



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
NOVEMBER 13, 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

Council President Gadaleta asked for a roll call. Council members Gadaleta, Gross, Hayes, Spelling and Singleton were present. Borough Attorney John Schettino was present, as well as Borough Administrator Tomas Padilla and Borough Clerk Debbie Dakin. Councilman Belgiovine was absent and Mayor Rendo arrived at 7:25 PM.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

CLOSED SESSION

Resolution No. 19-244

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

| Council Member | Motion | Second | Yea | Nay | Abstain | Absent |
|----------------|--------|--------|-----|-----|---------|--------|
| Belgiovine | | | | | | X |
| Gross | | X | X | | | |
| Hayes | X | | X | | | |
| Singleton | | | X | | | |
| Spelling | | | 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. 19-244
NOVEMBER 13, 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: litigation, personnel and contract negotiations.

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 November 13, 2019 that an Executive Session closed to the public shall be held on November 13, 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 November 13, 2019.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

APPROVAL OF MINUTES

Motion to approve the Minutes of October 21, 2019 (Closed) was made by Councilwoman Gross, second by Council President Gadaleta, and approved by Council President Gadaleta, Councilwoman Gross, Councilwoman Hayes, and Councilman Spelling. Councilman Singleton abstained since he was not present for the meeting.

Motion to approve the Minutes of October 21, 2019 (Open) was made by Councilwoman Gross, second by Council President Gadaleta, and approved by Council President Gadaleta, Councilwoman Gross, Councilwoman Hayes, and Councilman Spelling. Councilman Singleton abstained since he was not present for the meeting.

PRESENTATION

Woodcliff Lakers Swim Team

Guardians of the Ribbon Northern NJ Chapter

Mayor Rendo stated that our next presentation is an organization that is very special to him. October was Breast Cancer Awareness Month and this organization raises a lot of money for breast cancer research, funding and to help those suffering from breast cancer. Mayor Rendo turned the presentation over to Councilwoman Gross and Marianne Ecanosti. Councilwoman Gross asked Ms. Ecanosti to tell us a bit about the organization. Ms. Ecanosti stated that she is the Secretary and Co-Founding Member of the Guardians of the Ribbon of Northern Jersey. It is a national organization that was started in 2000 by a firefighter. They have pink fire trucks and they bring them to cancer fundraisers, people's homes that are undergoing treatment, but most importantly they raise money and give it directly to the families in our Northern New Jersey communities. At the request of families, they have brought the trucks to funerals and allow the people to sign the trucks in memory of someone that they lost or in support of those still fighting. Ms. Ecanosti thanked the Borough for their partnership and support. Councilwoman Gross thanked Ms. Ecanosti for her efforts in helping those families. Councilwoman Gross stated that when we had our Oktoberfest in September, we had vendors there selling items and we asked that they contribute, and we have a donation for the Guardians of the Ribbon Northern New Jersey Chapter. Ms. Ecanosti stated that they weren't invited to the Oktoberfest festival this year, so they didn't bring the truck, but she looks forward to coming to the next event. Council President Gadaleta asked Ms. Ecanosti to please send a flyer for the Borough to use in its next newsletter. Mayor Rendo stated that perhaps they could come to our spring festival next year in May.

MAYOR'S REPORT

Council President congratulated the Mayor on the election. She stated that it is a pleasure working with him and looks forward to working with him for at least the next 2 years. She is proud that they both ran clean campaigns. We look forward to working together as a team and she is proud of what they accomplished so far and what we could accomplish together in the future.

Mayor Rendo congratulated Councilwoman Angela Hayes. They elections were certified today, and they are official. She won by 75 votes. Councilwoman Hayes congratulated the Mayor as well and she stated that she is proud of the campaign that they ran. Mayor Rendo stated that it was a clean campaign. Mayor Rendo thanked Jason Lundgren because he put himself out there. Mayor Rendo stated that Jason is involved with the town and he urges himself to continue to stay involved. Mayor Rendo thanked his running mates Steve Falanga and Jennifer Howard. Steve worked hard at campaigning and received the second highest number of votes.

Mayor Rendo stated that there is something that he would like to tackle next year, and he thinks that we should take the lead on it. Recently, Senator Steve Sweeney made a proposal which has been accepted by Governor Murphy concerning schools' consolidation. Mayor Rendo stated that he does not know if this is going to be a positive or a negative, but Woodcliff Lake is one of the communities that they are looking at to form a consolidation of the school district. He thinks that

we should advise our citizens that this is coming down the pike. We should have a public forum at Tice Center like we did with the COAH issue. This is going to be an important event to address the residents in town and those that have kids in the school system. We should invite some of the Board of Education. Mayor Rendo does not know if this is going to be beneficial or detrimental to our school system. Council President Gadaleta asked Borough Attorney Schettino if this is something that they can dictate to us. Mr. Schettino replied that they could if they passed the legislation. There is a report out for shared services and one of the recommendations dealt with consolidating school districts. Because we have a Regional high school, the recommendation if they pursue, is to make all the schools that are part of the Regional high school one single district. In his opinion, with respect to this issue, the way the present State statute reads is that when you regionalize everybody's salary goes to the highest paying district. Typically, the high schools pay more than the elementary schools. Mr. Schettino stated that it is not a bad idea to have a town meeting and to do a preliminary analysis to look at what the high school's salaries are compared to our local district salaries. Councilman Spelling asked if you would do the analysis first and then have the town meeting. Mr. Schettino replied that he would do the analysis first so that you have as much information as possible at the meeting. Mayor Rendo asked Mr. Schettino who would do the analysis. Mr. Schettino stated that you should have the Board of Education, along with someone from the Council involved so that all the information is being looked at objectively as possible. Mayor Rendo asked Councilwoman Gross to tackle this.

ADMINISTRATOR'S REPORT

Administrator Padilla stated that we had approved the recent road work. Those have been completed. We have one change order on the Agenda tonight. That change order is to do the patchwork on Church Road. We are working with our Engineer and the BCUA because there is a sewer line there and we want additional certification that it is not a sewer line issue. With respect to Galaxy, Mr. Padilla stated that he has reported in the past about the dirt pile, they are waiting approval from the location to where the soil is going. That approval should be done around the end of the week and the pile should be removed by the end of next week. There will be some additional testing to make sure all levels are within the specified range. We have a mold issue at the old barn. As a result, we had to have an environmental company come in and inspect it. It has been determined that for anything to be removed, it must be cleaned properly, and we cannot have anyone in there for a long period of time. Unfortunately, our holiday decorations are in there. Mr. Padilla stated that the interim Administrator for Hillsdale reached out to him about the property that Woodcliff Lake owns on the border on Lincoln. This is on our open space inventory. There is a paper street behind this piece of property. Hillsdale is talking about acquiring or sharing that land. Mr. Schettino explained the definition of a paper street. Mr. Padilla stated that there is a change on the Resolution regarding the Westervelt/Lydecker House. The funding for that is coming from the open space trust fund account. Councilman Singleton reminded everyone that the open space trust fund account is slowly going down.

COUNCIL MEMBERS' REPORTS/COMMENTS

Councilwoman Gross stated that registration is open until December 1st for indoor soccer. The tree lighting and holiday party with Santa is at the Tice Center on December 8th. The Arts Council has a poetry exhibit. Submissions for this is from November 1st to December 7th. There is a pancake fundraiser on November 30th from 9:00 AM to 12:00 PM at the Tice Senior Center. Additionally, you can register your home for the Winter Wonderland by emailing parkandrec@wclnj.com. Last day to register is December 6th. Anyone that decorates their houses for the holidays, register by emailing our Park and Recreation department, and get put on a list for those that want to drive around and look at decorated houses. Councilwoman Gross stated that there is a new way to try and get messages out to the public regarding events and news happening in Woodcliff Lake. All you must do is text 22828 and then be able to get updates and your emails will be updated to get constant contacts and weekly updates. The Menorah Lighting will be on December 26, 2019 from 6:00 PM to 7:00 PM. Councilwoman Gross stated that there was an assembly at the school where they get young adults in recovery in to speak with the children about addiction and they share their stories. It's real, raw and important for our kids to hear this and understand that this can happen. Jenn Charnow is our new liaison for Stigma Free and she did a program where the parents were able to come at night and hear another set of adults in recovery. Councilwoman Gross stated that the police always had the DARE program which turned into the LEAD program which is for 5th graders, but now they are also bring it to the 8th graders, which is fantastic. This is preparing the kids for when they go to high school and they are armed with more information. The police department is also working on bring back the Junior Police Academy.

Councilman Spelling stated that he attended the Veterans ceremony at the Bristol with Mayor Rendo and Councilwoman Gross. There are about 22 veterans living at the Bristol. It was a great honor to be there.

Council President Gadaleta stated that our new DPW Supervisor is doing an outstanding job. He is very proactive. DPW repaired a lot of basins and potholes. Leaf season has begun. Mr. Behrens is trying to saturate a section at a time regarding leaf pickup. Both trucks are in the same area at the same time. Mr. Padilla stated that hopefully in the future we could compost most of the leaves in Woodcliff Lake. Council President stated that she read an article regarding silent fireworks and will look for it to distribute to Mayor and Council for the fireworks for next year. The DPW was also at the fields lining the soccer fields, blowing the leaves out of the dugouts, putting rubber mulch down at the park and are taking trailing classes. Council President Gadaleta reminded everyone to keep sticks and branches out of leaves piles. Mr. Padilla asks all residents to please download the app called Recycle Coach.

ORDINANCES

Introduction Ordinance No. 19-12

Bond Ordinance to Authorize the Acquisition of Real Property for Use as a Parking Lot and for Other Municipal Purposes In, By and For the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey, to Appropriate the Sum of \$265,000 to Pay the Cost Thereof, to Make a Down Payment, to Authorize the

Issuance of Bonds to Finance Such Appropriation and to Provide for the Issuance of Bond Anticipation Notes in Anticipation of the Issuance of Such Bonds

MOTION to introduce Ordinance No. 19-12 was made by Council President Gadaleta, second by Councilwoman Gross.

Councilwoman Hayes stated that she did a quick preliminary review and she fully supports having a parking lot in that area. Like she shared with her fellow council members, being able to live in Woodcliff Lake and commute into Manhattan is very important. She is in very much of favor of adding commuter parking because our agreement with the church across the street regarding parking might not last forever and it would be nice to have Borough property for our commuters to park. However, Councilwoman Hayes stated that she had concerns that it has been on the market for 523 days. It was purchased on January 12, 2018 for \$145,000 so it quickly flipped, and they did demo the house that was there and put it back on the market on June 8, 2019. Councilwoman Hayes feels that \$265,000 is a little bit too much money. She believes we could get a better deal. Councilwoman Hayes stated that the Ordinance should also be a little more specific where it states other municipal purposes.

Motion to introduce Ordinance No. 19-12 was made by Council President Gadaleta, second by Councilwoman Gross and approved by Councilwoman Gross, Council President Gadaleta, Councilman Singleton and Councilman Spelling. Councilwoman Hayes voted no.

Introduction Ordinance No. 19-13
An Ordinance to Amend Chapter 380 Entitled "Zoning" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to introduce Ordinance No. 19-13 was made by Councilman Spelling, second by Councilwoman Hayes and unanimously approved.

Introduction Ordinance 19-14
An Ordinance to Amend Chapter 292 Entitled "Site Plan

MOTION to introduce Ordinance No. 19-14 was made by Council President Gadaleta, second by Councilwoman Gross and unanimously approved.

PUBLIC COMMENT

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

Patricia Goldman, Woodcliff Lake, stated that she has lived here for 30 years and pays her taxes. Her children went to religious schools and they are grown now, and she has grandchildren, and she is retired. She wants to stay in her home but cannot continue to pay these taxes. Ms. Goldman stated that she has a lot of deer that eat her shrubbery. Ms. Goldman wants to know

why we can't tranquilize the deer and take them to a country location. She also thinks that it is awful that people put their leaves out on the street. She has her landscaper take the leaves. Ms. Goldman also stated that she does not like the traffic that Demarest Farm causes. She doesn't think that they have the right to come through Woodcliff Lake. She believes that we are inviting strangers to come into our town. Ms. Goldman believes that all landscapers should be licensed with the town.

Gwenn Levine, Woodcliff Lake, stated that she walks up and down Broadway and the sidewalk on Broadway is horrible. Ms. Levine stated that she brought this matter up in the past and was advised that there is a complaint form. Ms. Levine stated that she filled out the complaint form and Mark is working on it. Ms. Levine stated that she now understands that sidewalks are the responsibility of the homeowner. Mr. Padilla stated that we did contact some of the homeowners and the Borough also owns a piece of the property. We have received some estimates, but this is not something that we could do in the winter. We are looking to at least fix our portion and set the example.

Cheryl Dispoto, Woodcliff Lake, congratulated everyone on the election. Ms. Dispoto stated that they mulch 90% of the leaves on their property. Ms. Dispoto stated that she had a question about 19-249 on the Consent Agenda, the \$6,500 appraisal for BMW. Mr. Padilla replied that there is an amendment to that and the actual cost amounts to \$15,000. Ms. Dispoto asked if there is a reason, we are doing the appraisal. Mr. Schettino replied because of litigation. Ms. Dispoto asked if there is an update on BMW. Mr. Schettino stated that one case settled but there is a valuation case pending and still in discovery phase. Mr. Dolan filed a complaint to increase the assessment and BMW has an action to decrease the assessment. Ms. Dispoto stated that she agrees with Councilwoman Hayes regarding Ordinance No. 19-12. That property was purchased on December 13th for \$145,000 and we are spending \$250,000. She is not opposed to a parking lot if there is a need for a parking lot. Ms. Dispoto asked how the purchase price was established. It seems like a big jump in a small amount of time. Ms. Dispoto stated that it seemed to happen very quickly from the time we did an exploration of the property and she would like to know who negotiated the price. If you do not develop this property right away, it will become part of our vacant land assessment and you need to be aware of that. Ms. Dispoto asked if anyone on Mayor and Council have any relationship directly or indirectly with any of those parties or entities in the chain of real estate transaction for 55 Woodcliff and if any commission fees were paid to anyone residing in Woodcliff Lake, employed by Woodcliff Lake, etc. just to avoid any issues. Ms. Dispoto asked the Mayor and Council if they wanted to comment on what she just said. Mr. Schettino stated that there was a preliminary due diligence by the Borough before the Borough even indicated any interest in purchasing the property by our engineer. The contract provides for a 30-day due diligence, if necessary, to do a phase 1 environmental review. There is no real estate involved from the Borough's end.

Craig Marson, Woodcliff Lake, stated that he had a few questions regarding BMW and the purchase of the property at 55 Woodcliff. Assuming that BMW is a technologically advanced, uses state of the art equipment and other systems and things, how is it possible that the Borough is going to come near getting an opportunity to truly fair market value that property and

improvements. Mr. Marson stated that in Ordinance 19-12 when you talk about use of the parking lot and other municipal purposes, he appreciates the writing, but when you look at 19-251, it is for the purpose of a municipal parking lot. The bigger problem that he has is that we have a \$145,000 purchase during a short sale in December 2017. We now have a flip of the property for \$250,000 a little less than 2 years later which represents a significant upside. Who did the negotiating on behalf of the Borough of Woodcliff Lake and how is that price point set? Mr. Marson stated that Rich Rizzo is the owner of Unique Home Buyers LLC which is the actual company that is registered. Mr. Schettino stated that it was brought to the attention by one of the Council members that a piece of property was for sale. Mr. Schettino stated that he personally contacted Mr. Rizzo to see what he was willing to sell the property for. He had certain conditions and the purchase price that he said he would be willing to sell for is \$250,000 which was discussed by Council tonight and they are planning on moving ahead with the \$250,000 purchase. Mr. Marson stated that he would love to see certification that nobody here from the Mayor and Council, Planning Board or Zoning Board had any economic direct or indirect interest, commission, affiliated companies or otherwise.

MOTION to close to the public was made by Council President Gadaleta, second by Councilwoman Gross and unanimously approved by voice call vote.

Mr. Padilla and Mr. Schettino stated that the following Resolutions need to be amended: Resolution No. 19-249 to read \$15,000 instead of \$6,500, Resolution No. 19-251 is being moved to Non-Consent and amended to read that if needed, the engineer is authorized to perform a phase 1 environmental inspection at a cost not to exceed \$5,000, and Resolution No. 19-253 should be amended to read that the monies will be coming from the Open Space Trust Fund account. Councilwoman Gross asked if we received the Blood Pathogen certificates from the fire department. Mr. Padilla replied no that we did not for 2019. Council President Gadaleta stated that she reached out to the Chief today and left him a message. Councilwoman Gross stated that when we get their certifications, which is required, then we will release payment. Mr. Schettino stated that Resolution No. 19-252 will read that the stipends will not be paid until the Borough Clerk receives all certifications for 2019 from the fire department. Council President Gadaleta asked if this had to be done in 2019. Mr. Padilla replied yes and that we've been asking for this at least a dozen times.

MOTION to approve the Resolutions as discussed was made by Councilwoman Gross, second by Councilman Spelling and unanimously approved.

MOTION to remove Resolution No. 19-251 from the Consent Agenda was made by Councilwoman Hayes, second by Council President Gadaleta and unanimously approved.

NON-CONSENT AGENDA

MOTION to approve Resolution No. 19-251 was made by Councilwoman Gross, second by Councilman Spelling and approved by Councilwoman Gross, Councilman Singleton, Councilman Spelling and Council President Gadaleta. Councilwoman Hayes voted no.

CONSENT AGENDA

MOTION to approve the Consent Agenda as amended was made by Councilwoman Gross, second by Councilman Singleton and unanimously approved by voice call vote.

ADJOURNMENT

MOTION to adjourn was made by Councilwoman Hayes, second by Councilman Singleton and unanimously approved by voice call vote. Meeting was adjourned at 10:00 PM.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Deborah Dakin".

Deborah Dakin, RMC, CMR
Borough Clerk

ORDINANCE 19-12

BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR USE AS A PARKING LOT AND FOR OTHER MUNICIPAL PURPOSES IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$265,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS

BE IT ORDAINED by the Borough Council of the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey, as follows:

Section 1. The Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey (the "Borough"), is hereby authorized to acquire real property for use as a parking lot and for other municipal purposes in, by and for the Borough. Said improvement shall include real estate transaction expenses and all work, materials and appurtenances necessary and suitable therefor. The property to be acquired has a street address of 55 Woodcliff Avenue and is designated as Block 2004, Lot 5 on the Tax Assessment Map of the Borough.

Section 2. The sum of \$265,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefitted.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of the Borough, and (2) it is necessary to finance said purpose by the issuance of obligations of the Borough pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$265,000, and (4) \$13,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$252,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$15,000, which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$13,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for the Borough, are now available to finance said purpose. The sum of \$13,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of the Borough of an aggregate principal amount not exceeding \$252,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of the Borough of an aggregate principal amount not exceeding \$252,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance, shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within the limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of the Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance, and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of forty years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of the Borough, and that such statement so filed shows that the gross debt of the Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$252,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose shall be applied to the payment of the cost of such purpose,

or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 12. The Borough intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Borough incurs such costs prior to the issuance of such bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

Ordinance No. 19-13

AN ORDINANCE TO AMEND CHAPTER 380 ENTITLED "ZONING" 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 XIV. Administration; Enforcement

Sec 380-104. Certificate of Occupancy; Zoning Certificate.

C. Certificates of Occupancy or Zoning Certificates shall be required for all non-residential uses
and for each change of ownership or tenancy of such premises.

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.

**NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced at a meeting of the
Borough of Woodcliff Lake on the 13th day of November, 2019 and passed on first reading, and
the same was ordered for final passage at a meeting of the Council to be held at the Municipal
Building in the Borough of Woodcliff Lake, Bergen County, New Jersey, on the 2nd day of
December, 2019 at 8 p.m., at which time and place all persons interested will be given an
opportunity to be heard concerning such Ordinance.**

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

ORDINANCE NO. 19-14

AN ORDINANCE TO AMEND CHAPTER 292 ENTITLED "SITE PLAN REVIEW" OF THE BOROUGH
CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY

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

WHEREAS, Chapter 292, of the Code of the Borough of Woodcliff Lake sets forth all regulations
regarding Site Plan Review within the Borough of Woodcliff Lake; and,

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

Chapter 292. Site Plan Review

Article III. Administration and Enforcement.

Sec. 292-8. Approving authorities; review.

E. Informal review of concept plan. At the request of a developer, the approving authority shall
grant an informal review of a concept plan for a development for which the developer intends to
prepare and submit an application for development. The developer shall be required to post any
and all escrow fees as required by the approving authority for said informal review. The
developer shall not be bound by any concept plan for which review is requested and the Planning
Board shall not be bound by any such review.

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

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

| Council | Motion | Second | Yea | Nay | Abstain | Absent |
|-------------|--------|--------|-----|-----|---------|--------|
| Member | | | | | | |
| Belgiovine | | | | | | X |
| Gross | | X | X | | | |
| Hayes | X | | X | | | |
| Singleton | | | X | | | |
| Spelling | | | 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. 19-244 NOVEMBER 13, 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: litigation, personnel and contract negotiations.

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 November 13, 2019 that an Executive Session closed to the public shall be held on November 13, 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 November 13, 2019.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

RESOLUTION NO. 19-245

NOVEMBER 13, 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 10/31/2019 | \$183,977.11 |
| Payroll Released 11/15/2019 | \$209,971.19 |

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

| | |
|---------------------|-----------------|
| Current Fund: | \$ 2,371,502.55 |
| Animal: | \$ 4,154.25 |
| Trust/Other Funds: | \$ 586.69 |
| Open Space: | \$ 1,660.00 |
| State Unemployment: | \$ 4,795.37 |
| General Capital: | \$ 118,831.18 |

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 November 13, 2019.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING CHANGE ORDER NO. 1 FOR THE 2019 MUNICIPAL ROAD RESTORATION PROGRAM

**RESOLUTION NO. 19-246
NOVEMBER 13, 2019**

BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake of Bergen County, New Jersey upon the recommendation of the Borough Engineer that the Change Order for the Contract listed below be and is hereby approved.

TITLE OF JOB: 2019 Municipal Road Restoration Program
CONTRACTOR: Frank A. Macchione Construction Inc. 141 Central Avenue, Rochelle Park, New Jersey 07662
CHANGE ORDER Nº: 1
AMOUNT OF CHANGE THIS RESOLUTION: \$ - \$15,000 (- 6.01% Decrease)

This Resolution to take effect upon certification by the Borough Treasurer that sufficient funds are available.

Dated:

Certified: _____
Treasurer

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 13, 2019.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT FOR THE MAINTENANCE AND REPAIR OF DPW VEHICLES BY AND BETWEEN THE BOROUGH OF PARAMUS AND THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 19-247
NOVEMBER 13, 2019

WHEREAS, the Borough of Paramus and the Borough of Woodcliff Lake seek to enter into an Interlocal Agreement wherein the Borough of Paramus will provide labor and maintenance services on vehicles owned by the Borough of Woodcliff Lake; and

WHEREAS, both of the parties to such an Agreement are authorized by law to enter into an agreement with one another to provide jointly for any lawful service to and for the residents of the respective municipalities pursuant to the provisions of the "Interlocal Services Act" N.J.S.A. 40:8A-1 et seq.; and

WHEREAS, the governing bodies of the Borough of Paramus and the Borough of Woodcliff Lake recognize that the implementation of an Interlocal Agreement to provide labor and maintenance services is in the best interest of the taxpayers of the respective municipalities.

NOW, THEREFOR BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorizes the execution of an Interlocal Services Agreement with the Borough of Paramus for a period of one (1) year.

BE IT FURTHER RESOLVED, that the Agreement shall commence on January 1, 2020 and end on December 31, 2020.

BE IT FURTHER RESOLVED, that the cost of same shall be as set forth in the agreement, which is attached hereto.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize the execution of an Interlocal Services Agreement with the Borough of Paramus, subject to the approval of the Woodcliff Lake Borough Attorney.

BE IT FURTHER RESOLVED, that the Agreement shall take effect upon the execution of same and adoption of Resolutions by both parties as provided by law.

BE IT FURTHER RESOLVED, that a copy of the Agreement be maintained on file and open to public inspection at the office of 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 November 13, 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 |
| Gross | X | | X | | | |
| Hayes | | | X | | | |
| Singleton | | X | X | | | |
| Spelling | | | X | | | |
| Gadaleta | | | X | | | |
| Mayor Rendo | | | | | | |

2019 BUDGET TRANSFERS FOR NOVEMBER 13, 2019 MEETING

RESOLUTION NO. 19-248 NOVEMBER 13, 2019

| <u>DEPARTMENT</u> | <u>ACCOUNT NUMBER</u> | <u>FROM</u> | <u>TO</u> |
|---|-----------------------|-------------|-----------|
| Information Technology – Other Expenses | 9-01-20-140-020 | 1,500.00 | |
| Financial Administration – Other Expenses | 9-01-20-130-020 | | 1,500.00 |
| Legal | 9-01-20-155-020 | 10,000.00 | |
| Zoning Board – Other Expenses | 9-01-21-185-020 | | 10,000.00 |
| Building and Grounds – Other Expenses | 9-01-26-310-020 | 6,200.00 | |
| Shade Tree – Other Expenses | 9-01-26-300-030 | | 6,200.00 |
| Salaries and Wages Adjustment | 9-01-30-421-010 | 30,000.00 | |
| Parks and Recreation – Salaries and Wages | 9-01-28-370-010 | | 30,000.00 |
| Information Technology – Other Expenses | 9-01-20-140-020 | 1,500.00 | |
| Public Employees Retirement System | 9-01-36-471-000 | | 1,500.00 |
| TOTAL | | 49,200.00 | 49,200.00 |

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 13, 2019.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING APPRAISAL OF BMW CORPORATE COMPLEX

RESOLUTION NO. 19-249

NOVEMBER 13, 2019

WHEREAS, the Borough of Woodcliff Lake is in receipt of a proposal from McNerney & Associates for an appraisal of the BMW Corporate Complex property located at 200 Chestnut Ridge Road, Block 802, Lot 1 and 300 Chestnut Ridge Road, Block 602, Lot 1; and

WHEREAS, the proposal submitted by McNerney & Associates in the amount of \$15,000, copy of which is attached hereto and incorporated herein by reference, is for a restricted/limited scope appraisal report for tax years 2018, 2019 & 2020; and

WHEREAS, the Tax Appeal Attorney and Tax Assessor have reviewed this matter and recommend that the proposal submitted by McNerney & Associates in the amount of \$15,000 for a restricted/limited scope appraisal report of the within referenced property for tax years 2018, 2019 & 2020 be approved; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available for the award of this proposal; said certification is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends the approval of the proposal submitted by McNerney & Associates, Inc. attached hereto and incorporated herein by reference.

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 proposal submitted by McNerney & Associates Inc. in the amount of \$15,000 for a restricted/limited scope appraisal report for the BMW Corporate Complex located at 200 Chestnut Ridge Road, Block 802, Lot 1 and 300 Chestnut Ridge Road, Block 602, Lot 1, 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 for forward a certified copy of this resolution to McNerney & Associates, Inc. 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 November 13, 2019.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING CONTRACT WITH CHIEF OF POLICE

RESOLUTION NO. 19-250

NOVEMBER 13, 2019

WHEREAS, the Borough of Woodcliff Lake wishes to provide Police Chief John Burns with an Agreement in order to promote a mutual understanding, foster a harmonious relationship and continuous and efficient service between the parties; and

WHEREAS, the Borough and Police Chief Burns believe that a written Agreement is necessary and will serve as the basis of effective communication between them as they fulfill their respective duties; and

WHEREAS, the Police Committee and Police Chief Burns have undertaken negotiations in good faith for the purpose of agreeing on the terms and conditions of his Agreement with the Borough; and

WHEREAS, Police Chief Burns has approved of the terms and conditions of the Agreement, a copy of which is attached hereto and incorporated herein by reference, effective the date of the signing of same; and

WHEREAS, the form and legality of the Agreement has been approved by the Labor Attorney.

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 written Agreement entered into between the Borough of Woodcliff Lake and Police Chief John Burns attached hereto and incorporated herein by reference be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute the attached Agreement between the Borough and Police Chief Burns; and

BE IT FURTHER RESOLVED, that a copy of this Resolution as well as the signed Agreement shall be kept in the personnel file of the Police Chief.

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 November 13, 2019.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING CONTRACT FOR PURCHASE OF 55 WOODCLIFF AVENUE

RESOLUTION NO. 19-251 NOVEMBER 13, 2019

WHEREAS, the Borough of Woodcliff Lake desires to purchase the property located at 55 Woodcliff Avenue in the Borough for the purpose of a municipal parking lot and/or other municipal purposes; and

WHEREAS, the property is currently owned by Unique Home Buyers LLC; and

WHEREAS, the Borough has offered to purchase the property from Unique Home Buyers LLC in the amount of Two Hundred Fifty Thousand (\$250,000.00) Dollars and Unique Home Buyers LLC has accepted said offer; and

WHEREAS, the Borough Attorney has prepared a Contract for Sale of Real Estate between the Borough and Unique Home Buyers LLC in the amount of \$250,000.00, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

WHEREAS, any and all engineering fees with regard to the purchase of this property shall not exceed the amount of \$5,000.00.

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 Contract for Sale of Real Estate between the Borough and Unique Home Buyers LLC in the amount of \$250,000.00, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that any and all engineering fees shall not exceed the amount of \$5,000.00; and

BE IT FURTHER RESOLVED, that the Mayor be and he is hereby authorized and directed to execute the Contract for Sale of Real Estate between the Borough and Unique Home Buyers LLC, on behalf of the Borough; 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 executed Contract for Sale of Real Estate to Unique Home Buyers LLC, 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 November 13, 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 | | | | | | |
| Gross | | | | | | |
| Hayes | | | | | | |
| Singleton | | | | | | |
| Spelling | | | | | | |
| Gadaleta | | | | | | |
| Mayor Rendo | | | | | | |

201-391-4977
Fax 201-391-8830

RESOLUTION APPROVING FIRE DEPARTMENT OFFICER AND MEMBERSHIP STIPEND PROGRAM IN THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 19-252
NOVEMBER 13, 2019

WHEREAS, members of the Borough of Woodcliff Lake Fire Department are eligible to receive a membership stipend and Officer stipend; and

WHEREAS, it is necessary that written criteria be established for both the membership stipend and Officer stipend; and

WHEREAS, the Fire Chief has submitted an Officer and Membership Stipend Program outlining the criteria in order to be eligible for stipends, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Fire Committee has reviewed the Officer and Membership Stipend Program submitted by the Fire Chief and recommends the approval of same upon the completion of Bloodborne Pathogen by all Woodcliff Lake Volunteer Fire Fighters and Certificates are sent to the Borough Clerk.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the Officer and Membership Stipend Program for the Woodcliff Lake Fire Department, 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 Fire Chief of the Woodcliff Lake Fire Department 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 November 13, 2019.



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



BOROUGH OF WOODCLIFF LAKE

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

| Council Member | Motion | Second | Yes | No | Abstain | Not Present |
|----------------|--------|--------|-----|----|---------|-------------|
| Belgiovine | | | | | | X |
| Gross | X | | 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

RESOLUTION AUTHORIZING AWARD AND CONTRACT FOR EXTERIOR RESTORATION TO THE WESTERVELT-LYDECKER HOUSE

**RESOLUTION NO. 19-253
NOVEMBER 13, 2019**

WHEREAS, the Governing Body previously adopted a resolution authorizing Connolly & Hickey Historical Architects to prepare and advertise the bid specifications for the Partial Exterior Restoration of the Westervelt-Lydecker House; and

WHEREAS, Connolly & Hickey received four (4) bids with the lowest bid being submitted by Alden-Bailey Restoration in the base bid amount of \$227,268 and accepting the deduct bid alternate for windows and doors; and

WHEREAS, it has been determined that the Borough of Woodcliff Lake has adequate funding to award the bid to Alden-Bailey Restoration as same represents the lowest responsible bid and Alden-Bailey Restoration has met all the requirements in the bid specifications; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available for the award of this Contract and said funding will be available through the Open Space Trust Fund Account; said certification is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Attorney has reviewed this matter and recommends that the bid be awarded to Alden-Bailey Restoration for the Partial Exterior Restoration of the Westervelt-Lydecker House in the amount of \$227,268 as same represents the lowest responsible bid and Alden-Bailey Restoration has met all the requirements in the bid specifications; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and Alden-Bailey Restoration, a copy of which is attached hereto and incorporated herein by reference.

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 bid for the Partial Exterior Restoration of the Westervelt-Lydecker House in the amount of \$227,268 submitted by Alden—Bailey Restoration, which represents the lowest responsible bid, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator be and he is hereby authorized and directed to notify Alden-Bailey Restoration that their bid for the Partial Exterior Restoration of the Westervelt-Lydecker House has been approved by the Governing Body.

BE IT FURTHER RESOLVED, that the contract agreement attached hereto and incorporated herein by reference awarding the contract in the total amount of \$227,268 between the Borough and Alden-Bailey Restoration 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 together with the contract agreement to Alden-Bailey Restoration upon its passage.

CERTIFICATION OF FUNDS

I hereby certify to the availability of funds for the Partial Exterior Restoration of the Westervelt-Lydecker House in the following account number for the amount of this contract:

Acct. No.: _____

\$227,268

, CFO

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 November 13, 2019.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING AMENDMENT OF AWARD FOR WOODCLIFF LAKE RESERVOIR WALKING TRAIL PROJECT

RESOLUTION NO. 19-254 NOVEMBER 13, 2019

WHEREAS, on September 23, 2019, the Borough of Woodcliff Lake adopted Resolution No. 19-224 authorizing the award of the Woodcliff Lake Reservoir Walking Trail Project to T.R. Weniger in the amount of \$76,400.00; and

WHEREAS, Resolution No. 19-224 inadvertently omitted that the funding for this project is available through the Municipal Open Space Fund; and

WHEREAS, it is necessary to amend Resolution No. 19-224 to reflect that the funding for the Woodcliff Lake Reservoir Walking Trail Project in the amount of \$76,400.00 will be available through the Municipal Open Space Fund.

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 Resolution No. 19-224 adopted by the Governing Body on September 23, 2019 be and is hereby amended to reflect that the funding for the Woodcliff Lake Reservoir Walking Trail Project in the amount of \$76,400.00 will be available through the Municipal Open Space 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 November 13, 2019.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION ADOPTING A FAIR AND OPEN PROCESS FOR RETENTION OF A COMMERCIAL TAX APPEAL ATTORNEY FOR THE CALENDAR YEAR 2020

RESOLUTION NO. 19-255 NOVEMBER 13, 2019

WHEREAS, the Borough of Woodcliff Lake (hereinafter the "Borough"), is required to adopt a fair and open process or a non-fair and open process for the retention of professionals and consultants pursuant to N.J.S.A. 19:44A-20.4 known as the "Local Pay to Play Law"; and

WHEREAS, the Borough has determined that it is in the best interest of the Borough to utilize the fair and open process as described therein.

NOW THEREFORE, BE IT RESOLVED, by the Borough of Woodcliff Lake that the fair and open process pursuant to N.J.S.A. 19:44A-20.4 with respect to the retention of a Commercial Tax Appeal Attorney be and the same is hereby adopted; and

BE IT FURTHER RESOLVED, that the General Counsel to the Borough is hereby authorized and directed to prepare the Request for Qualifications for 2020 with respect to the retention of a Commercial Tax Appeal Attorney and that the appropriate notice be published in The Record and on The League of Municipalities website; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect as of November 13, 2019; and

BE IT FURTHER RESOLVED, that this Resolution shall be kept on file in the Office of 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 November 13, 2019.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING TAX APPEAL SETTLEMENT FOR THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 19-256
NOVEMBER 13, 2019**

WHEREAS, it is upon the advice and recommendation of the Borough Tax Counsel, Tax Assessor, and Appraisal Expert to seek formal approval of the Stipulation of Settlement for the properties with matters pending before the Tax Court of New Jersey; to wit

- Block 1704, Lot 14 on the Borough Tax Map, with an address of 34 Oakwood Drive, owned by Sheldon and Janette Levine for the tax year 2017, 2018 and 2019, Docket No. 012946-2017, 005756-2018 and 003082-2019. The approximate tax refund in this matter is \$1,134.32. The appeal involves the tax years 2017, 2018 and 2019.

WHEREAS, it is in the best interest of the Borough to approve the proposed Stipulation of Settlement, based upon the cost & uncertainty of litigation, as well as other equitable issues.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that the Mayor be and is hereby authorized and directed to execute any and all documents necessary in order to facilitate the payment for the above stated Stipulations of Settlement.

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 November 13, 2019.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING TAX APPEAL SETTLEMENT FOR THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 19-257 NOVEMBER 13, 2019

WHEREAS, it is upon the advice and recommendation of the Borough Tax Counsel, Tax Assessor, and Appraisal Expert to seek formal approval of the Stipulation of Settlement for the properties with matters pending before the Tax Court of New Jersey; to wit

- Block 2205, Lot 5 on the Borough Tax Map, with an address of 27 Pascack Road, owned by Luke & Jennifer Pettigout for the tax year 2013, 2014, 2015 and 2019, Docket No. 017950-2013, 000725-2014, 008167-2015 and 012647-2019. The approximate tax refund in this matter is \$4,205.15. The appeal involves the tax years 2013, 2014, 2015 and 2019.

WHEREAS, it is in the best interest of the Borough to approve the proposed Stipulation of Settlement, based upon the cost & uncertainty of litigation, as well as other equitable issues.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that the Mayor be and is hereby authorized and directed to execute any and all documents necessary in order to facilitate the payment for the above stated Stipulations of Settlement.

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 November 13, 2019.



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