



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

**CALL TO ORDER**

Notice of this meeting, in accordance with the "Open Public Meetings Law, 1975, C. "231", has been posted 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 was Richard Preiss, Borough Planner.

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**CLOSED SESSION**

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

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

**RESOLUTION NO. 19-160**

**JULY 15, 2019**

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

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

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

\_\_\_\_\_ 1. Matters Required by Law to be Confidential. Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

\_\_\_\_\_ 2. Matters Where the Release of Information Would Impair the Right to Receive Funds. Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

\_\_\_\_\_ 3. Matters Involving Individual Privacy. Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

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

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

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

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

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

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

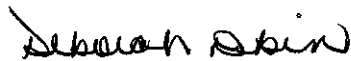
The minutes will be released within ninety (90) days or earlier upon the resolution of the matter through settlement or court decision and the time period for any and all appeals.

\_\_\_\_\_ 9. Matters Relating to the Potential Imposition of a Penalty. Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

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

#### **CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.



DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK

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

#### **APPROVAL OF MINUTES**

Motion to approve the Minutes of June 17, 2019 was made by Council President Gadaleta, second by Councilman Spelling, and approved by Council President Gadaleta, Councilman Belgiovine, Councilwoman Hayes and Councilman Spelling. Councilwoman Gross and Councilman Spelling abstained since they were not at the meeting.

Motion to approve the Minutes of July 8, 2019 was made by Councilman Belgiovine, second by Council President Gadaleta, and approved by Councilman Belgiovine, Council President Gadaleta, Councilwoman Gross, Councilwoman Hayes and Councilman Spelling. Councilman Singleton abstained since he was not at the meeting.

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

## **COMMITTEE APPOINTMENT**

MOTION was made by Mayor Rendo to appoint Suzanne Mohan to the 125<sup>th</sup> Anniversary Committee. MOTION was approved by Councilman Belgiovine, Council President Gadaleta, Councilman Gross, Councilwoman Hayes, Councilman Singleton and Councilman Spelling.

## **MAYOR'S COMMENTS**

Mayor Rendo stated that there is a Resolution on the Consent Agenda for a donation. Mayor Rendo stated that this donation doesn't shock him. This lady is such an incredible member of our community. This has not been the first donation she made. She has donated money for a tree truck and now she is making a donation for additional planting of trees in the community and for a bench over at our tree farm. We have named a street after this lady, Marilyn Drive. Mayor Rendo thanked Marilyn Clark for this great donation. Mayor Rendo asked Councilwoman Hayes to have a tree planted on Marilyn Drive to honor Marilyn Clark. Mayor Rendo stated that there is also a Resolution on the Agenda for an Interlocal Agreement with Park Ridge. We have been working on the walking trails around the reservoir. We have been approved by the DEP. This Resolution allows us to negotiate with Park Ridge as the walking trails will be from Park Ridge all the way down to Hillsdale. Mayor Rendo stated that he received a phone call today from a resident whose son scraped the bottom of his feet at the pool. She was asking if we were going to do anything to fix the situation at the pool. Mayor Rendo stated that we have a Resolution on the Agenda to go out for bid on the shell for the pool. Mayor Rendo stated that we will be appointing the Alpert Group to do the work for the affordable housing development on Broadway.

## **ADMINISTRATOR'S REPORT**

Administrator Padilla thanked our Planner Richard Preiss and our attorney, Gerald Salerno, who basically led that sub-committee in reviewing the proposals that we received. Having the meeting up at the Tice Center allowed the residents to see all three proposals and we were able to get feedback. Mr. Padilla stated that we are almost done with the road paving and thanked everyone for their patience. We are doing the pool cover, the pool shell, renovations to the Lydecker House and 2 sanitary pump stations. We have 5 sanitary pump stations in town. They were installed 40-50 years ago. This Council has made a concerted effort, in conjunction with our DPW and Engineer, to, over the next 4-6 years, replace each of them. Mr. Padilla stated that our incoming DPW Superintendent, Chris Behrens, has done a lot of work and research on this. The new equipment is above ground. It is a lot safer and will save us on man hours. Mr. Padilla also stated that when Ray Blackton retires at the end of August after 36 years with the Borough, Chris Behrens will be promoted to DPW Superintendent and David Linko will be promoted to Foreman. Mr. Padilla stated that our grant from the County for Galaxy Gardens had been extended to August 10, 2019. Mr. Padilla submitted a letter today requesting another extension. We have been working on the Galaxy site, but it will not be complete by August 10<sup>th</sup>. HighGround which has been doing the demolition, has just recently finished. Our Engineer must close out that project and then hopefully later this week we expect them to issue a Notice to Proceed to

the second company which is ENRC. ENRC will be doing the remediation as soon as they receive the Notice to Proceed. The expect to be on site for approximately 8 weeks. We have been in communication with the County the whole time, so we do not expect any issues.

### **ENGINEER'S REPORT**

Mr. Jacobs stated that the Mayor and Mr. Padilla spoke about a lot of topics that he was going to cover. The grant is in place for the Reservoir Walking Trail and we are working with Park Ridge on this. Mr. Jacobs spoke about the grant that we are submitting regarding a streetscape project for Woodcliff Avenue by the causeway.

Councilwoman Hayes asked Mr. Jacobs to give us a little bit more of a background on Galaxy Gardens. Mr. Jacobs stated that we are trying to close out the portion of the work that was done by HighGround before we allow the second contractor to come onto the site. Councilwoman Hayes asked Mr. Jacobs if he has evaluations of what work still needs to be done by HighGround. Mr. Jacobs stated that we are trying to get that work done instead of having another contractor come in and do it. Councilwoman Hayes asked how much more time are we going to give HighGround before we step in. Mr. Jacobs replied that he is giving them until the end of the week.

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

Councilwoman Gross stated that Parks and Recreations has been very busy. We had to close out enrollment for camp because it has been so popular. There have been a few issues that came up throughout the course of the summer. We had to close the bathroom which has been a problem; but fortunately, our director had foresight to have a portable bathroom. One major issue that people are using flushable wipes. Flushable wipes are not actually flushable. DPW also has a problem with this throughout town. The 25% deduction has been very successful. We got 30 new members. Bid specs are going out for the Lydecker House. You will be seeing in the newsletter information for the 125<sup>th</sup> Anniversary. We are having an event on August 31<sup>st</sup> at the pool. Every resident in the town will be invited to come. There will be a month-long historic display at the Tice Center in September. Oktoberfest will be on September 21<sup>st</sup>. There will be a cocktail party on October 19<sup>th</sup> and is being hosted by 50 Tice, Capstone Realty. There is a photo contest going on until September 19<sup>th</sup>. You can find information on these events in the newsletter.

Council President Gadaleta gave a shout out to Sgt. DeGeorge, police department and DPW. Council President Gadaleta stated that in her part of town there are a lot of sharp turns. A lot of her neighbors expressed concern. They came up with some great suggestions, reached out to DPW and DPW implemented those suggestions. On July 24<sup>th</sup>, there will be a meeting regarding the TENAC, which analyzes flight patterns that fly into Teterboro. They are trying to get acceptance into this TENAC membership.

## **ORDINANCE**

Mayor Rendo asked Richard Preiss, Planner for the Borough of Woodcliff Lake, to explain Ordinance 19-08. Mr. Preiss stated that Ordinance 19-08 was previously introduced and sent to the Planning Board for consistency review and for recommendation. The Board found it consistent but one of the things was that B1 regulations are the same as B2 and B3 which was on the original draft. All the uses permitted in all 3 were going to change. Councilwoman Hayes brought up the question as to why we are changing the uses in the B2 and the B3, which was a very good point. The only changes that we are making are to the B1 district. Districts B2 and B3 will be staying the same.

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 Councilman Belgiovine, second by Councilwoman Hayes and approved by Councilman Belgiovine, Council President Gadaleta, Councilwoman Gross, Councilwoman Hayes, Councilman Singleton and Councilman Spelling.

## **NEW BUSINESS**

- Master Plan Re-Examination, led by Richard Preiss, Planner

Mr. Preiss stated that there was an intention to always do the Master Plan but for a variety of reasons, mostly because we were dealing with affordable housing and several projects that came before the zoning board, that was pushed off for a while. The Master Plan Re-Examination was last done in 2008. It has been more than 10 years. In order to provide the legal protection that would make our zoning ordinances withstand legal challenge, it is necessary to do either a new Master Plan or a Master Plan Re-Examination. We understood that based on the discussions that Richard Preiss had with the Zoning Board and the Council for the last 3-4 years since Mr. Preiss was appointed planner, there is a desire to do a whole new Master Plan, but that process is going to take 6-9 months, maybe even as much as a year. Once that is done there will be Ordinance changes. The feeling was that we could just do a short and concise Master Plan Re-Examination report and put that in place to provide for the legal protection of the zoning and move on to do a large and longer Master Plan. Mr. Preiss thought that the Council should be on the same page as the Planning Board. Mr. Preiss asked the Council to review the draft that was given to them and to give him any changes by the end of the week. Mr. Preiss asked that the Mayor and Council get any changes to Debbie Dakin by the end of the week and she will forward them directly to Richard Preiss.

Councilwoman Hayes asked Mr. Preiss from a budgeting prospective, what was discussed at the last Planning Board meeting, was that the Re-Examination would be approximately \$7,500 and that would give us our 10-year protection. Ultimately, when we open up the Master Plan, we

thought \$50,000 - \$75,000 previously and now we think it might be more like \$50,000 - \$60,000 because we are doing the Re-Examination plan and the Broadway Corridor Ordinance.

## **ORDINANCE**

Introduction Ordinance 19-09

An Ordinance to Amend Chapter 188 Entitled "Flood Hazard Areas" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to introduce Ordinance 19-09 was made by Councilman Spelling, second by Councilwoman Hayes and approved by Councilman Belgiovine, Council President Gadaleta, Councilwoman Gross, Councilwoman Hayes, Councilman Singleton and Councilman Spelling.

Councilwoman Hayes stated that she knows that this Ordinance was added late and would like a brief description of the Ordinance. Mr. Padilla stated that this Ordinance came to us from the State. Mr. Schettino stated that it came from the Department of Environmental Protection to all municipalities throughout the State. These changes had to be made and submitted to the DEP by August 28, 2019 which required us to introduce tonight and adopted at our August meeting. Our Ordinance must be in compliance with the State regulations. The State sent us a boilerplate Ordinance, which also went to our Engineer.

## **PUBLIC COMMENT**

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

Cheryl Dispoto, Woodcliff Lake, thanked the Council for approving the Alpert Group. She is pleased with the selection but will forever question why we even went through the entire exercise of considering more than 16 units. She is grateful that this Council has seen the light and we are only building 16 units. Ms. Dispoto stated that she wants to change to another issue and hates to be the bearer of doom and bring up the tough issues. She did not come up with this issue on her own, Mr. Cabrera came to her three weeks ago because he was upset because the applicant at 188 Broadway LP received a tax reduction. In 2018, the building was assessed at \$6.9 million and for 2019 the building was assessed at \$4.4 million roughly. They were paying \$143,000 and they are now paying \$93,000. We are all aware that the Mayor of Paramus, Mr. LaBarbiera and Paul Kaufman, a previous Borough Attorney for Woodcliff Lake, are partners in 188 Broadway LP. The issue here is that Mr. Anzevino who is technically the tax assessor in Woodcliff Lake, but not really because he is a Borough of Paramus employee because we share the tax assessor under a shared services agreement that was signed in 2014 by Mayor LaBarbiera. Ms. Dispoto stated that Paramus' tax assessor, Mr. Anzevino is deemed to be an employee only of Paramus. He is not a Woodcliff Lake employee. We reimburse Paramus for him. Ms. Dispoto stated that she put in an OPRA request for tax appeal documents for 188 Broadway and what justification was given by this applicant to get a 30% reduction on their taxes. She received 169 pages of documentation today. Ms. Dispoto stated that Mr. Leibman, who was Woodcliff Lake's

Planning Board's attorney and Fair Share Housing attorney resigned in May 2018. In August 2018, Mr. Leibman filed a complaint against Woodcliff Lake for his law partner to appeal the taxes at 188 Broadway. Ms. Dispoto asked how Mr. Anzevino could evaluate a building of his boss. He is an employee of the Borough of Paramus. Residents came to the Mayor and Council with reference to this. Mr. Leibman was giving us legal advice on our Fair Share Housing Plan all through 2017 and later into 2018 all the while his law partner was engaging in a contract to buy a building that may or may not have affected the outcome of our Fair Share Housing Settlement. From her perspective as a member of the Fair Share Housing Committee, that is how Ms. Dispoto sees a conflict. She wasn't on the Planning Board at the time, but she is now. Now she knows why Mr. Leibman was such a big proponent of the Broadway Corridor Ordinance. Ms. Dispoto asked the dais who is supervising Mr. Anzevino and Mr. Porro.

Craig Marson, Woodcliff Lake, stated that during the day he submitted an email to everyone on the Council and brought a copy down to Borough Hall so that it would be time stamped in. This has now been ongoing for approximately 1 ½ years that he had issues with the 188 transaction. Mr. Marson asked that the Council take a significant look at what he sent them. It has a lot of information regarding the contracts that happened with the purchase and potential conflicts of interests. When the financing was procured for the purchase of 188, an appraisal was ordered. The contract price was \$4.5 million and currently 100% occupied. Mr. Marson went over his email (copy attached). The issue is that AEA Acquisition was formed in July 2017 and the principal is Mr. Kaufman. Between the contacts made with the former Chairman of the Planning Board and the denial of the former attorney for the Planning Board that he knew nothing of until February 2018. This pushes back the negotiations of the purchase of this building to possibly early 2017 or late 2016 during the time period that the Borough was negotiating COAH settlements and other settlements and financial deals that could have significant impact on the Broadway Corridor. If you take what was submitted by Mr. Marson earlier today and the OPRA information that was obtained by Ms. Dispoto, you are now going to have a much greater issue on your hands. This transaction had begun in earnest far earlier than anybody was told and based on that there are significant conflicts that were never potentially discussed.

Alex Couto, Woodcliff Lake, stated that he was not aware of what Mr. Marson talked about; however, a couple of weeks ago he sent an email the Mayor and Council and asked them to review the ethics for our town. This is quite a shock to the residents of our town. Mr. Couto stated that the inter-local with Paramus should be cancelled and the Borough needs to get to the bottom of this. Mr. Couto thanked the Council for awarding the Alpert Group the affordable housing project.

Ulises Cabrera, Woodcliff Lake, gave a bit of background as to why he contacted Ms. Dispoto. Mr. Cabrera stated that he was looking at his own taxes because they went up a little and he went into a site and downloaded the whole Borough's tax records, sorted it and this is what popped up. \$51,000 is a huge reduction for everything that has transpired with this property. There are a lot of ethical questions being raised and he thinks we should investigate everything. We should not have this tax assessor represent Woodcliff Lake because he obviously seems to represent of others rather than the residents of our great town. Mr. Cabrera stated that 188



Broadway is only paying \$93,000 when there is a residential home on less square footage of property, and they are paying \$75,000. How does an office complex get special treatment while the rest of the residents are picking up the slack?

Gwenn Levine, Woodcliff Lake, stated that she does not know all the details that were just presented but is hearing them and learning them within the last week or so and today and she wanted to say that as a 38 year resident of Woodcliff Lake, it is very upsetting to know that rather than our town representing the interest of Woodcliff Lake residents, instead their interests are being undermined behind the scenes with a vested interest in their own private venture. She feels disappointed and angry about this and is hoping the Council will get to the bottom of this and clean it up.

Sally Gellert, Woodcliff Lake, thanked the Council for selecting the Alpert Group. Ms. Gellert stated that she is a little confused about Ordinance No. 19-08. She didn't see where the changes were. She was very upset in 2016 when the Broadway Corridor was coming up and she was glad to see it tabled. She is afraid that there is an effort to push out local businesses.

Veronica Appelle, Woodcliff Lake, thanked the Council for selecting the Alpert Group. A few of them did go to Franklin Lakes and looked at the units that were built there and we very happy with the way they looked. Her property is directly behind the 188 property and they have lived in Woodcliff Lake for 40 years. Ms. Appelle stated that she appreciates all the comments made tonight and thanked all the people that are working hard with all of them. Ms. Appelle asked who recommended the tax assessor, Mr. Anzevino? Council President Gadaleta replied that Mr. Anzevino has been the tax assessor for many years. Ms. Dispoto replied since 2014. Mr. Schettino stated that in terms of Mr. Anzevino, he is the tax assessor in several municipalities in Bergen County and has a very good reputation for the work that he does. The Council has a right to question the assessor as to why he rendered a decision for a specific property. Although sometimes it is not his decision it could be the County Tax Board or could even be a Tax Court Judge. In this case, it may have been an assessor's recommendation. The tax assessor is answerable to the County Tax Board. It is a statutory title, independent of the Governing Body because they do not want municipalities, governing bodies, putting undue influence on the tax assessor who has a lot pressure. His position is a difficult position. The State Legislature has specifically established the position in a way to not have the tax assessor influenced by individual tax payers or the governing body or interest group. The ultimate authority for all tax assessors in Bergen County is with the Bergen County Tax Court. Ms. Appelle asked how many days a week Mr. Anzevino works in Paramus. Mr. Schettino replied that it really doesn't matter how many days he is in a town if all the work is being done.

Clay Bosch, Woodcliff Lake, stated that at their Shade Tree meeting today, a discussion took place as to the status of an important position that is being considered. Over the years they have tried to implement the Shade Tree Ordinance as citizens; however, the backup should come from the Code Official that is stated in the Ordinance. This has not been happening over the last few years. The Shade Tree Committee was looking forward to a new day when there was a new Code Official and that has happened recently. Mr. Bosch stated that they found out that he will not be

enforcing the Ordinance and that an alternate proposal was made to create a position where the person would share the job of Property Maintenance Officer and Shade Tree Enforcement. Mr. Bosch stated that he realizes that creating a position is not a simple thing to do and there are people working on it. He would just like to know the status if a new position was being created and that there is now no enforcement of the Shade Tree Ordinance.

Roberta Green, Woodcliff Lake, asked what the pumping stations were going to look like and how large are they going to be. Mr. Padilla replied that they will be no larger than what you see now. Ms. Green asked who determines the venue of the polling location. Clerk Dakin replied that the County Board of Elections determines the location. Ms. Green asked about having the Tice Center as the polling venue. Ms. Dakin replied that the Senior Tice Center is not centrally located and was not approved by the County Board of Elections. Ms. Green asked why it was moved out of the school. Ms. Dakin and Mr. Padilla replied that mainly because of handicapped accessibility and because they are trying to move them out of the schools. Councilman Belgiovine explained the process that we went through years ago when the venue was moved. Ms. Green asked the Mayor and Council how committed they are to preserving trees in Woodcliff Lake and having somebody in place to enforce the Ordinance. Councilwoman Hayes stated that we received a few resumes and that they are pursuing it. Councilwoman Hayes asked Mr. Padilla if he had any updates. Mr. Padilla replied that it is with the Personnel Committee and the Finance Committee. Mayor Rendo stated that they are committed. It was discussed and the proper way to do it was to bring it in-house. The Personnel Committee is reviewing the resumes and will make a recommendation to the Council. Mr. Padilla stated that our next meeting is August 19<sup>th</sup> and we will hopefully have a Resolution on the Agenda.

Cheryl Dispoto, Woodcliff Lake, stated that she wanted to address Mr. Schettino. Nobody is suggesting that the Mayor and Council interfere with the Tax Assessor's role, it is the opposite. Mayor and Council gets regular updates on commercial tax appeals. Just because you may do something doesn't mean you should. When this came in at the gate, there are lots of hands on things. Maybe someone should have had the conversation. Under the agreement, Mr. Anzevino is an employee with the Borough of Paramus. Ms. Dispoto stated that Mr. Anzevino is not acting alone. He has Tax Appeal Counsel because we pay for outside Tax Appeal Counsel in this Borough. That Counsel's job is to defend the Borough of Woodcliff Lake's interest. Ms. Dispoto stated that someone needed to remove Mr. Anzevino at the gate. It is a terrible appearance of impropriety.

MOTION to close to the public was made by Council President Gadaleta, second by Councilman Spelling and unanimously approved. Mr. Schettino stated that what you are presenting already occurred. So, what happens from here. If there was a conflict of interest, it would be reported to the County Tax Board and they would have to take action. We wouldn't have the ability to act after the fact. It is not that we are kicking it away, we are following the proper procedures. You are here with a situation that already occurred, and what is going to be done moving forward. Ms. Dispoto stated that she would like to hear from the Council if they could shed any light on whether they knew about this or not. Council President Gadaleta stated that the Council appreciates what the residents brought to the Mayor and Council's attention. The Council will

have to investigate what has happened and then take the next step to see if everything was done correctly with the best interests of the residents of Woodcliff Lake. They can't comment either way because they need to see all the information that led to the assessment of that property. They will do their due diligence regarding this matter.

#### **NON-CONSENT AGENDA**

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

---

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

##### **RESOLUTION NO. 19-164**

**JULY 15, 2019**

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

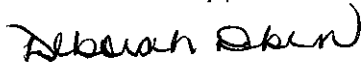
**WHEREAS**, D&M Fireworks, LLC. with offices in Bally, Pennsylvania has been identified as having the expertise, equipment and experience necessary to perform this service for the Borough for the amount of Six Thousand Dollars (\$6,000.00) pursuant to the terms of the contract provided to the Borough;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

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

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

#### **CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 13, 2018.



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

#### **CONSENT AGENDA**

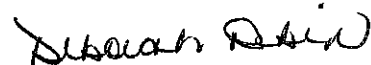
MOTION to amend the Consent Agenda to amend Resolution No. 19-169 by adding the names of Tomas Padilla, Deborah Dakin, Jacqueline Gadaleta and Ian Spelling for the appointment of municipal representatives to the Bergen County Community Development Regional Committee and to add Resolution Nos. 19-184, 19-185 and 19-186 was made by Councilman Spelling, second by Councilman Belgiovine and unanimously approved.

MOTION to approve the amended Consent Agenda was made by Councilman Belgiovine, second by Councilman Singleton and unanimously approved. Councilwoman Gross stated that she approves the Consent Agenda except for the payment of one claim on Resolution No. 19-163. That claim was 19-01072 for \$3,850.00. Councilwoman Gross was disappointed on the bills to see this claim. The whole point about fund raising and about the offers that she had to give to the Swim Team to supply them with things to fundraise was ultimately to hope that that would move in a different direction. Councilwoman Gross' offers were not take up. She was happy to learn that the team was doing some fundraising so she thought that they money would be reduced but instead it was increased.

#### **ADJOURNMENT**

MOTION to adjourn was made by Councilman Belgiovine, second by Councilman Singleton and unanimously approved by voice call vote. Meeting was adjourned at 10:15 PM.

Respectfully submitted,



**Deborah Dakin, RMC, CMR  
Borough Clerk**

**BOROUGH OF WOODCLIFF LAKE**

**Bergen County, New Jersey**

**Ordinance No. 19-08**

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

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

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

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

**Chapter 380 Zoning**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- A. Business uses of a strictly retail sales or service type, conducted entirely within the confines of a building and involving the sale of goods or rendering of services directly to the ultimate consumer and limited to the following:

- (1) Stores for the retail sale and display of goods and products, provided that the area devoted to storage of said goods and products does not exceed the area devoted to sales and display,



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

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

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

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

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

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

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

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

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

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

**C.** Car washing establishments.

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

**E.** Commercial storage or warehouses.

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

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

**H. Funeral parlors.**

**I. Hotels or motels.**

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

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

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

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

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

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

**P. Residential use.**

**Q. Boardinghouse or rooming house.**

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

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

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

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

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

**W. Woodworking or metalworking shops.**

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

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

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

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

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

**A.** There is hereby created an Affordable Housing Overlay Zone (AHO). The Affordable Housing Overlay Zone shall be located in the B-1 District on Lot 6 and Lot 7 in Block 2303.  
[Added 12-16-2002 by Ord. No. 02-16]

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

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

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

- (a)** Minimum lot area: 23,000 square feet.
- (b)** Minimum lot frontage: 200 feet.
- (c)** Minimum lot depth: 100 feet.
- (d)** Minimum front yard: 20 feet.
- (e)** Minimum side yard: one: five feet; both: 10 feet.
- (f)** Minimum rear yard: five feet.
- (g)** Maximum building coverage: 45%.
- (h)** Maximum impervious coverage: 85%.
- (i)** Maximum building height: 2 1/2 stories, 35 feet.
- (j)** Maximum density: 18 dwelling units per acre.
- (k)** Parking may be located in any side or rear yard. Eaves, open porches and roof overhangs may project into any required side yard and may project not more than two

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

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

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

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

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

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

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

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

BOROUGH OF WOODCLIFF LAKE  
Bergen County, New Jersey

ORDINANCE NO. 19-09

AN ORDINANCE TO AMEND CHAPTER 188 ENTITLED "FLOOD HAZARD AREAS" 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 188, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding the Flood Hazard Areas 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.

Ch. 188-6. Word usage, Definitions is amended and supplemented to amend the existing definition AREA OF SPECIAL FLOOD HAZARD, ELEVATED BUILDING, HIGHEST ADJACENT GRADE, LOWEST FLOOR and the following new words and definitions BASE FLOOD ELEVATION (BFE), EROSION, EXISTING MANUFACTURED HOME PARK OR SUBDIVISION, FLOODPROOFING, FREEBOARD, VIOLATION

Amend:

AREA OF SPECIAL FLOOD HAZARD

The land in the floodplain within a community subject to a one-percent or greater chance of flooding in any given year. It is shown on the FIRM as Zone V, VE, V1-30, A, AO, A1-A30, AE, A99, or AH.

Add:

BASE FLOOD ELEVATION (BFE)

The flood elevation shown on a published Flood Insurance Study (FIS) including the Flood Insurance Rate Map (FIRM). For zones AE, AH, AO, and A1-30 the elevation represents the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.

Amend:

ELEVATED BUILDING

A non-basement building:

- A. Built in the case of a building in an area of special flood hazard to have the top of the elevated floor or in the case of a building in a coastal high-hazard area to have the bottom of the lowest horizontal structural member of the elevated floor elevated above the base flood elevation plus freeboard ground level by means of pilings, columns (posts and piers), or shear walls parallel to the flow of the water; and
- B. Adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood.

(1) In an area of special flood hazard "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with opening(s) sufficient to facilitate the unimpeded movement of floodwaters.

(2) In areas of coastal high hazard "elevated building" also includes a building otherwise meeting the definition of "elevated building" even though the lower area is enclosed by means of breakaway walls.

Add:

#### EROSION

The process of gradual wearing away of land masses.

Add:

#### EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Add:

#### FLOODPROOFING

Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Add:

#### FREEBOARD

A factor of safety usually expressed in feet above a flood level for purposes of flood plain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Amend:

**HIGHEST ADJACENT GRADE**

The highest natural elevation of the ground surface prior to construction next to the proposed or existing walls of a structure.

Amend:

**LOWEST FLOOR**

The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a buildings lowest floor provided that such enclosure is not built so to render the structure in violation of other applicable non-elevation design requirements of 44 CFR Section 60.3.

Add:

**VIOLATION**

The failure of a structure or other development to be fully compliant with this ordinance. A new or substantially improved structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §60.3(b)(5), (c)(4), (c)(10), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

**Ch. 188-8. Basis for Establishing the Areas of Special Flood Hazard is amended and supplemented to read as follows:**

Amend:

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study Bergen County, New Jersey (All Jurisdictions)" dated August 28, 2019, Index Map and Flood Insurance Rate Maps (FIRMS) whose panel numbers are 34003C0184H, 34003C0192H, 34003C0211H dated August 28, 2019 are hereby adopted by reference and declared to be part of this chapter. The Flood Insurance Study is on file with the Clerk of the Borough of Woodcliff Lake, 188 Pascack Road, Woodcliff Lake, NJ 07677.

**Ch. 188-9 Violations and penalties is amended and supplemented to read as follows:**

Amend:

A. No structure or land shall hereafter be constructed, relocated to, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violations of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a violation of this chapter. Any person who violates this chapter or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500 or imprisoned

for not more than 90 days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the Borough of Palisades Park from taking such other lawful action as is necessary, in equity or law, to prevent or enjoin any threatened violation of this chapter.

**Ch.188-13 Establishment of development permit is amended and supplemented to read as follows:**

Amend:

A. A development permit shall be obtained before construction or development begins including placement of manufactured homes, within any area of special flood hazard established in § 161-7. Application for a development permit shall be made on forms furnished by the Construction Code Official and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing.

**Ch. 188-15 Duties and responsibilities of Administrative Official is amended and supplemented to read as follows:**

Amend:

D. Alteration of watercourses.

- (1) Notify adjacent communities and the New Jersey Department of Environmental Protection Bureau of Flood Control and the Land Use Regulation Program prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Insurance Administration.

Add:

F. Substantial Damage Review

- (1) After an event resulting in building damages, assess the damage to structures due to flood and non-flood causes.
- (2) Record and maintain the flood and non-flood damage of substantial damage structures and provide a letter of Substantial Damage Determination to the owner and the New Jersey Department of Environmental Protection, Bureau of Flood Control.
- (3) Ensure substantial improvements meet the requirements of sections 161-17A, B & C.



Ch.188-21 General Standards is amended and supplemented to read as follows:

Amend:

In all areas of special flood hazards compliance with the applicable requirements of the Uniform Construction Code (N.J.A.C. 5:23) and the following standards, whichever is more restrictive, is required:

Amend:

C. Utilities.

- (4) For all new construction and substantial improvements for the electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

Amend:

D. Subdivision proposals.

- (1) All subdivision proposals and other proposed new development shall be consistent with the need to minimize flood damage;
- (2) All subdivision proposals and other proposed new development shall have public utilities and facilities, such as sewer, gas, electrical, and water systems, located and constructed to minimize flood damage;
- (3) All subdivision proposals and other proposed new development shall have adequate drainage provided to reduce exposure to flood damage; and
- (4) Base flood elevation data shall be provided for subdivision proposals and other proposed new development which contain at least 50 lots or five acres (whichever is less).

Amend:

- E. Enclosure openings. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two openings in at least two exterior walls of each enclosed area having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot

above grade. Openings may be equipped with screens, louvers or other covering or devices, provided that they permit the automatic entry and exit of floodwaters.

**Ch. 188-22 Specific Standards is amended and supplemented to read as follows:**

Amend:

**A.**

Residential construction. New construction and substantial improvement of any residential structure located in an A or AE zone shall have the lowest floor, including basement together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated at or above the more restrictive base flood elevation plus one (1) foot or as required by ASCE/SEI 24-14, Table 2-1. Require within any AO zone on the municipality's FIRM that all new construction and substantial improvement of any residential structure shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities, elevated above the highest adjacent grade at least as high as the depth number specified in feet plus one (1) foot, above the highest adjacent grade (at least three feet if no depth number is specified). And require adequate drainage paths around the structures on slopes to guide floodwaters around and away from proposed structures.

Amend:

**B. Nonresidential construction is amended and supplemented to read as follows:**

- (1) New construction and substantial improvement of any commercial, industrial or other nonresidential structure located in an A or AE zone shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or together with attendant utility and sanitary facilities as well as all electrical, heating, ventilating, air-conditioning and other service equipment, shall:

Either

- (a) Elevated at or above the more restrictive base flood elevation plus one (1) foot or as required by ASCE/SEI 24-14, Table 2-1; and
- (b) Require within any AO or AH zone on the municipality's DFIRM to elevate above the depth number specified in feet plus one (1) foot, above the highest adjacent grade (at least three feet if no depth number is specified). And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures;  
or
- (c) Be flood-proofed so that below the more restrictive, base flood elevation plus one (1) foot or as required by ASCE/SEI 24-14, Table 6-1, the structure is watertight with walls substantially impermeable to the passage of water;

- (d) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
- (e) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this subsection. Such certifications shall be provided to the official as set forth in § 161-14C(2).

Amend:

C. Manufactured homes.

- (1) Manufactured homes shall be anchored in accordance with § 161-16A(2).
- (2) All manufactured homes to be placed or substantially improved within an area of special flood hazard shall:
  - i. Be consistent with the need to minimize flood damage,
  - ii. Be constructed to minimize flood damage,
  - iii. Have adequate drainage provided to reduce exposure to flood damage,
  - iv. Be elevated on a permanent foundation such that the top of the lowest floor is at or above the more restrictive base flood elevation plus one (1) foot or as required by ASCE/SEI 24-14, Table 2-1 and.
  - v. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

SECTION 2.

All ordinances or parts of Ordinance inconsistent herewith are hereby repealed as to such inconsistency only.

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

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

88 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

201-391-4977  
Fax 201-391-8830

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

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

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

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

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

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

\_\_\_\_\_ 1. Matters Required by Law to be Confidential. Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

\_\_\_\_\_ 2. Matters Where the Release of Information Would Impair the Right to Receive Funds. Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

\_\_\_\_\_ 3. Matters Involving Individual Privacy. Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing,

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

\_\_\_4. Matters Relating to Collective Bargaining Agreements. Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

\_\_\_5. Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds. Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed specifically with respect to \_\_\_\_\_. The minutes will be released on or before \_\_\_\_\_, 20\_\_ when the issues pertaining to the property located at \_\_\_\_\_ have been approved and finalized.

\_\_\_6. Matters Relating to Public Safety and Property. Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

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

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

\_\_\_8. Matters Relating to the Employment Relationship. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting, specifically: personnel discussion.


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

\_\_\_\_\_ 9. Matters Relating to the Potential Imposition of a Penalty. Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.



---

**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

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

201-391-4977  
Fax 201-391-8830

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

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

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

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

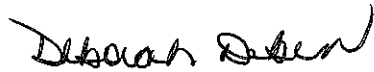
**NOW, THEREFOR BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake requests the Director of Division of Local Government Services to approve the insertion of an item of revenue in the 2019 Budget in the sum of \$ 5,500.00 which is now available from NJ Highway Safety – 2019 Distracted Driving Crackdown

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

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

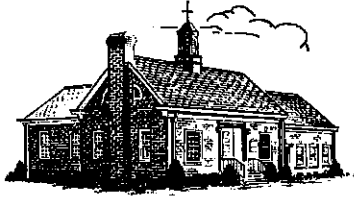
**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

**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		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

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

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

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

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

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

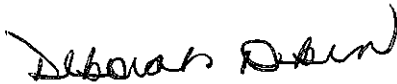
**NOW, THEREFOR BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake requests the Director of Division of Local Government Services to approve the insertion of an item of revenue in the 2019 Budget in the sum of \$ 723.37 which is now available from Alcohol Education Rehabilitation Fund; and

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

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.



---

**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

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

### RESOLUTION NO. 19-163

JULY 15, 2019

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

Payroll Released 6/30/2019 \$239,989.34

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

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

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

**CERTIFICATION OF FUNDS**


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

---

Harold Laufeld  
Chief Financial Officer

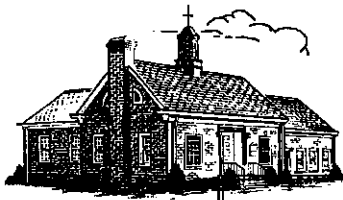
**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of July 15, 2019.



---

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
Belgiovine	X		X			
Gross				X		
Hayes				X		
Singleton		X	X			
Spelling			X			
Gadaleta				X		
Mayor Rendo			X			

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

### RESOLUTION NO. 19-164

JULY 15, 2019

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

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

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

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

### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 13, 2018.

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		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

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

### RESOLUTION NO. 19-165

JULY 15, 2019

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

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

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

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

### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

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		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

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

### RESOLUTION NO. 19-166

JULY 15, 2019

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

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

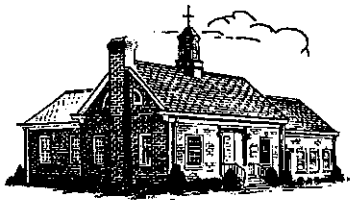
**WHEREAS**, Joy Sugerman successfully completed the course work necessary and has received her state license as a Certified Municipal Registrar.

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

### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

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		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

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

RESOLUTION NO. 19-167

JULY 15, 2019

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

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

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

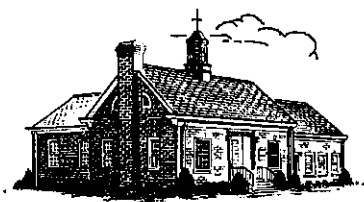
**NOW THEREFORE, BE IT RESOLVED**, that Evan Barboni shall receive a one-time stipend of \$500.00 for receiving his C1 and C2 sewer license.

### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

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		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE WOODCLIFF AVENUE 'CAUSEWAY' STREETScape PROJECT

RESOLUTION NO. 19-168  
JULY 15, 2019

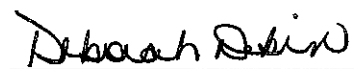
**NOW, THEREFORE, BE IT RESOLVED** that the Council of the Borough of Woodcliff Lake formally approves the grant application for the above stated project; and

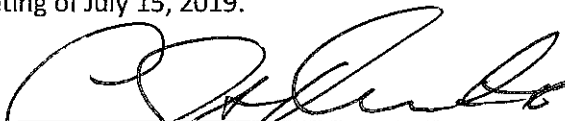
**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2020-WOODCLIFF AVENUE 'CAUSEWAY' STREETScape – 00267 to the New Jersey Department of Transportation on behalf of the Borough of Woodcliff Lake.

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

### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

  
DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK

  
CARLOS RENDO  
MAYOR



# 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
Belgivine	X		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

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

### RESOLUTION NO. 19-169

JULY 15, 2019

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

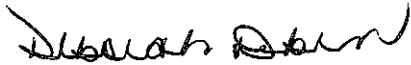
**WHEREAS**, said Agreement requires that the Municipal Council to appoint a representative and alternate and that the Mayor appoint a representative and alternate for the FY 2019-2020 term starting July 1, 2019 and ending on June 30, 2020.

**NOW, THEREFORE, BE IT RESOLVED** that the Woodcliff Lake Council hereby appoints Jacqueline Gadaleta as its representative and Ian Spelling as its alternate and that the Mayor hereby appoints Tomas Padilla as his representative and Deborah Dakin as his alternate to serve on the Community Development Regional Committee for FY 2019-2020; and

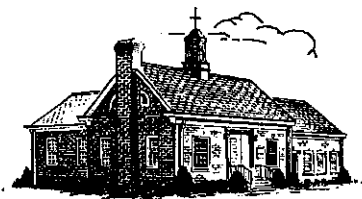
**BE IT FURTHER RESOLVED** that an original, certified copy of this resolution be immediately emailed and sent via postage to Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor; Hackensack, New Jersey 07601 | [resposito@co.bergen.nj.us](mailto:resposito@co.bergen.nj.us)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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

**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		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

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

### RESOLUTION NO. 19-170

JULY 15, 2019

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

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

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

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

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

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

A handwritten signature in dark ink, appearing to read "Deborah Dakin", is written over a horizontal line.

**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		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

### RESOLUTION NO. 19-171

JULY 15, 2019

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

**1) John & Yolanda Semelsberger**

**1 Balsam Road**

**Woodcliff Lake, NJ 07677**

**Escrow Refund: \$635.95**

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

**2) Frank & Nancy Cucchiara**

**81 Winding Way**

**Woodcliff Lake, NJ 07677**

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

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

**3) Creative Pavers**

**45 Park Ave**

**Park Ridge, NJ 07656**

**Escrow Refund: \$813.75**

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

**4) Warren Feldman**

**102 West Hill Road**

**Woodcliff Lake, NJ 07677**

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

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

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

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

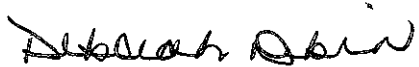
7) Lester Wrobel  
60 Shaw Road  
Woodcliff Lake, NJ 07677  
Escrow Refund: \$106.25  
Job Site: Zoning Board Application for 60 Shaw Road

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

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of July 15, 2019.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASSAIC 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		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING THE BOROUGH OF WOODCLIFF LAKE TO CREATE SPECIAL ACCOUNT TO RECEIVE A DONATION OF \$5,000.00 TO BE USED SOLELY FOR TREE PLANTING AND A BENCH FOR ARBORETUM

**RESOLUTION NO. 19-172**

**JULY 15, 2019**

**WHEREAS**, by letter dated July 13, 2019 the Borough of Woodcliff Lake was notified of a conditional grant by Vanguard Charitable Endowment Program to the Borough of Woodcliff Lake (the "Grant") in the amount of five thousand dollars (\$5,000.00); and

**WHEREAS**, the Grant is to be used solely and exclusively for tree planting and a bench for arboretum for the Borough of Woodcliff Lake; and

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

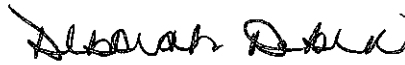
**WHEREAS**, pursuant to N.J.S.A. 40A:5-29, the Borough is authorized and empowered to accept conditional gifts so long as the gift shall not be put to any use which is inconsistent with other laws of the State of New Jersey

**NOW THEREFORE BE IT RESOLVED** that the Borough shall open a special bank account to receive the grant of five thousand dollars (\$5,000.00) to be used solely for tree planting and a bench for arboretum.



**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

A handwritten signature in black ink, appearing to read "Deborah Dakin", is written over a horizontal line.

**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		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

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

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

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

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

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

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

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

**WHEREAS**, the Borough Administrator and Department of Public Works have reviewed this matter and recommend that the Borough join the North Jersey Wastewater Cooperative Pricing System.

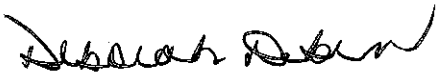
**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of Woodcliff Lake, County of Bergen and State of New Jersey, that the Borough's membership in the North Jersey Wastewater Cooperative Pricing System be and is hereby approved; and

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

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

#### **CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.



---

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



# BOROUGH OF WOODCLIFF LAKE

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

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

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

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

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

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

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

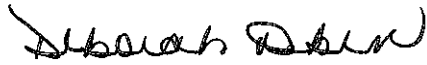
**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the upgrade to the pump station located at Glen Road be and is hereby approved; and

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

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

A handwritten signature in cursive script, appearing to read "Deborah Dakin", is written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

Carlos Rendó, Mayor  
Tomas J. Padilla, Borough Administrator

88 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677						
Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine	X		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

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

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

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

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

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

**WHEREAS**, the Borough Administrator has reviewed the revised proposal submitted by Neglia Engineering for Surveying, Engineering Design and Regulatory Permitting Services, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same.

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

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

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

#### **CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.



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



# BOROUGH OF WOODCLIFF LAKE

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

201-391-4977  
Fax 201-391-8830

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

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

RESOLUTION NO. 19-176  
JULY 15, 2019

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

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

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

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



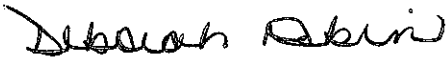
**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the proposal submitted by Neglia Engineering with regard to the 2019 Municipal Road Restoration Program – Bearbrook Drive, Ravine Drive, Glen Road and Private R.O.W. No. 2 (Fairview Avenue) be and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

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

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.



---

**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		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

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

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

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

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

**WHEREAS**, the proposal submitted by Neglia Engineering reflects a lump sum basis in the amount of \$4,440.00 representing Phase 1-Engineering Design and Bidding Services; and a material basis cost of \$500.00 representing Phase II – Reimbursable Expenses; and

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

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the proposal submitted by Neglia Engineering with regard to the Engineering Design and Bidding Services for the Pool Cover Replacement be and is hereby approved; and

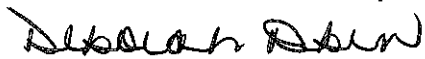
**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized

and directed to execute the proposal submitted by Neglia Engineering, a copy of which is attached hereto and incorporated herein by reference; and

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

A handwritten signature in cursive script, appearing to read "Deborah Dakin", is written over a horizontal line.

**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		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

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

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

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

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

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

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

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the proposal submitted by Neglia Engineering with regard to the Engineering Design and Bidding Services for the Pool Shell Reconstruction be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized

and directed to execute the proposal submitted by Neglia Engineering, a copy of which is attached hereto and incorporated herein by reference; and

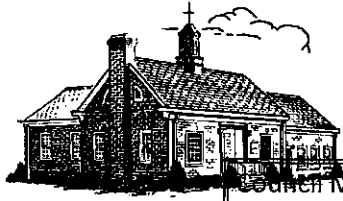
**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Neglia Engineering upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

A handwritten signature in dark ink, appearing to read "Deborah Dakin", is written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

Council Member	188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677						
	Motion	Second	Yea	Nay	Abstain	Absent	
Carlos Rendo, Mayor							201-391-4977
Tomas J. Padilla, Borough Administrator							Fax 201-391-8830
DeGiovine	X		X				
Gross			X				
Hayes			X				
Singleton		X	X				
Spelling			X				
Gadaleta			X				
Mayor Rendo							

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

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

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

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

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

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

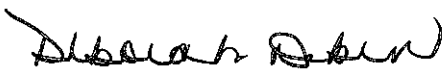
**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the upgrade to the pump station located at Maria Road be and is hereby approved; and

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

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

88 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		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

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

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

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

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

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

**WHEREAS**, the Borough Administrator has reviewed the revised proposal submitted by Neglia Engineering for Surveying and Regulatory Permitting Services, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey, that the revised proposal submitted by Neglia Engineering for Surveying and Regulatory Permitting Services for the




Maria Road Sanitary Pumping Station be and is hereby approved; and

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

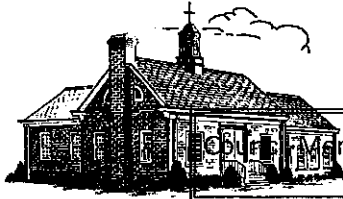
**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Neglia Engineering upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

A handwritten signature in black ink, appearing to read "Deborah Dakin", is written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

88 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

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

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

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

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

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

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

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Governing Body of the Borough of Woodcliff Lake, hereby authorizes Gerald R. Salerno, Esq., special redevelopment counsel to prepare a Redevelopment Agreement between the Borough of Woodcliff Lake, as a redevelopment entity, and the Redeveloper or URE, concerning the Property located at 230 Broadway and 15 Highview Avenue and identified as Block 2602, Lots 1, 2 and 9 on the official Tax Map of the Borough of Woodcliff Lake, and further authorizes the execution of said agreement in such a form deemed advisable by the Borough Attorney or Special Redevelopment Counsel, subject to any and all conditions contained herein and such revisions as deemed advisable by the Borough Attorney or Special Redevelopment Counsel; and

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

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

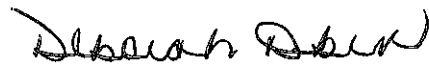
**BE IT FURTHER RESOLVED**, that said recognition of the Redeveloper as Redeveloper of the Redevelopment Area is subject to and contingent upon the Redeveloper (1) working collaboratively with the Borough's Consulting Planner regarding the Redeveloper's proposed development on the Property; (2) meeting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

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

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

ATTEST:

MAYOR AND COUNCIL OF THE  
BOROUGH OF WOODCLIFF LAKE



Deborah Dakin, RMC, CMR  
Borough Clerk

Carlos Rendo  
Mayor



# BOROUGH OF WOODCLIFF LAKE

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

201-391-4977  
Fax 201-391-8830

## CHAPTER 159 RESOLUTION – CHARLES & MARILYN CLARK CHARITABLE FUND

### RESOLUTION NO. 19-182 JULY 15, 2019

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

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

**WHEREAS**, the Borough of Woodcliff Lake has received \$5,000.00 from The Charles and Marilyn Clark Charitable Fund wishes to amend its 2019 Budget to include this amount as a revenue for Arboretum Beautification including tree purchases, plantings and a bench.

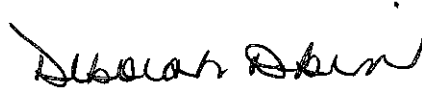
**NOW, THEREFOR BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake requests the Director of Division of Local Government Services to approve the insertion of an Item of Revenue in the 2019 Budget in the sum of \$5,000.00 which is now available as a revenue from a Private Donation off-set by revenue;

**BE IT FURTHER RESOLVED**, that a like sum of \$5,000.00 and the same is hereby appropriated under the caption

General Appropriations  
Operations Excluded from CAPS  
Public and Private Programs Offset by Revenues  
The Charles and Marilyn Clark Charitable Fund  
Shade Trees – Other Expenses

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

Council Member		Motion	Second	188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677			
				Yea	Nay	Abstain	Absent
Carlos Rendo, Mayor	Borough Administrator						
Tomas J. Padilla, Borough	Belgiovine	X		X			
	Gross			X			
	Hayes			X			
	Singleton		X	X			
	Spelling			X			
	Gadaleta			X			
	Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING ENTERING INTO NEGOTIATIONS WITH THE BOROUGH OF PARK RIDGE FOR AN INTERLOCAL AGREEMENT

**RESOLUTION NO. 19-183**  
**JULY 15, 2019**

**WHEREAS**, the Borough of Woodcliff Lake wishes to pursue the creation of the continuous Woodcliff Lake reservoir walkway extending into the Borough of Park Ridge for the use and enjoyment of the residents of the Boroughs; and

**WHEREAS**, the Borough of Park Ridge also wishes to work in conjunction with the Borough of Woodcliff Lake to create the continuous reservoir walkway; and

**WHEREAS**, in order to accomplish same, it will be necessary for the Borough of Woodcliff Lake and Borough of Park Ridge to enter into an Interlocal Agreement; and

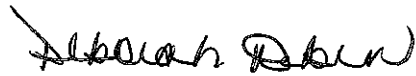
**WHEREAS**, the Borough Administrator has requested authorization from the Governing Body to enter into negotiations with the Borough of Park Ridge for the purpose of entering into an Interlocal Agreement.

**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 Borough Administrator be and is hereby authorized and directed to enter into negotiations with the Borough of Park Ridge for the purpose of entering into an Interlocal Agreement for the use and enjoyment of the Woodcliff Lake reservoir walkway; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Borough of Park Ridge.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

**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		X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Gadaleta			X			
Mayor Rendo						

## RESOLUTION APPROVING HIRING IN THE POLICE DEPARTMENT

### RESOLUTION NO. 19-184

JULY 15, 2019

**WHEREAS**, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Police Officer; and

**WHEREAS**, after interviews and a review of candidates, the Police Chief and Police Committee recommend the hiring of Ryan Hoenig as a Police Officer in the Woodcliff Lake Police Department effective July 15, 2019; and

**WHEREAS**, Ryan Hoenig possesses all the qualifications necessary for the position of Police Officer for the Woodcliff Lake Police Department.

**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 Ryan Hoenig be and he is hereby hired as a police officer in the Woodcliff Lake Police Department effective July 15, 2019; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Police Chief and Ryan Hoenig upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

A handwritten signature in cursive script, appearing to read "Deborah Dakin", is written over a horizontal line.

**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

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING THE PROMOTION OF CHRIS BEHRENS TO SUPERINTENDENT IN THE DEPARTMENT OF PUBLIC WORKS IN THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 19-185**

**JULY 15, 2019**

**WHEREAS**, the Borough is in need of a Superintendent in the Department of Public Works;  
and

**WHEREAS**, Chris Behrens possesses all the qualifications and experience necessary for the position of Superintendent; and

**WHEREAS**, the Borough Administrator and Personnel Committee have reviewed this matter and recommend that Chris Behrens be promoted to the position of Superintendent in the Department of Public Works effective September 1, 2019 at an annual salary of \$95,000.00 together with longevity based upon his years of service with the Borough. Mr. Behrens will also receive a \$6,000 yearly stipend for Recycling Coordinator.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Chris Behrens be and is hereby promoted to the position of Superintendent in the Woodcliff Lake Department of Public Works; and

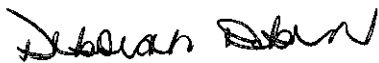
**BE IT FURTHER RESOLVED**, that Chris Behrens promotion shall be effective September 1, 2019 with an annual salary of \$95,000.00 and a \$6,000 yearly stipend;

**BE IT FURTHER RESOLVED**, that Chris Behrens is entitled to longevity based upon his years of service with the Borough of Woodcliff Lake; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to Chris Behrens upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.



---

**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		X			
Gadaleta			X			
Gross			X			
Hayes			X			
Singleton		X	X			
Spelling			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING THE PROMOTION OF DAVID LINKO TO FOREMAN IN THE DEPARTMENT OF PUBLIC WORKS IN THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 19-186**  
**JULY 15, 2019**

**WHEREAS**, the Borough is in need of a Foreman in the Department of Public Works; and

**WHEREAS**, David Linko possesses all the qualifications and experience necessary for the position of Forman; and

**WHEREAS**, the Borough Administrator and Personnel Committee have reviewed this matter and recommend that David Linko be promoted to the position of Foreman in the Department of Public Works effective September 1, 2019 at an annual salary of \$83,000.00 and an annual stipend of \$4,000.00 for Facilities Management and Tree Truck.

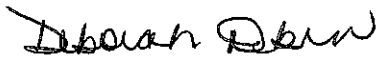
**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that David Linko be and is hereby promoted to the position of Foreman in the Woodcliff Lake Department of Public Works; and

**BE IT FURTHER RESOLVED**, that David Linko's promotions shall be effective September 1, 2019 with an annual salary of \$83,000.00 and \$4,000.00 stipend;

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to David Linko upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2019.

A handwritten signature in cursive script, appearing to read "Deborah Dakin", is written above a horizontal line.

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