went up to \$950,000 because of all the equipment that they need on the truck. Councilman Singleton replied that the reason it went up to \$950,000 is because they added a pump on that truck. If you remove the pump from that the price goes down from \$950,000 to the \$300,000 range. That is a decision that we must make. We don't know at this point what the best use for that money is. Mayor Rendo stated that the Mayor and Council needs to know what a want is and what is a need for the fire department. Councilman Singleton stated that the truck is in our Capital Plan, not Capital Budget. Councilman Belgiovine stated that the Capital Plan is so that the incoming Mayor and Council could know what is coming down the pike. Councilman Belgiovine stated that the fire truck was on the Capital Plan for last year to go on this year's budget for the simple purpose that we were going out for long term bonding this year. Councilman Belgiovine stated that the largest capital items should happen this year. Councilman Belgiovine also stated that they laid out that plan 4 years ago to spend the majority of the money

this year and borrow about \$9 million. Councilwoman Hayes asked if we should be putting a fire truck on for this year when we don't what specifications we are looking for. Councilwoman Hayes also stated that the fire department did not make it a priority this year. Councilman Singleton stated that we have not bonded yet. We can't say today how much we are going to bond for.

Councilwoman Gross stated that what she really appreciates throughout this whole process is how much time Councilman Singleton and Councilwoman Hayes put in. Every Friday morning meeting early with the department heads to get a good handle on the capital budget and what everybody needed not the things that are just thrown out there. You are bringing back an old approach and she appreciates the time that they took to hear directly from all the department heads.

Mayor Rendo stated that there was an issue with the Swim Team funding at past meetings and he sees a reduction in salaries and wages for Parks and Recreation. Mayor Rendo asked if there is a reduction in what the Swim Team is going to get, or will they be fully funded. Councilman Singleton replied that they are getting the full amount. Mayor Rendo asked Borough Attorney Schettino to go over the email that he sent regarding the Swim Team. Mr. Schettino stated that he is not sure when it started, but a few years ago this municipality hired as employees for the Swim Team which is a separate, independent, non-profit organization. It is improper for the municipality to hire an employee and then say this employee is going to work for a separate entity under the guise of being an employee of the Borough. A question was asked of Mr. Schettino if the Borough could continue with that and he strongly recommended that they do not. It just isn't proper. You can't use taxpayer funded money for an employee, hired by this Borough, and then assign them to anyone other than another municipal entity. This was discussed and there were two options: 1) Since the pool is operated by the Borough and you do hire employees for the operation of the pool, you could hire an employee for the pool that could also coach all of the children that participate or are enrolled in the pool; or 2) you could allocate the money that we presently do for the Swim Team and increase that appropriation to absorb the salary and they can then use that money to pay a coach.

Councilwoman Gross stated that there is a decrease in the Parks and Recreation salaries and wages because our Director has been fine-tuning it. This number was based on Elizabeth Calderone's budget submittal.

Councilwoman Hayes asked Mr. Schettino if the proper process would be for the Swim Team to submit an invoice to the Borough and the Borough would pay it. Mr. Schettino replied yes.

MOTION to open to the public for the Budget Presentation was made by Councilman Spelling, second by Council President Gadaleta and unanimously approved.

Hasmig Yetemian, Woodcliff Lake, asked about the Glen Road culvert. Councilwoman Hayes explained where the bridge was that needs some repair.

Craig Marson, Woodcliff Lake, thanked the Council for tightening up the budget process. Mr. Marson asked them how they vetted out the institutions and the savings for the town. Councilman Singleton stated that Mr. Lerch or Mr. Laufeld should reply to that. Mr. Laufeld stated that we put a plan together, we have bond anticipation notes outstanding right now of \$6.7 million, we passed an Ordinance in June for \$2.2 million and that came up with the \$10 million. The useful life of these projects come up to about 10 years. Mr. Marson asked about the vetting process of the institutions. Councilman Belgiovine stated that we go out for public bid.

Alex Couto, Woodcliff Lake, stated that there is something that is not in the budget but should be in the budget. Next week we will be reviewing 16 affordable housing units. There is a minimum of 16 units. Are we going the same way as the other towns and build 160 units to get the 16 affordable units? Maybe the town should budget to finance building 16 units as opposed to getting third parties and suddenly you might be building 50 units. The Budget Committee should investigate that and keep an open mind. This will affect the quality of life of everybody that lives in the area.

Josephine Higgins, Woodcliff Lake, stated that she thinks it is great that we went back to meeting with the department heads because they give so much insight as to why we need to budget for certain items. We cannot hold the 2021 Council responsible for paying for a new fire truck. Ms. Higgins stated that the radio room should be looked at this year.

Veronica Appelle, Woodcliff Lake, stated that on behalf of herself and she is sure all the other residents in town, when you look at the history of tax rate apportionment, the zero increase certainly is the fantastic thing to have done for 3 years and the percentage increase of the others is kept low. Councilman Singleton stated that we have had different Committees, different Council, different mayors, but the 2 gentlemen sitting in these chairs are the consistency and they deserve all the credit here (Mr. Lerch and Mr. Laufeld). Mayor Rendo stated that they are the Star Team and Councilman Belgiovine called them the A Team that we have in Woodcliff Lake.

MOTION to close to the public was made by Councilman Singleton, second by Councilman Spelling and unanimously approved.

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

SELF EXAMINATION OF BUDGET

RESOLUTION NO. 19-133

JUNE 3, 2019

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 thru 7.5 the Borough of Woodcliff Lake has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Borough meets the necessary conditions to participate in the program for the 2019 budget year.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Committee of the Borough of Woodcliff Lake that the 2019 annual budget be examined in accordance with N.J.A.C. 5:30-7.6a & b and based upon the Chief Financial Officer's certification. The governing body has found the budget has met the following requirements:

1. That with reference to the following items, if applicable, the amounts have been calculated pursuant to law and appropriated as such in the budget.
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes.
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at 40A:4-45.3 et seq. are fully met. (Complies with the "CAP" law).

3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate, and correctly stated;
 - b. Items of appropriations are properly set forth
 - c. In itemization, form, arrangement, and content the budget will permit the exercise of the comptroller function within the municipality.
5. The budget and associated amendments have been introduced, publicly advertised, and adopted in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Director of the Division of Local Government Services.

Resolution No. 19-134 Resolution to Adopt 2019 Budget

Introduce: Mrs. Hayes
 Second: Mrs. Gross
 Ayes: Mr. Belgiovine, Mrs. Gadaleta, Mrs. Gross, Mrs. Hayes, Mr. Singleton,
 Mr. Spelling
 Nays: None
 Abstain: None
 Absent: None

PUBLIC COMMENT

MOTION to open to the public was made by Councilwoman Hayes, second by Councilwoman Gross and unanimously approved.

Marc Vogel, Woodcliff Lake, stated that Assemblyman Auth came to tour the Gables yesterday. They walked around the complex and he was concerned with what he saw. Assemblywoman Holly Schepisi visited the site today. Mr. Vogel asked if there was an update on the drainage system. Administrator Padilla stated that he will follow-up with Mr. Jacobs. The soils results have not come back yet. Council President Gadaleta asked if there was any improvement with the safety. Mr. Vogel stated that he sees no signs of additional safety around the basins. Mr. Padilla stated that there is no legal requirement to have them put up a fence by the detention basin. We requested it, but we cannot make them do it. Councilwoman Hayes asked Mr. Vogel of the status of the sod. Mr. Vogel stated that when it rains you could pick up the sod.

Kelly Chladil, Woodcliff Lake, stated she just moved to Woodcliff Lake and is excited to be part of our town. She is an educator and is the daughter of 2 educators, so she knows the value of reading books. On a weekly basis she and her son devour 50-60 books. She is super sad that

Woodcliff Lake does not have a library.

Gwenn Levine, Woodcliff Lake, stated that she wishes Hillsdale and Woodcliff Lake would get together and share the expenses and be part of Buckles. Councilman Belgiovine stated that Buckles doesn't allow it.

Laura Alvarez, Woodcliff Lake, stated that she wants to address some misconceptions regarding the Swim Team. She has a problem with an elected official labeling a team as a burden to the tax payers. She hopes in the future no elected official calls any youth recreational team a burden. She is happy to see the Council support our youth and wanted to thank everyone for that. There was an email sent out by Nancy to the list of swim team parents along with the coaches. The email sent off a chain of distrust by the parents and coaches. The uncertainty and instability caused one of their coaches to quit. This coach was a teacher and she depended on this to pay her rent in the summer. She decided to go elsewhere. The team managers had to pick up the pieces. Ms. Alvarez asked that those types of conversations be limited to the managers to avoid this happening again.

Josephine Higgins, Woodcliff Lake, stated that she has been up to the Pulte property and checked it out several times. Is there any way that the drainage pits be considered an attracted nuisance? Mr. Schettino stated that it is worth being investigated.

Veronica Appelle, Woodcliff Lake, asked when there will be a public hearing for Ordinance 19-05. Clerk Debbie Dakin replied that most likely there will be a public hearing at the June 17, 2019 meeting. This Ordinance is with the Planning Board for consistency review.

Alex Couto, Woodcliff Lake, asked when he could review Ordinances 19-07 and 19-08. Clerk Debbie Dakin gave him a copy of both Ordinances. Mr. Couto stated that the notice for the meeting on June 10th states a minimum of 16 affordable housing units. Mr. Couto asked when this was changed from 16 to a minimum of 16. Mr. Schettino replied that the number of affordable housing units could go up depending on the size of the development. Mr. Couto asked if there was a plan to build more than 16 units. Administrator Padilla replied that Mr. Couto should come to the meeting on June 10th and see what the presentations of the 3 proposals. Each of the developers will be there to explain their plan.

Cheryl Dispoto, Woodcliff Lake, stated that this is the first she is hearing about the June 10th meeting. There is a Planning Board meeting that night which was moved from 7:30 PM to 7:00 PM. Ms. Dispoto asked if the Planning Board meeting will finish in time for them to attend the Mayor and Council meeting. Ms. Dispoto stated that there was supposed to be 16 units maximum. Ms. Dispoto asked how we solicited the 3 developers. Administrator Padilla replied that it was put out for an Expressions of Interest for a minimum of 16 affordable housing units. Our planner requested that in order to get a greater pool of developers to apply. We had a question and answer session. We had 17-20 developers that attended the meeting and picked up the proposal. Three submitted proposals.

Craig Marson, Woodcliff Lake, asked if the three parcels that COAH are designated also designated an Area in Need of Redevelopment. Mr. Marson fears that this opens major problems with a builder's remedy lawsuit. Mr. Schettino replied that this gives the Borough much more control over what can be built there.

Vince Alvarez, Woodcliff Lake, stated that Debbie Dakin recently got back to him with an issue that he had and that is usually unheard of, so he thanked her for calling him back. Lois Frezza has also helped him, as well as Joy Sugerman and this is very positive. Mr. Alvarez stated that the budget is over and has passed. Mr. Alvarez stated that a lot of the Swim Team members would not join the pool if they didn't have to because they have their own pools. Good government always recognizes a need for a good Parks and Recreation program. Mr. Alvarez stated that he is glad that the funding for the Swim Team was not pulled. Councilwoman Gross stated that there was lack of communication. The communication has always been that nobody is interested in pulling funding for any kids. Councilwoman Gross stated that she has four kids and anybody that knows her, she has always been 100% supportive of any children's event. The conversation was if the team could help by doing some fundraising to offset costs. That was the only conversation. Nobody talked about pulling all the funding. Mr. Alvarez stated that going forward maybe all communication should come from Elizabeth Calderone. Mr. Alvarez stated that on the email list that Councilwoman Gross sent out were employees of the town that saw that and saw this as turmoil and left us. Councilwoman Gross stated that her email was written to say that she wanted to give everyone the opportunity to hear them speak. She wanted to hear their concerns. She doesn't know many public officials tend to offer an entire team the willingness to hear their concerns. Mr. Alvarez stated that Councilwoman Gross said here, on record, that the Swim Team was a burden. Councilwoman Gross stated that she never said that. Councilwoman Gross stated that we did just institute something to try to get more people to join the pool. The more people we get to join the pool, the more the pool will be able to function on its own better. For the self sufficiency concept, is really because Councilwoman Gross wanted to be self-sufficient, so they have the power to be able to do what they want all the time. That is why Councilwoman Gross offered fund raising opportunities.

Angela Maday, Woodcliff Lake, stated that she wanted to add to what Mr. Alvarez said. She stated that she was told that the budget would be cut. There was a meeting in February or March, herself, Elizabeth Calderone and Nancy Gross. Ms. Maday stated that she was thinking about asking for more money and Councilwoman Gross said that she was thinking about going the other way. Ms. Maday stated that she was surprised and caught off-guard. They talked about fund raising ideas and the Montclair idea didn't come through. Ms. Maday stated that she circled back with Councilwoman Gross via email a couple of weeks later and said that she wanted to see if the budget was completely off the table and Councilwoman Gross replied that the Swim Team should be completely self-sufficient and be independent on its own. Councilwoman Gross stated that she wrote "work towards being self-sufficient" and she gave lots of different suggestions of being able to fund raise. Councilwoman Gross stated that she said in the end, after all the efforts, the Town will certainly make sure that the Team is funded. Ms. Maday stated that the Swim Team coaches cost \$6,500 and the Town gives them \$3,850 and they make up the difference with the

registration fee. Ms. Maday stated that going forward, she appreciates the money, she doesn't want this to be an issue every year. We lost a coach, all the turmoil, and the e-mails. If you have something to say to an Association, talk to the Association directly. Ms. Maday stated that Councilwoman Gross wanted to meet with them and to this day she doesn't know what it was about. Councilwoman Gross stated she wrote in her email that email is a difficult form of communication and to please reach out to her. Councilwoman Gross stated that no one reached out to her, but that Ms. Maday called Mayor Rendo and she read that you were going to the Mayor and Council meeting. Ms. Maday stated that she is stepping down as President at the end of this season but does not want the next person coming in to have to deal with this.

Don Columbo, Woodcliff Lake, stated that the Town's infrastructure is falling apart. The roads are in disrepair, the sewers are collapsing and there is no long-term plan. DPW does a great job day-to-day. There is a sewer that has been collapsing on his street for 2 years since his initial call. BMW has a few collapsed sewers in front of their building as well. Roads and sewers need to be maintained.

MOTION to close to the public was made by Councilman Belgiovine, second by Council President Gadaleta and unanimously approved.

CONSENT AGENDA

MOTION to approve the Consent Agenda was made by Council President Gadaleta, second by Councilman Spelling and unanimously approved.

ADJOURNMENT

MOTION to adjourn was made by Councilman Belgiovine, second by Councilwoman Gross and unanimously approved by voice call vote. Meeting was adjourned at 10:45 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR
Borough Clerk

**BOROUGH OF WOODCLIFF LAKE
CALENDAR YEAR 2019
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND
TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

ORDINANCE NO. 19-04

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Mayor and Council of the Borough of Woodcliff lake in the County of Bergen finds it advisable and necessary to increase its CY 2019 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

WHEREAS, the Mayor and Council hereby determines that a 1% increase in the budget for said year, amounting to \$98,497 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Mayor and Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2019 budget year, the final appropriations of the Borough of Woodcliff Lake shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 1%, amounting to \$98,497 and that the CY 2019 municipal budget for the Borough of Woodcliff Lake be approved and adopted in accordance with this ordinance; and

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

**AN ORDINANCE OF
THE BOROUGH OF WOODCLIFF LAKE, NEW JERSEY
ORDINANCE NO. 19-06**

AN ORDINANCE ENTITLED "GREASE TRAPS AND INTERCEPTORS"

WHEREAS, the Borough of Woodcliff Lake ("Borough") has determined that the following shall constitute Grease Traps and Interceptors in the Borough.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, as follows:

Sec. 1. Grease Traps and Interceptors required; specifications.

All food service establishments shall be required to install a grease trap or interceptor. All other commercial and/or industrial establishments shall be required to install a grease trap or interceptor when, in the reasonable opinion of the Plumbing Subcode Official, grease, flammable waste, oil and sand interceptors or oil reclaimers are necessary due to the type of activity/use of the property. The following regulations and requirements shall apply to all grease traps and interceptors where such grease traps or interceptors are installed or required to be installed.

Sec. 2. Maintenance and inspections.

No grease trap or interceptor required by this article shall be installed, modified, or removed from a building or premises without a permit approved by the Plumbing Subcode Official.

- A. All interceptors and traps shall be installed, and shall be of a type and capacity, in accordance with the Plumbing Subcode adopted by the Commissioner of Community Affairs as set forth in the New Jersey Uniform Construction Code 5:23, Subchapter 3.15, Plumbing Subcode and Ordinance 19-01 which revised Land Use Fees and included grease traps at \$75.00.
- B. Failure to properly maintain an installed grease trap or interceptor shall be a violation of this article and shall be subject to the penalty provisions set forth herein. In addition to any penalties imposed for a violation of this article, the following costs shall also be imposed for any violation:

The costs for clearing and cleaning any blockages in the sanitary sewer mains that are attributable to the establishment/property. Such charges shall include, but are not limited to, the full cost for labor, including fringe benefits, equipment costs, and surcharges, if any, whether those costs were incurred by Borough employees or by a contractor hired by the Borough, or both.

- (1) All property damage arising out of a sewer blockage caused by the establishment shall also be borne by the owner of the establishment/property causing the blockage.

Sec. 3. Violations and penalties.

All grease traps and interceptors shall be maintained by the owner, at the owner's expense, in continuous, efficient operation at all times.

- A. All grease traps and interceptors shall be inspected and cleaned at the owner's expense no less often than once every six months. All grease and other waste shall be properly stored and disposed of so as not to create a nuisance or threaten the public health and welfare. The Board of Health and the Superintendent of the Department of Public Works, or their respective designees, shall have the authority to require inspections more frequently if in their discretion such inspections are necessary to protect the public health and welfare. The owner shall be notified in writing of any change in inspection schedule.
- B. Proof of all mandatory periodic inspections and cleaning from a licensed county-registered grease and waste disposal company or qualified recycling company shall be provided to the Board of Health on a form provided by the Borough within 10 days of each inspection.
- C. All establishments shall maintain copies of all forms evidencing proof of inspection. Copies of all proof of inspection forms shall be posted as close as possible to the grease trap or interceptor to which it applies. The forms shall be protected from soiling.
- D. The Board of Health shall require all grease traps and interceptors to be efficient in operation and may, at the expense of the owner, require independent laboratory tests to ascertain the concentration of grease being emitted from the effluent line of the unit.
- E. The Borough of Woodcliff Lake, the Board of Health, the Department of Public Works and their respective officers, officials and employees shall be held harmless from any and all damage or injuries of any kind that may occur during or as the result of any inspection conducted pursuant to this article.
- F. Any person, company or corporation who shall violate any of the provisions of this article shall, on a first offense, be subject to a thirty-day notice to comply with this article.
- G. A second or subsequent offense of any of the provisions of this article shall, upon conviction thereof, be subject to fines and penalties in accordance with the Borough Code.
- H. A separate offense may be deemed committed on each day during or on which a violation occurs or continues.

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

Ordinance No. 19-07

AN ORDINANCE TO AMEND CHAPTER 292 ENTITLED "SITE PLAN" 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 292, of the Code of the Borough of Woodcliff Lake sets forth all regulations
regarding the Site Plan Review 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.

Article VI. Design Standards.

Sec. 292-33.1 Design standards for the B -1 Broadway (East and West) Business District and the S
– O Special Office District

A. SITE PLANNING

(1) Residentially-Inspired Site Layout

A residential-style site layout is encouraged, including such features as:

- (a) Each building should be set back from Broadway to match the traditional setbacks
of the older single-family homes along the corridor that have been converted to
retail use.
- (b) The front twenty (20) feet of the required front yard should have a green lawn and
extensive shrubs, trees, and other landscaping. If space constraints mean that
parking cannot fit on the site if such a deep front lawn is provided, a narrower
landscaped strip is possible at the front, but should not be less than ten (10) feet.
- (c) Where possible, such as in the case of comprehensive redevelopment, no parking
should encroach on the required minimum front yard or be located between the
building and Broadway. Surface parking spaces should be located along an interior
side lot line and/or at the rear of the parcel, accessed from a side driveway.

(2) Vehicular Access and Buffering

- (a) Only one curb cut for vehicular access to/from Broadway is permitted per parcel,
unless the parcel width is in excess of two hundred (200) feet. The maximum width
of each curb cut shall be twenty-four (24) feet at the front lot line.

- (b) Corner lots are permitted an additional curb cut on the side street. The maximum width of each curb cut shall be twenty-four (24) feet at the side lot line.
- (c) In order to provide more flexibility in parking access and to facilitate shared parking between uses, easement or access agreements should be pursued to connect parking lots between adjacent parcels, where topography allows. Variances for parking within the required side yard setback may be granted in such cases. In this manner, an interior parcel could use an adjoining parcel's side street curb cut for secondary access, or two adjacent interior parcels could share their curb cuts so that one serves as an inlet and the other as an outlet.

(3) Pedestrian Safety and Amenities

- (a) In order to improve the appearance and pedestrian safety of the Broadway corridor, existing continuous curb cuts that are wider than twenty (20) feet at the front or side lot line shall be narrowed down, in the case of comprehensive redevelopment. Where possible a parcel has more than one (1) existing curb cut on Broadway, surplus curb cuts should be removed so that only one curb cut remains.
- (b) Where a curb cut is removed or narrowed, the sidewalk should be extended. This applies to parcels on either side of Broadway, even where adjoining properties still lack sidewalks. Sidewalks shall be paved with concrete of minimum clear width of four (4) feet, and where possible should include a grass planting strip of minimum width of three (3) feet separating the sidewalk from the roadway.
- (c) Walkways shall be provided through a property's front yard setback linking the public sidewalk on Broadway to building entries.

(4) Reservoir Views

- (a) Development should preserve or enhance views to the Woodcliff Lake Reservoir. While the train tracks create a physical separation from the Reservoir shoreline, the views to the Reservoir are a significant asset. Buildings, trees, and open spaces on the west side of Broadway should be sited in a manner that preserves existing views towards the Reservoir from Broadway.
- (b) Second-level restaurant and dining space is permitted and encouraged on both sides of Broadway when such space will be able to take advantage of views to the Reservoir. Such second-level space is only permitted in a mezzanine level, open and connected to the same business on the ground floor.

(5) Parking Lots and Paving

- (a) Placement
 - i. The existing zoning ordinance, at Section 380-78, Parking, requires that parking shall not be located closer than ten (10) feet to a side or rear lot line nor closer than thirty (30) feet to any residentially-zoned property. Both the B-1 and S-O Districts back onto the R-15 district, so parking is subject to the thirty (30) foot setback. In addition, Section 380-80, Buffers, requires that a thirty (30) foot

landscaped buffer be provided at rear property line where a non-residential use abuts a residential zone.

- ii. Provided that the parking setbacks and buffer requirements can be met at the rear of the lot, the ideal location for parking is at the rear of a parcel, behind the building. Where a retail user desires some parking to be visible from the street, or where the site layout is constrained, another appropriate location for parking is at the side of the lot.
- iii. If parking must be placed in front of the building, it should be aligned with the longest drive aisle(s) parallel to Broadway and shall be limited to a single or a double row. A single row of parking shall not exceed forty-two (42) feet in depth, as measured perpendicular to Broadway (roughly, a row of eighteen (18) foot deep parking spaces and a twenty-four (24) foot deep access aisle). A double row of parking shall not occupy more than sixty (60) feet of depth (typically two eighteen (18) foot deep parking spaces separated by a 24-foot access aisle), as measured perpendicular to Broadway.
- iv. Structured parking may be located fully or partially underground, or as tuck-under at-grade parking. Any parking level that is fully or partially above grade shall be located to the interior side or the rear of a building, away from view of public streets. Structured or tuck-under parking shall not be located within the front façade of a building; instead, it shall be located behind active uses (retail stores, lobbies, or offices, etc.) have a minimum depth of twenty (20) feet as measured back from the front façade.

(b) Screening and Landscaping

In addition to the Zoning: requirements for parking at Section 330-87 of the Zoning Ordinance, any front parking lot shall be softened with a low wall or fence of two (2) to three (3) feet in height, running along the front lot line to create a separation between the parking lot and the public sidewalk and right-of-way. Walls shall be constructed of stone or masonry blocks faced with stone or cultured stone. Fences shall be wood or wood-appearance composite. Suggested fence styles are picket, split-rail, and other small-town or farm-style fencing. Chain link fences are prohibited along the front lot line and along the side lot line in front of the front façade line of buildings.

(c) Pavement and Surface Coverage

- i. Porous paving (porous asphalt, porous concrete, or permeable interlocking pavers) is permitted as a means to allow increased surface coverage beyond the maximum permitted in zoning code. (See Section 380-46 of the Zoning Ordinance) Except within the 300-foot buffer to the Woodcliff Lake Reservoir, parcels are permitted to increase the surface coverage to seventy percent (70%) of the lot, provided that the overall performance of the site provides the same permeability as when conventionally paved at fifty percent (50%) of the lot. An engineering study showing permeability calculations is required. The Borough

will require a maintenance manual and agreement to ensure that the porous paving areas will be cleaned, vacuumed, replenished, or otherwise maintained so as to ensure their permeability every year.

- ii. For new development or redevelopment on parcels located within three hundred (300) feet of the Reservoir, NJDEP may require that site coverage not increase beyond existing conditions. As such, new buildings and parking lots may be restricted so that they do not occupy more land than already paved or covered. If additional land must be paved in order to create sufficient parking, the Borough suggests that porous paving be considered, subject to NJDEP approval.
- iii. Porous paving facilities may not be removed or altered if they were installed as part of an approved site plan in accordance with these Design Guidelines. The Borough Building Department shall maintain a database of these properties and may perform routine maintenance inspections.

B. BUILDING DESIGN

(1) Residentially-inspired Building Form

As the Borough is largely residential, residential-inspired building forms are encouraged. Styles should reference elements of neo-traditional residential design, such as pitched roofs, deep overhangs, prominent front porches or entries, and facades broken down into bays and other massing forms. Where appropriate to the intended use, multi-story retail or commercial buildings are encouraged to take the form of large houses, with bays, gables, ells, etc. The Borough is less interested in seeing modernist or contemporary designs.

(2) Floor Height

In buildings with first-floor retail or commercial space, the first floor is encouraged to have a minimum fifteen (15) foot floor-to-floor height, in order to create high-quality spaces that will be adaptable to many different tenants over the years. However, a floor to ceiling height of at least thirteen (13) feet is required.

(3) Massing and Detailing

(a) Horizontal Articulation: Bays

- i. Horizontal articulation refers to massing and detailing elements that break the building into a series of bays. Breaking down the apparent size of a building is particularly important with long, low buildings, in order to minimize the bulk and create a sense of rhythm in the façade. All building facades exceeding fifty (50) feet in width shall be divided horizontally into distinct bays, each with a maximum width of fifty (50) feet. The design and dimensions of bays along one building façade should create a varied articulation; a monotonous repetition of the same bay design across a very wide façade shall be avoided.
- ii. To be considered a distinct bay, the bay shall include both a physical change in depth of the façade plane of at least one (1) foot deep relative to adjoining bay(s). Bays should be further distinguished through elements such as columns, pilasters, downspouts, expansion joints, size and rhythm of window spacing, and roofline shape. Variation in surface material, texture, pattern, and color is

also appropriate, but alone is not sufficient. Vertical bays should extend through all stories of the building but may exclude upper “penthouse” stories that are substantially stepped back from the primary façade plane.

(b) Horizontal Articulation: Roofline

On long building facades, the roofline should vary both in height and in shape by means of cross-gables, tower elements, or the vertical expression of bays through the top floor. These elements provide a focal point and break up the building mass. The rooftop expression of gable, tower, or bay elements should extend visibly downwards in a structurally logical fashion through all levels of the building.

(c) Vertical Articulation

- i. Vertical articulation refers to massing and detailing elements that break a building vertically into a base, middle, and top, to help minimize appearance of height and create a human-scaled building form.
- ii. Depending on the height of a building, the base of the building may simply be defined as a trim band or it may be articulated within the entire first floor. Masonry materials are appropriate within the base as the primary material or as an accent. For buildings with retail first floor uses, the base shall include storefront windows, clear glazed doors, awnings or canopies, and façade-mounted lighting.
- iii. The middle of the building should be distinguished from the base by a horizontal belt course or trim cornice; a projecting roof or overhang; a change in façade plane; recessed balconies; changes in material or fenestration pattern; and/or other appropriate means.
- iv. Depending on the height and design of a building, the top of the building may be expressed as the roofline exclusively or may also include the entire top floor. Buildings that are two and a half (2 ½) stories should use the entire rooftop half-story as a means to provide visual interest in the façade, including with deep eave overhangs that create shadow lines, decorative roof surfacing such as dimensional asphalt shingles or standing-seam roofing, dormers and dormer windows, and decorative brackets and dentils along cornice lines. Rooftop terraces are encouraged within stepback areas of the roof.

v.

(4) Roof Form

In order to minimize overall building height on taller buildings and increase the sense of stature on single-story buildings, flat roofs are prohibited. Instead, a peaked or mansard roof form is required, which shall be one of the following types:

- (a) Peaked roofs on any permitted-height buildings may be gabled (one slope on each of two sides, and vertical walls on the other two sides), gambrel (two slopes on each of two sides, and vertical walls on the other two sides), or hip (a single, uniform slope on each side) form. Deep overhangs are encouraged on all pitched roofs.

- (b) On the tallest permitted buildings of two and a half (2 ½) stories, mansard roofs are another permitted roof form for the top level.
 - i. Ideally, mansard roofs should be of the true mansard form, namely: a four-sided hip roof characterized by two (2) slopes on each of its sides, and in which the lower slope, punctured by dormer windows, at a steeper angle than the upper. This type of mansard roof can comply with the Borough's definition of a half story if the lower slope meets the upper slope at no more than five (5) feet above the floor level. The lower, steeper slope reduces the apparent height of the roof, and when combined with the upper, shallower slope, creates an additional floor of habitable space (a garret).
 - ii. A common, contemporary American interpretation of the mansard is a roof with a single steep slope on each side and a flat deck at the interior. The steeply-sloping sides often surround a top floor that is nearly as large as the floor below. This roof form is not an acceptable form for the tallest permitted building height of two and a half (2 ½) stories, because the Borough's definition of a half story requires a sloping roof to meet the exterior walls be no more than five (5) feet above the floor. Since this style of faux-mansard usually looks overly heavy and ponderous, it is discouraged on one (1) story and two (2) story building heights as well.
- (c) Shallow, false-gabled or false-gambrel roof shapes may be used to "ring" the entire perimeter of large roofs on one (1) or two (2) story buildings, screening a central flat roof at the interior, in order to conceal heating, ventilation and air conditioning equipment from persons at ground level. However, such form is not permitted on two and a half (2 ½) story buildings because the interior portion of the roof must be sloping.

Any cross-gables used in a roof shall extend fully back to intersect the primary peaked roof mass.

(5) Facade Design and Transparency

The following standards are intended to help create buildings that relate to the public street and that appear friendly and approachable, with clearly-visible entries, pedestrian-scaled detailing, and a high degree of transparency in the form of glazing.

- (a) Entry Emphasis
 - i. The entryway to first floor uses should be clearly highlighted within the façade as part of a prominent bay, projection, recess, or other architectural mass. Entry doors should be framed with contrasting trim, piers, columns, or pediments. The primary entry door to each retail or commercial space shall face towards Broadway.
 - ii. Each retail entry door shall have clear glazing in at least the top half. Retail entries that are flush with the facade shall include an awning or canopy of at least four (4) foot depth that extends at a minimum across the width of the

entry, or across the whole storefront. Alternately, retail entries may be recessed within the façade. As an alternative to awnings, sidewalk arcades are permitted for buildings with more than one retail storefront, provided that they are constructed with sufficient height and width to create an airy, spacious walkway.

- iii. Where a building with retail space has parking spaces to the rear, a secondary pedestrian entrance shall be provided from the rear parking lot. The secondary retail entry or entries shall provide some visibility into the interior retail space.

(b) Transparency

- i. Windows are very important to create transparency, a feeling of openness, and a transition between inside private space and outside public space.
- ii. Retail façades shall have windows and doors that comprise at least fifty percent (50%) of the area of the first-level façade. Ground-floor window glazing should be recessed at least three (3) inches relative to surrounding façade plane, or framed by dimensional architectural features that cast shadows, such as deep trim, columns, or pilasters. The base of retail windows shall extend to within (24) inches of grade in order to enhance views into the interior space. However, for buildings taking the form of a large single-family home, the first level is only required to have twenty-five percent (25%) of its area as windows, and such windows do not need to extend to within twenty-four (24) inches of grade.
- iii. On the second floors of all buildings, windows shall comprise at least twenty-five percent (25%) of the area of the second-level facade. Upper-story windows shall be framed with generous trim on all sides, including deep sills and lintels, of at least one inch deep relative to the façade plane and to the window glass, in order to create shadow lines that lend visual interest to the façade. Windows on the second floor should be organized symmetrically and their spacing and pattern should align with windows on the first floor.
- iv. The vertical end walls of a gabled or gambrel roof shall include windows in the uppermost floor; however, no minimum area of transparency is required. Sloping peaked roof planes that enclose useable space shall have dormer windows spaced regularly in a pattern that relates to windows on a lower floor, so as to avoid large areas of blank roof.
- v. Window glazing should be clear or lightly tinted. Energy-efficient coatings that tint glass are permitted in doors and windows, provided that the coating closest to clear is chosen to meet the energy criteria. Colored or stained window glass is permitted only for retail clerestory or transom windows. Dark tinted, opaque, spandrel, and mirrored glass is prohibited except for service areas, mechanical rooms, emergency exit doors, and the like.

(6) Materials and Architectural Styles

- i. Building façade and roofing materials should be appropriate to Woodcliff Lake's image as a rural, village-like, small town. Since the Borough's history is

not linked strongly to farming or industrial uses, buildings should minimize references to overly heavy or aggressive industrial or functional styles. Instead, buildings should espouse neo-traditional styles and materials. Within a building, all facades that are adjacent to or easily visible from a public street, public walkway, or public open space should exhibit the same degree of architectural detailing.

- ii. Appropriate materials for these styles include wood or fiber-cement clapboard and wood shingle. Brick, stone, and other masonry are appropriate but only as accents, not as the primary façade material. Vinyl and aluminum siding are prohibited. Roofs may include asphalt or dimensional asphalt tile. Standing-seam metal works well on small overhangs and similar accent masses and is encouraged on large roof areas as long as it does not look overlay industrial in combination with the entire building design.
- iii. Façade cladding materials should be extended around corners and extensions to a logical break in plane in order to avoid an artificial, “pasted-on” appearance.

C. RELATED ITEMS

(1) Signage

(a) Retail Signage Types

In addition to signage permitted in the current zoning, each individual retail tenant space may have up to four (4) types of signage provided the maximum permitted dimensions of the signs individually and in aggregate, meet the restrictions in the zoning code:

- i. Façade signs (called “attached signs” in the zoning code) are mounted over the storefront window or entryway. They shall be placed within an entablature area over the storefront windows, a flat area framed by architectural detailing. Signage shall not be placed in a way that blocks windows or obstructs building architectural details. Preferred styles for retail signage within the entablature include flat painted signs, dimensional carved-relief signs, or channel-cut signs with individually pin-mounted letters. Façade signs shall be lit from above by gooseneck lighting mounted on the facade. Neither signage boards nor individual signage letters and graphics shall be interior-lit.
- ii. Hanging signs project perpendicularly from the façade so as to be seen by pedestrians on a walkway in front of the stores. They shall maintain at least seven (7) feet of vertical clear space below. Hanging signs may not be internally-lit.
- iii. Window signs are painted, etched, or otherwise applied to the glazing on the entry door or window. They shall be airy and largely transparent, without large blocks of solid color, so as to maintain visibility into the retail space. This signage type is an addition to what the current zoning permits.

- iv. Awning signs may be placed on fabric awnings spanning a retail storefront. Signage on the vertical front panel of an awning shall be limited to the name of the business (that is, lettering only) and shall be applied in only one color. Signage on the flat sloping area of an awning may include the business name and/or a graphic and shall be applied in one color only. This signage type is an addition to what the current zoning permits.

(b) Consistency in Storefront Signage

Retail signage for storefronts within the same building shall have a consistent format in terms of type of signage materials and mounting (for example, all made of individual metal dimensional letters, or all painted on wooden boards). It is not necessary for each sign to be identical in form; instead, each retailer should be permitted to use its own typefaces, graphic icons, and colors. However, use of more than a few colors within one store's sign is discouraged.

(c) Temporary Signs

The existing zoning code lacks any criteria for the type of temporary signs or posters that retailers and restaurants often place in their storefront windows, such as those that advertise store sales, advertise cigarette or alcohol brands, or list weekly sale prices for grocery items. These posters are often placed in windows for weeks, or indefinitely, blocking views into the business and making the building less attractive. These types of signs should not exceed ten percent (10%) of the first-floor façade area and should be removed after three (3) weeks, after which time no further such signs may be placed for at least three (3) weeks. Larger-area temporary signs are permitted if they are mounted as largely-transparent decals or painted lettering on glazing, allowing views through them into the business interior.

(2) Lighting

Gooseneck façade lighting is encouraged for sign illumination and as architectural accent lighting.

(3) Mechanical Equipment

- (a) Mechanical equipment shall be shielded from view of the public sidewalk. Ground-floor outdoor mechanical equipment, outdoor refuse areas, and outdoor storage shall be screened with high-quality fencing that is largely opaque. Chain link fencing is prohibited as a screening type.
- (b) Interior mechanical and service rooms that extend to the front façade of a building shall include glazing that is harmonious with the overall window pattern of the front façade, but said glazing may use translucent, opaque, or spandrel glass.

(4) Fencing and Walls

- (a) Most of the traditional single-family homes along Broadway that have been converted into businesses maintain a feeling of openness and greenery by means

of their *fenceless* landscaped front yards. To maintain this bucolic feeling, fences and walls exceeding three (3) feet in height are not permitted alongside lot lines within the minimum required front setback. Permitted fence and wall types along the front yard line and along the side lot line within the required minimum front setback include picket or split-rail fences and stone or masonry walls.

(b) Chain-link fences are only permitted along rear property lines.

(5) Outdoor Dining Areas

Outdoor restaurant seating helps enliven retail areas by bringing activity outside, fostering people-watching, and bridging the gap between the public street and the private retail food establishment. Outdoor dining areas that provide seating for patrons of a restaurant, café, or bakery or similar retail -food business are encouraged and permitted along Broadway, subject to the requirements set forth in Section 380-41 I of the Zoning code. Heat lamps are encouraged in seating areas in order to extend outdoor dining into shoulder seasons (spring and fall). Umbrellas are encouraged for summertime shade.

(6) Landscaping and Open Space

(a) Site Landscaping Character

Site landscaping around buildings and parking lots shall build on natural open space features, including the Reservoir and the wooded hillsides sloping up away from the Reservoir, to strengthen Woodcliff Lake's self-image as a rural, bucolic place. Landscaping, fencing, and furnishings should suggest a rural or village-like appearance, such as with stone walls, picket fences, split-rail or other farm-type fencing, copses (small stands of trees), and meadow areas. Where possible, vegetation and building placement should enhance or preserve views down to the reservoir.

(b) Required Open Space Dedication on Larger Projects

Projects equal to or exceeding one (1.0) acre in size shall provide a publicly-accessible pocket park, courtyard, or plaza that meets the following standards:

- i. The open space shall be at least 2,000 square feet. It may be of any shape, but shall measure at least 25 feet in all dimensions, and all of the contributing open space shall be contiguous rather than fragmented.
- ii. The space shall be located between buildings and Broadway, or to the side of buildings and visible from Broadway, in order to be visible as a public amenity. Specifically, one edge of the space shall be adjacent to, or within sixty (60) feet, of Broadway. The required front yard area may be used to provide this open space.
- iii. Ideally, the public space should be adjacent to the entry to a complementary retail business, such as a café or small market, or the entrance of an office or upstairs use, so that pedestrian activity associated with the building can help

to enliven the open space. However, the space must be available for the general public to use, not just retail customers.

- iv. The space shall be well-lit with dark-sky compliant lighting (i.e., downcast and full cutoff so as to not cause glare or light pollution of the night sky).
- v. Seating in the form of benches, moveable chairs or low stone walls at least thirty (30) inches high and eighteen (18) inches wide is required.
- vi. The space shall include both softscape areas of landscaping with a mix of low vegetation and trees, and hardscape areas with decorative unit paving, gravel or other porous paving, and/or concrete.

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.

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 Permitted uses.

Within any 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. 42 **Prohibited uses.**

Any uses other than those permitted by § 380-41 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.

The following provisions in the current B-1 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:

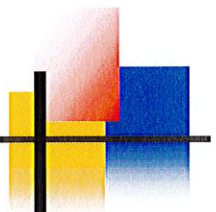
- (a)** Minimum lot area: 23,000 square feet.
- (b)** Minimum lot frontage: 200 feet.
- (c)** Minimum lot depth: 100 feet.
- (d)** Minimum front yard: 20 feet.
- (e)** Minimum side yard: one: five feet; both: 10 feet.
- (f)** Minimum rear yard: five feet.
- (g)** Maximum building coverage: 45%.
- (h)** 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.

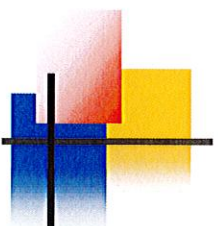
(7) All of the provisions of this chapter, except as provided in this § 380-11.2, shall be applicable to the Affordable Housing Overlay Zone in the B-1 District.



2019 Calendar Year Budget Presentation

June 3, 2019

Borough of Woodcliff Lake

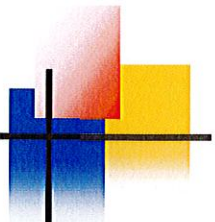


Breakdown of Revenues

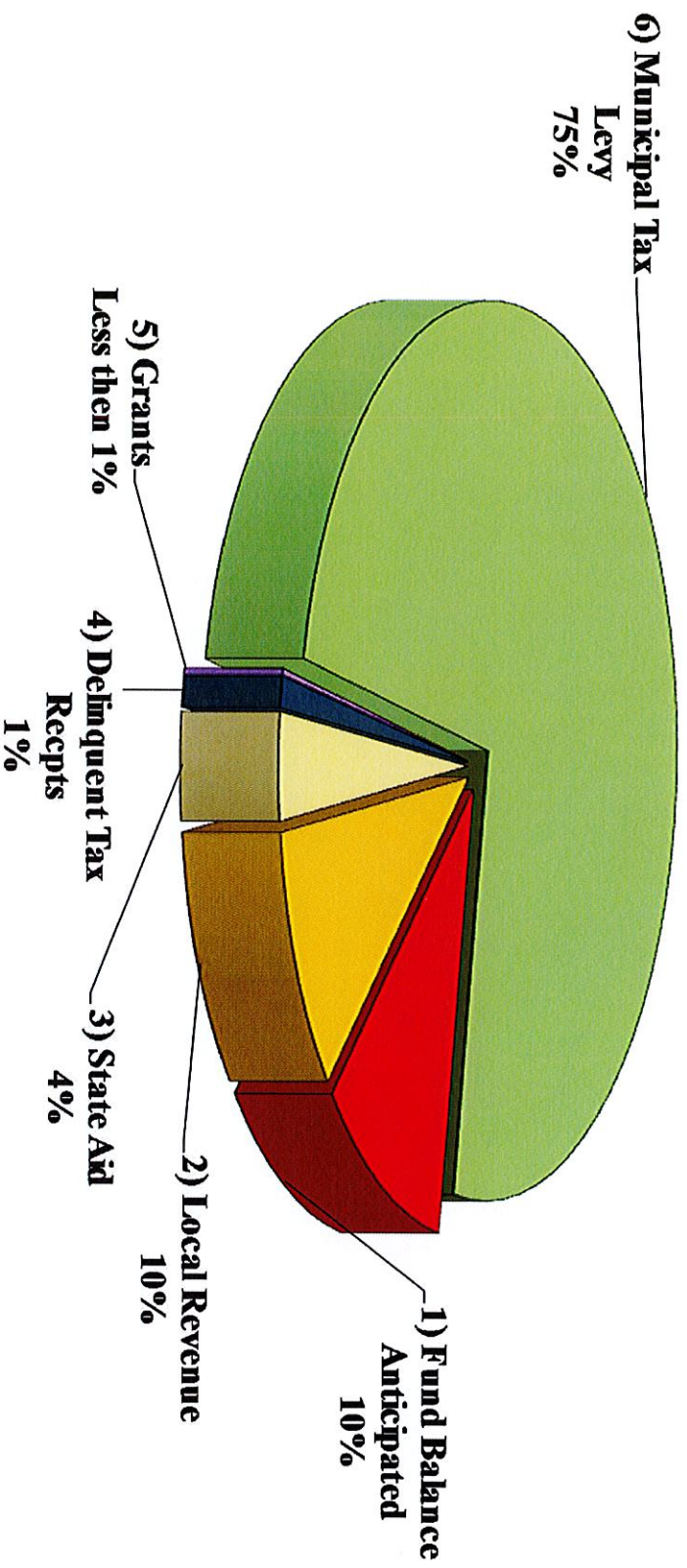
	2019	Modified		
	<u>Proposed</u>	<u>2018 Budget</u>	<u>Variance</u>	<u>%</u>
1) Fund Balance Anticipated	\$ 1,400,000	\$ 1,200,000	\$ 200,000	16.7
2) Local Revenue *	1,316,634	1,212,673	103,961	8.6
3) State Aid	520,575	520,575	-	-
4) Delinquent Tax Rcpts.	150,000	200,000	(50,000)	(25.0)
5) Grants	31,287	53,676	(22,389)	(41.7)
6) Tax Levy-Muni	<u>9,999,604</u>	<u>9,871,925</u>	<u>127,679</u>	<u>1.3</u>
Total	<u>\$ 13,418,100</u>	<u>\$13,058,849</u>	<u>\$ 359,251</u>	<u>2.8</u>

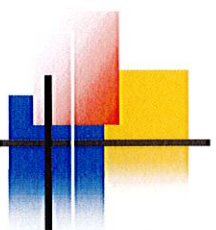
* Local Revenues Include: Lisences, Fees & Permits,Interest, Park Receipts, Hotel Tax, Construction Code, etc.

Borough of Woodcliff Lake



2019 Revenues as a % of Total





Tax Levy CAP

2019 Amount to be Raised by Taxation
(Increase of 1.3% or \$127,679)

\$ 9,999,604

2018 Amount Raised by Taxation

\$ 9,871,925

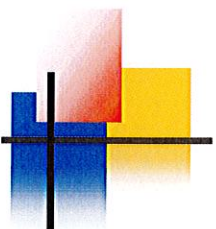
*Maximum permitted to be Raised by Taxation

\$10,676,657

Amount below CAP

\$ 677,053

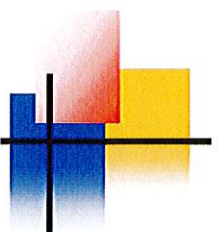
* Includes CAP Banks



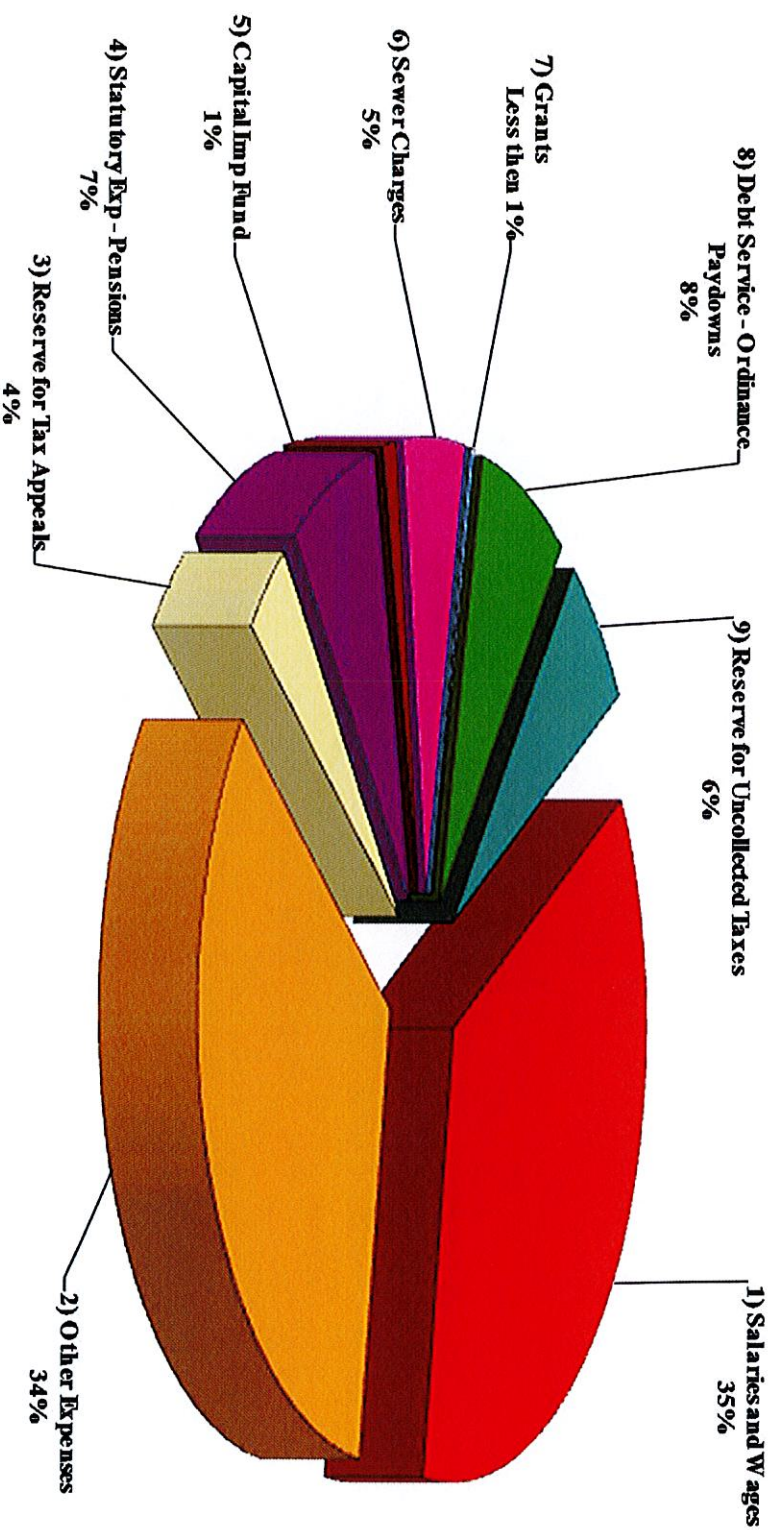
Breakdown of Expenses

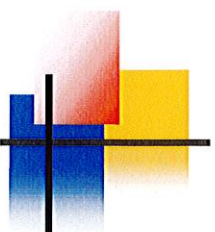
	Proposed	Modified	Variance	%
	<u>2019 Budget</u>	<u>2018 Budget</u>	<u></u>	<u></u>
Salary and Wages	\$ 4,801,125	\$ 4,537,700	\$ 263,425	5.8
Other Expenditures*	4,496,683	4,549,578	(52,895)	(1.2)
Reserve for Tax Appeals	500,000	500,000	-	-
Statutory Exp/Pensions	970,268	903,409	66,859	7.4
Capital Improvements Fund/Projects	150,000	70,000	80,000	114.3
Sewer Charges	690,281	700,015	(9,734)	(1.4)
Public & Private Programs	33,756	56,145	(22,389)	(39.9)
Debt Service, Ordinance Paydowns	987,987	972,002	15,985	1.6
Res. for Uncollected Taxes	788,000	770,000	18,000	2.3
	<u>\$ 13,418,100</u>	<u>\$ 13,058,849</u>	<u>\$ 359,251</u>	<u>2.8%</u>

* Other Expenditures include: Employee Benefits, Insurance, Legal, Audit, Engineering, Utilities, Facility Costs, Celebratory Events, etc.



2019 Appropriations as a % of Total





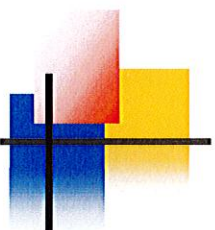
Appropriation CAP

2019 Current Budget CAP Spending \$10,118,126
(Increase of 2.7% or \$268,439)

2018 Previous Budget CAP Spending \$9,849,687

Maximum permitted CAP Spending \$10,675,576
Includes CAP Bank

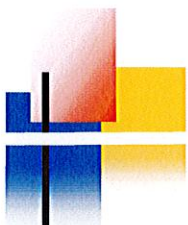
Amount below CAP \$557,447



History of Tax Rate Apportionment

	<u>2019</u>	<u>Adopted</u>	<u>Increase</u>
MUNICIPAL/OPEN SPACE	\$ 0.500	\$ 0.500	-
COUNTY/OPEN SPACE *	0.241	0.240	0.001
LOCAL SCHOOL *	0.790	0.782	0.008
REGIONAL SCHOOL *	<u>0.563</u>	<u>0.551</u>	<u>0.012</u>
TOTAL	<u>\$ 2.094</u>	<u>\$ 2.073</u>	<u>\$ 0.021</u>

* Estimated at a 2% increase in levy



Where Your Tax Dollar Goes 2019

Municipal

School

County

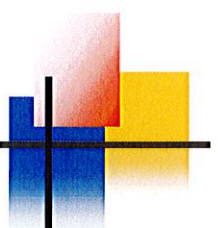


24¢

65¢

11¢

Borough of Woodcliff Lake



Change in Assessed Value

Effect on Municipal Portion of Tax Bill – Average Residential Home*

Proposed	Actual	2019
<u>2019</u>	<u>2018</u>	<u>Increase</u>
\$ 3,723	\$ 3,691	\$ 32

* 2019 and 2018 Average Residential Home Value - \$759,779 and \$753,277, excludes municipal open space.



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING THE WAIVER OF READING IN FULL OF THE 2019 BUDGET

RESOLUTION NO. 19-132

JUNE 3, 2019

WHEREAS, N.J.S.A. 40A:4-8 permits that the Budget as advertised may be read by its title providing that at least one week prior to the date of the hearing a complete copy of the approved budget shall

- Be posted in a public space where public notices are customarily posted; and
- Is made available to each person requesting the same during said week and during the public hearing; and

WHEREAS, the Borough of Woodcliff Lake has complied with the aforesaid requirements;

NOW, THEREFORE, BE IT RESOLVED that the Borough is hereby permitted to waive the reading in full, of the Municipal Budget for the year ending December 31, 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 June 3, 2019.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough

201-391-4977
Fax 201-391-8830

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

SELF EXAMINATION OF BUDGET

RESOLUTION NO. 19-133

JUNE 3, 2019

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 thru 7.5 the Borough of Woodcliff Lake has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Borough meets the necessary conditions to participate in the program for the 2019 budget year.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Committee of the Borough of Woodcliff Lake that the 2019 annual budget be examined in accordance with N.J.A.C. 5:30-7.6a & b and based upon the Chief Financial Officer's certification. The governing body has found the budget has met the following requirements:

1. That with reference to the following items, if applicable, the amounts have been calculated pursuant to law and appropriated as such in the budget.
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes.
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at 40A:4-45.3 et seq. are fully met. (Complies with the "CAP" law).
3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.

4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate, and correctly stated;
 - b. Items of appropriations are properly set forth
 - c. In itemization, form, arrangement, and content the budget will permit the exercise of the comptroller function within the municipality.
5. The budget and associated amendments have been introduced, publicly advertised, and adopted in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded 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 Mayor and Council at the meeting of June 3, 2019.



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

(Only to be Included in the Budget as Finally Adopted)

19-134

Be It Resolved by the Governing Body of the Borough of Woodcliff Lake, County of Bergen

(a) \$9,999,604 (Item 2 below) for municipal purposes, and

(d) \$204,077

Chrouline Gadaleta

(Insert last name)

Ayes

Nays

Absent ()

SUMMARY OF REVENUES

1. General Revenues			
Surplus Anticipated		08-100	\$ 1,400,000
Miscellaneous Revenues Anticipated		13-099	\$ 1,868,496
Receipts from Delinquent Taxes		15-499	\$ 150,000
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES (Item 6(a), Sheet 11)		07-190	\$ 9,999,604
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:			
Item 6, Sheet 42	07-195		\$
Item 6(b), Sheet 11 (N.J.S. 40A:4-14)	07-191		\$
Total Amount to be Raised by Taxation for Schools in Type I School Districts Only			
4. To Be Added TO THE CERTIFICATE FOR AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:			
Item 6(b), Sheet 11 (N.J.S. 40A:4-14)		07-191	
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY LEVY			
		07-192	
Total Revenues			
		13-299	\$ 13,418,100

SUMMARY OF APPROPRIATIONS

5. GENERAL APPROPRIATIONS			
Within "CAPS"		xxxxxxx	xxxxxxxxxx
(a&b) Operations Including Contingent		xxxxxxx	xxxxxxxxxx
(e) Deferred Charges and Statutory Expenditures - Municipal		34-201	\$ 9,147,858
(g) Cash Deficit		34-209	\$ 970,268
		46-885	\$
Excluded from "CAPS"		xxxxxxx	xxxxxxxxxx
(a) Operations - Total Operations Excluded from "CAPS"		34-305	\$ 1,373,987
(c) Capital Improvements		44-999	\$ 150,000
(d) Municipal Debt Service		45-999	\$ 862,984
(e) Deferred Charges - Municipal		46-999	\$ 125,003
(f) Judgements		37-480	\$
(h) Transferred to Board of Education for Use of Local Schools (N.J.S. 40:48-17.1 & 17.3)		29-405	\$
(g) Cash Deficit		46-885	\$
(k) For Local District School Purposes		29-410	\$
(m) Reserve for Uncollected Taxes		50-899	\$ 788,000
		07-195	
6. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICTS ONLY (N.J.S. 40A:4-13)			
Total Appropriations		34-499	\$ 13,418,100

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the Governing Body on the 3rd day of June, 2019
It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as
appeared in the 2019 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

Certified by me this 3rd of June, 2019, *Deborah A. D'Amico*



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

RESOLUTION NO. 19-135

JUNE 3, 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 5/31/2019 \$173,493.10

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:	\$1,123,854.60
Escrow:	\$ 4,652.41

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

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 June 3, 2019.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION RENEWING LIQUOR LICENSE FOR BAREBURGER, BB TICES CORNER LLC

RESOLUTION NO. 19-136

JUNE 3, 2019

WHEREAS, BAREBURGER, BB TICES CORNER LLC, has applied for renewal of their respective Plenary Retail Consumption License; and

WHEREAS, the said applicant has, in the opinion of the Mayor and Council, complied with the requirements of the Alcoholic Beverage Control Commission, and the Ordinance of the Borough of Woodcliff Lake.

NOW THEREFORE, BE IT RESOLVED, that Plenary Retail Consumption License No. 0268-33-001-010 is hereby granted to **BAREBURGER, BB TICES CORNER LLC**, for the sale of alcoholic beverages for the period of July 1, 2019 to June 30, 2020, in accordance with the requirements of said Act and said Ordinance, on premises located at 453 Chestnut Ridge Road.

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 June 3, 2019.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING 2019 BOROUGH EMPLOYEE SALARIES

RESOLUTION NO. 19-137

JUNE 3, 2019

WHEREAS, the Borough of Woodcliff Lake seeks to approve the 2019 salaries for its employees; and

WHEREAS, the Borough Administrator and Personnel Committee have reviewed the 2019 salaries for Borough employees, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same; and

WHEREAS, the 2019 salaries shall be retroactive to January 1, 2019 with the exception of the Building Tech Asst (PT) and the Deputy Registrar (Stipend) both to be effective July 1, 2019.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the 2019 salaries for Borough employees, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the 2019 salaries will be retroactive to January 1, 2019 with the exception of the Building Tech Asst (PT) and the Deputy Registrar (Stipend) both to be effective July 1, 2019; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to keep a copy of this resolution on file in the Borough Clerk's office.

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 June 3, 2019.



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

EMPLOYEE	DEPARTMENT	2019 Salary
-	-	
PADILLA, TOM	ADMINISTRATION	\$ 130,000.00
BELL, ALFRED	SENIOR VAN DRIVER (HOURLY)	\$ 21.00
DAKIN, DEBBIE	CLERK/OFFICE MAN./REGIST./SAFETY COORD	\$ 87,210.00
DAKIN, DEBBIE	BOH SECTY	\$ 1,500.00
FLOWER, NANCY	POLICE DEPT. SECRETARY	\$ 53,848.24
FREZZA, LOIS	TAX COLLECTOR	\$ 62,350.76
NEGAHBAN, FARIBA	FINANCE SUPERVISOR	\$ 57,341.21
NEGAHBAN, FARIBA	QPA STIPEND	\$ 5,000.00
SHALHOUB, KATHY	FINANCE CLERK	\$ 46,000.00
SMITH, MARGARET	PLANNING/ZONING SECRETARY	\$ 50,000.00
SUGERMAN, JOY	ADMINISTRATIVE ASST/FIRE PREV. SECT	\$ 47,448.95
SUGERMAN, JOY	DEPUTY REGISTRAR (STIPEND)	\$ 500.00
CORRADO, VINCENT	BLDG TECH ASST (P/T)	\$ 27,500.00
CALDERONE, E	WEBSITE STIPEND	\$ 3,000.00
CALDERONE, E	PARKS & REC DIRECTOR	\$ 79,200.93
BARBONI, EVAN	DPW	\$ 73,814.61
BARBONI, EVAN	DPW - MECHANIC STIPEND	\$ 1,500.00
BEHRENS, CHRIS	DPW FOREMAN	\$ 80,899.73
BEHRENS, CHRIS	DPW -RECYCLING STIPEND	\$ 5,000.00
BLACKTON, RAY	DPW SUPER	\$ 96,967.35
BLACKTON, RAY	PROPERTY MAINT	\$ 5,000.00
BLACKTON, RAY	FACILITIES MGMT. STIPEND	\$ 2,500.00
CULVERT, CURTIS	DPW	\$ 33,660.00
IVANCICH, TOM	DPW	\$ 75,394.52
IVANCICH, TOM	STIPEND-TREE CREW MAIN	\$ 1,500.00
JUMP, DANIEL	DPW	\$ 30,000.00
KING, ANDREW	DPW	\$ 33,660.00
LINKO, DAVID	DPW - LEAD MAN	\$ 61,512.72
LINKO, DAVID	FACILITIES MGMT. STIPEND	\$ 1,500.00
LINKO, DAVID	STIPEND-TREE CREW	\$ 1,000.00
PALLER, CONNER	DPW - SANITATION	\$ 37,740.00
SEIDLER, CHRIS	C2 SEWER LICENSE (STIPEND)	\$ 4,000.00
TORPEY, THOMAS	DPW	\$ 73,814.62
WILLIAMS, SCOTT	DPW	\$ 44,880.00
WOODS, ROBERT	SANITATION	\$ 74,905.23

ZINK, KEVIN	DPW	\$ 51,752.19
ZINK, KEVIN	STIPEND-TREE CREW	\$ 1,000.00
BECHTEL, PAUL	FIRE PREVENTION OFFICIAL	\$ 26,582.00
LAUFELD, HAROLD	CFO	\$ 45,900.00
BERNINGER, MARK	BUILDING	\$ 55,000.00
HEFLICH, MIKE	BUILDING - ELECTRICAL SUBCODE	\$ 20,698.63
BARBONI, ED	BUILDING - FIRE SUBCODE	\$ 10,744.93
DREWES, BRIAN	BUILDING - PLUMBING INSPECTOR	\$ 13,260.00
KUTZIN, EVAN	OEM DEPUTY COORDINATOR	\$ 2,000.00
MAURRASSE, RALPH	OEM COORDINATOR	\$ 8,500.00
MAURRASSE, RALPH	FIRE PREVENTION/hourly	\$ 24.00
MAURO, JOE	FIRE PREVENTION/hourly	\$ 28.00
STALB, JOHN	FIRE PREVENTION/hourly	\$ 27.00
MIKE KOONS	FIRE PREVENTION/hourly	\$ 25.00
JOHN WHELAN	FIRE PREVENTION/hourly	\$ 27.00
ENNIS, TIM	FIRE PREVENTION/hourly	\$ 30.00
C. WHEELER/J. ZINK	DPW/HOURLY	\$ 18.05
M. DURST/J. MILES	DPW/HOURLY	\$ 35.00
KATHY BOWEN	PUBLIC ASSISTANCE	\$ 2,144.20
CROSSING GUARDS	POLICE DEPT./HOURLY	\$ 22.00
BURNS, JOHN	POLICE CHIEF	<i>Contract being negotiated</i>



BOROUGH OF WOODCLIFF LAKE

188 PASSEACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING INTER-LOCAL SERVICES AGREEMENT WITH THE BOROUGH OF OLD TAPPAN FOR SEWER TRUCK

RESOLUTION NO. 19-138

JUNE 3, 2019

WHEREAS, the Borough of Woodcliff Lake wishes to enter into an Inter-Local Services Agreement with the Borough of Old Tappan for the purchase, maintenance and use of a Wester Star 4700 Chassis and Sewer Equipment of America Model 900 body ("sewer truck"); and

WHEREAS, the Borough of Old Tappan wishes to enter into an Inter-Local Services Agreement with the Borough of Woodcliff Lake for the purchase, maintenance and use of a Wester Star 4700 Chassis and Sewer Equipment of America Model 900 body ("sewer truck"); and

WHEREAS, an Interlocal Services Agreement may be entered into without competitive bidding pursuant to N.J.S.A. 40:8A-1 and N.J.S.A. 40A:11-5(21); and

WHEREAS, the Interlocal Services Agreement attached hereto and incorporated herein by reference provides for the purchase, maintenance and use of a Wester Star 4700 Chassis and Sewer Equipment of America Model 900 body ("sewer truck") between the respective Boroughs; and

WHEREAS, the Borough Administrator and the Borough Attorney have reviewed the Interlocal Services Agreement attached hereto and incorporated herein by reference between the Borough of Woodcliff Lake and the Borough of Old Tappan and hereby approve of same.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Interlocal Services Agreement with the Borough of Old Tappan attached hereto and incorporated herein by reference for the purchase, maintenance and use of a Wester Star 4700 Chassis and Sewer Equipment of America Model 900 body ("sewer truck") be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor be and he is hereby authorized and directed to execute the Interlocal Services Agreement on behalf of the Borough of Woodcliff Lake; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a certified copy of this resolution and signed Interlocal Services Agreement to the Borough of Old Tappan.

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 June 3, 2019.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION RENEWING LIQUOR LICENSE FOR BLUE MOON

RESOLUTION NO. 19-139

JUNE 3, 2019

WHEREAS, BLUE MOON, has applied for renewal of their respective Plenary Retail Consumption License; and

WHEREAS, the said applicant has, in the opinion of the Mayor and Council, complied with the requirements of the Alcoholic Beverage Control Commission, and the Ordinance of the Borough of Woodcliff Lake.

NOW THEREFORE, BE IT RESOLVED, that Plenary Retail Consumption License No. 0268-33-003-005 is hereby granted to **BLUE MOON**, for the sale of alcoholic beverages for the period of July 1, 2019 to June 30, 2020, in accordance with the requirements of said Act and said Ordinance, on premises located at 42 Kinderkamack Road.

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 June 3, 2019.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING SETTLEMENT AGREEMENT AND RELEASE

RESOLUTION NO. 19-140

JUNE 3, 2019

WHEREAS, the Borough of Woodcliff Lake wishes to enter into a Settlement Agreement and Release with regard to the capital improvement project and drainage issue impacting the property owned by Barry and Robin Schair located at 69 Brookview Drive, Block 1305, Lots 29, Woodcliff Lake; and

WHEREAS, the terms of the Settlement Agreement provide that the Borough pay the property owner the sum of \$2,300.00 to restore the property in accordance with the proposal from Anchor Fence attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and the Chief Financial Officer have reviewed this matter and recommend that the Borough enter into a Settlement Agreement and Release with regard to same; and

WHEREAS, the Chief Financial Officer has certified that the funds are available through the capital improvement account C-04-55-930-001; and

WHEREAS, the Borough Attorney has prepared a Settlement Agreement and Release, 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 Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the Settlement Agreement and Release between the Borough and Barry and Robin Schair, with regard to the restoration of the property located at 69 Brookview Drive, Block 1305, Lots 29 in the Borough, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED that the Mayor be and he is hereby authorized and directed to execute the Settlement Agreement and Release 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 Settlement Agreement and Release to Barry and Robin Schair for signature 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 June 3, 2019.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK