

**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MEETING  
OCTOBER 18, 2021  
6:30 PM EXECUTIVE SESSION  
7:00 PM OPEN SESSION**

**CALL TO ORDER**

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

**ROLL CALL**

Mayor Carlos Rendo  
Councilman Stephen Falanga  
Councilwoman Jacqueline Gadaleta  
Council President Angela Hayes  
Councilwoman Josephine Higgins  
Councilman Craig Marson  
Councilman Richard Schnoll

**CLOSED SESSION**

Resolution No. 21-269

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

- Pascack Valley High School Funding Litigation
- 78 Woodcliff Lake Road, Saddle River Litigation

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

October 4, 2021 (Closed)  
October 4, 2021 (Open)

**PUBLIC COMMENT**

*(limited to 3 minutes per speaker)*

**MAYOR'S COMMENTS**

**FIRE DEPARTMENT APPOINTMENT** – Appointment of Christopher D'Angelo to the Woodcliff Lake Fire Department.

**PROCLAMATION – FAMILY COURT AWARENESS MONTH**

**ADMINISTRATOR’S REPORT**

**ENGINEER’S REPORT**

**COUNCIL MEMBERS’ REPORTS/COMMENTS**

**ORDINANCE**

- |                |  |
|----------------|--|
| Public Hearing | Ordinance 21-14<br>An Ordinance to Amend Chapter 250 Entitled “Vehicles and Traffic” of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey |
| Introduction   | Ordinance 21-15<br>An Ordinance Providing for the Display and Flying of Flags in the Borough of Woodcliff Lake   |

**RESOLUTIONS**

- |                       |  |
|-----------------------|--|
| Resolution No. 21-270 | Resolution Authorizing Payroll and Payment of Claims                               |
| Resolution No. 21-271 | Resolution Authorizing Solicitors License to The Exterior Company                  |
| Resolution No. 21-272 | Resolution Authorizing Release of Escrow Balance (Rockland Gen)                    |
| Resolution No. 21-273 | Resolution Approving Dedication by Rider for Recreation Trust                      |
| Resolution No. 21-274 | Resolution Approving Updated Policies and Procedures Manual                        |
| Resolution No. 21-275 | Resolution Approving Purchase of Air Compressor for Woodcliff Lake Fire Department |

**ADJOURNMENT**

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

**Subject to Additions and/or Deletions**

## PROCLAMATION

**WHEREAS**, the mission at One Mom's Battle (OMB) and the Family Court Awareness Month Committee (FCAMC) is to increase awareness on the importance of a family court system that prioritizes child safety and acts in the best interest of children; and

**WHEREAS**, the mission at the FCAMC is to increase awareness on the importance of education and training on domestic violence; childhood trauma and post separation abuse for all professionals working within the family court system; and

**WHEREAS**, the mission at the FCAMC is to educate judges and other family court professionals on the empirical data and research that is currently available. Such research is a critical component to making decisions that are truly in the best interest of children. This research includes The Adverse Childhood Experiences (ACE) Study (CDC-Kaiser Permanente), Saunder's Study (US Department of Justice), the Meier Study, Child Custody Outcomes in Case Involving Abuse Allegations, and the Santa Clara Law Study (Confronting the Challenge of High-Conflict Personality in Family Court); and

**WHEREAS**, the mission at the FCAMC is fueled by the desire for awareness and change in the family court system while honoring the 100(+) children in the United States who have been murdered by a parent after a custody court rejected the other parent's plea for protection (Source: Center for Judicial Excellence).

**NOW, THEREFORE**, I, Carlos Rendo, Mayor of the Borough of Woodcliff Lake, New Jersey, do hereby proclaim November as

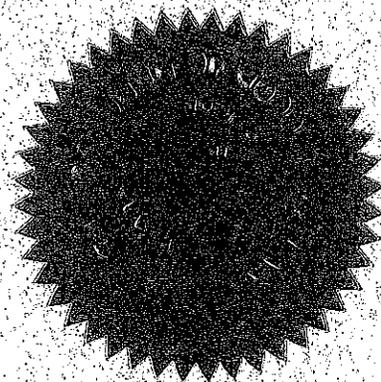
### FAMILY COURT AWARENESS MONTH

Council President Angela Hayes  
Councilman Stephen Falanga  
Councilwoman Jacquelline Gadaleta

Councilwoman Josephine Higgins  
Councilman Craig Marson  
Councilman Richard Schnoll

---

Mayor Carlos Rendo



BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

Ordinance No. 21-14

AN ORDINANCE TO AMEND CHAPTER 250 ENTITLED "VEHICLES AND TRAFFIC" 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 250, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Vehicles and Traffic 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 250-3. Prohibited parking; time limit parking, handicap parking.

E. Restricted parking on Borough-owned properties.

(6) Parking Permits. A parking permit shall be required to park in the Commuter Train Station parking lot, Apostolic Church parking lot and the Borough Hall parking lot Monday through Friday at a cost of \$50.00 per permit, per year. Residents shall be issued a parking permit on a first come first serve basis up until March 31<sup>st</sup>. after which date parking spaces will be open to non-residents at a cost of \$250.00 per permit, per year. All permits shall be applied for and processed through the Woodcliff Lake Police Department.

(a) The penalty for parking without a permit shall be as follows: (a) first offense-\$50.00; (b) second offense-\$100.00 ; and (c) third offense and continuing-\$250.00.

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.

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga						
Gadaleta						
Higgins						
Marson						
Schnoll						
Hayes						
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. 21-269  
OCTOBER 18, 2021**

**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

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 October 18, 2021 that an Executive Session closed to the public shall be held on October 18, 2021 at 6:30 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 October 18, 2021.

---

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga						
Gadaleta						
Higgins						
Marson						
Schnoll						
Hayes						
Mayor Rendo						

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

**RESOLUTION NO. 21-270  
OCTOBER 18, 2021**

**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 10/15/2021                      \$218,330.49

**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:	\$ 4,661,609.03
Trust/Other:	\$ 4,440.73
Affordable Housing:	\$ 930.00
General Capital:	\$ 116,348.85
Escrow:	\$ 3,311.76

**CERTIFICATION OF FUNDS**

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

---

Jonathan DeJoseph  
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 October 18, 2021.

---

Deborah A. Dakin, RMC, CMR  
Borough Clerk

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga						
Gadaleta						
Higgins						
Marson						
Schnoll						
Hayes						
Mayor Rendo						

**RESOLUTION AUTHORIZING SOLICITORS LICENSE TO THE EXTERIOR COMPANY**

**RESOLUTION NO. 21-271**

**OCTOBER 18, 2021**

**WHEREAS**, Cameron Fox of The Exterior Company has applied to the Borough Clerk's Office for a solicitor's license to sell roofing, siding and gutters; and

**WHEREAS**, the Police Department has stated that there is no reason to deny this application; and

**WHEREAS**, the applicant has been advised of the rules and guidelines established in the Borough of Woodcliff Lake and strict adherence to this policy must be followed.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake authorize the Borough Clerk to issue a solicitor's license to Cameron Fox.

**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 October 18, 2021.

---

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga						
Gadaleta						
Higgins						
Marson						
Schnoll						
Hayes						
Mayor Rendo						

**RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE – ROCKLAND GENERATOR**

**RESOLUTION NO. 21-272  
OCTOBER 18, 2021**

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

**Rockland Generator  
Zoning Board Application for 443 Magnolia Avenue  
Woodcliff Lake, NJ 07677  
Escrow Refund: \$250.00**

**WHEREAS**, the Zoning Board Attorney has 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 \$250.00 in connection with the aforementioned. Please mail check to: Rockland Generator, PO Box 216, Blauvelt, NY 10913

**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 October 18, 2021.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga						
Gadaleta						
Higgins						
Marson						
Schnoll						
Hayes						
Mayor Rendo						

**RESOLUTION APPROVING DEDICATION BY RIDER FOR RECREATION TRUST**

**RESOLUTION NO. 21-273**

**OCTOBER 18, 2021**

**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:4-39 provides for receipt of recreation funds by the municipality to provide for the operating costs to administer this act; and

**WHEREAS**, N.J.S.A. 40A:39 provides the dedicated revenues anticipated from the Recreation Trust Fund are hereby anticipated as revenue and 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, and State of New Jersey, that the Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Recreation Trust Fund pursuant to N.J.S.A. 40A:39; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services 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 October 18, 2021.

---

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga						
Gadaleta						
Higgins						
Marson						
Schnoll						
Hayes						
Mayor Rendo						

**RESOLUTION APPROVING UPDATED POLICIES AND PROCEDURES MANUAL**

**RESOLUTION NO. 21-274  
OCTOBER 18, 2021**

**WHEREAS**, the Borough of Woodcliff Lake desires to update its Employee Policies and Procedures Manual; and

**WHEREAS**, the Borough Attorney has prepared a Policies and Procedures Manual for the Borough, 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 Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the updated Employee Policies and Procedures Manual attached hereto and incorporated herein by reference be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Borough Clerk take all steps necessary to effectuate the distribution of the new Employee Policies and Procedures Manual to all employees of the Borough.

**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 October 18, 2021.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga						
Gadaleta						
Higgins						
Marson						
Schnoll						
Hayes						
Mayor Rendo						

**RESOLUTION APPROVING PURCHASE OF AIR COMPRESSOR FOR  
WOODCLIFF LAKE FIRE DEPARTMENT**

**RESOLUTION NO. 21-275  
OCTOBER 18, 2021**

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a quote from AAA Emergency Supply Co., Inc. in the amount of \$49,277.93 for an Air Compressor for the Woodcliff Lake Fire Department; and

**WHEREAS**, AAA Emergency Supply's quote contains the following items which are being provided under GSA Contract #MOD-PS-0024:

- (a) Bauer Verticon #VEC13H-E1 Air Compressor (Open);
- (b) Bauer CFS5.5-2S-Legacy 2 Fill Station;
- (c) Bauer – HC6000-4 DOT/ISO Storage Cylinders;
- (d) Bauer MNR-29/CAL-Remote Monitor;
- (e) Bauer-Securus Monitoring System;
- (f) Set-Up Installation, Delivery and Training; and
- (g) Freight from factory; and

**WHEREAS**, the Borough Administrator and the Woodcliff Lake Fire Department have reviewed the quote attached from AAA Emergency Supply Co., Inc. in the amount of \$49,277.93, a copy of which is attached hereto and incorporated herein by reference, and recommend the approval of same; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and AAA Emergency Supply Co., Inc. a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, pursuant to N.J.A.C. 5:34-9.7 , said award and contract is exempt from public bidding.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the quote submitted by AAA Emergency Supply Co., Inc. for an Air Compressor for the Woodcliff Fire Department in the amount of \$49,277.93 be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Woodcliff Lake Fire Department take all steps necessary to effectuate the purchase with AAA Emergency Supply Co., Inc. for the Air Compressor; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed quote and contract to AAA Emergency Supply Co., 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 October 18, 2021.

---

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