



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL AGENDA  
NOVEMBER 20, 2023  
MEETING HELD IN PERSON AND ON  
ZOOM (FOR VIEWING ONLY)  
411 CHESTNUT RIDGE ROAD  
WOODCLIFF LAKE, NEW JERSEY  
6:00 PM CLOSED SESSION  
7:00 PM OPEN SESSION**

You are invited to a Zoom webinar.

When: Nov 20, 2023 07:00 PM Eastern Time (US and Canada)

Topic: Mayor & Council- November 20th, 2023

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89679830364?pwd=M2tyZlFBWWVqN0hCdGMrUm4wdlVnZz09>

Passcode: 117779

**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  
Councilwoman Jacqueline Gadaleta  
Councilwoman Josephine Higgins  
Council President Jennifer Margolis  
Councilwoman Nicole Marsh  
Councilman Benjamin Pollack  
Councilman Richard Schnoll

**CLOSED SESSION**

Resolution No. 23-241 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

- Litigation Update
- Contract Negotiations

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

October 16, 2023 (Open)

October 16, 2023 (Closed)

**PUBLIC COMMENTS**

(limit to 3 minutes per speaker)

**PROCLAMATIONS**

- Veterans Day

**PUBLIC HEARING – PARK RIDGE BOARD OF PUBLIC UTILITIES PERMANENT TREATMENT PLAN FOR WELL 20**

**MAYOR’S REPORT**

**COUNCIL REPORTS**

- Councilwoman Gadaleta
- Councilwoman Higgins
- Councilwoman Marsh
- Councilman Pollack
- Councilman Schnoll
- Council President Margolis

**ADMINISTRATOR’S REPORT**

- Best Practices Update

**ORDINANCES**

Public Hearing Ordinance No. 23-14

North Broadway Affordable Housing Zone

Public Hearing Ordinance No. 23-16

An Ordinance to Amend Chapter 246 Entitled “Peace and Good Order” of the Borough Code Of the Borough of Woodcliff Lake, State of New Jersey

Introduction Ordinance No. 23-17

An Ordinance of the Borough of Woodcliff Lake Authorizing the Execution and Delivery of a Financial Agreement Pursuant to the Five-Year Exemption and Abatement Law

Introduction Ordinance No. 23-18

An Ordinance of the Borough of Woodcliff Lake Authorizing the Execution and Delivery of a Financial Agreement By and Between the Borough of Woodcliff Lake and Lexington Broadway Urban Renewal LLC (“Owner”)

Introduction Ordinance No. 23-19

An Ordinance to Amend Chapter 5 Entitled “Administration of Government” of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

**CONSENT AGENDA**

Resolution No. 23-242 Resolution Authorizing Payroll and Payment of Claims

Resolution No. 23-243 Resolution Approving Solicitor’s License to The Exterior Company

Resolution No. 23-244 Resolution Authorizing Change Order No. 1 and Final for Marjo court and Hillcrest Road Roadway Improvements

Resolution No. 23-245 Resolution Authorizing Payment of Retainage to 4-Cleanup for Marjo Court and Hillcrest Road Roadway Improvements

Resolution No. 23-246 Resolution Authorizing Disposal of Borough Equipment

- Resolution No. 23-247 Resolution Authorizing the Mayor and Council to Enter into a Block Grant Agreement with Bergen County for a Community Development Block Grant for the Tice Senior Center Patio Improvements
- Resolution No. 23-248 Resolution to Solicit Quotes for the Werimus Lane Pumping Station Emergency Bypass Pumping Chamber
- Resolution No. 23-249 Resolution Authorizing Award to Nielson Ford for 2024 Ford F-450
- Resolution No. 23-250 Resolution Approving Judgment and Payment to SIG 100 Tice LLC for Tax Year 2022
- Resolution No. 23-251 Resolution Approving Neglia Engineering Proposal for Bidding and Construction Management of Werimus Lane Pumping Station
- Resolution No. 23-252 Resolution Approving the Contract with P.B.A. Local No. 206 and Authorizing Mayor to Execute Agreement on Behalf of the Borough in the Borough of Woodcliff Lake, County of Bergen, New Jersey
- Resolution No. 23-253 Resolution Approving Hiring of Full Time Recreation Director/Special Events Coordinator
- Resolution No. 23-254 Resolution for Municipalities to Confirm Endorsement of Community Development Projects
- Resolution No. 23-255 Resolution Approving Roll Off Equipment for Freightliner 108SD
- Resolution No. 23-256 Resolution Approving Petition to FAA to Reduce Air Traffic Noise
- Resolution No. 23-257 Resolution Authorizing Emergency Appropriation N.J.S.A. 40A:4-46

## **ADJOURNMENT**

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

**Subject to Additions and/or Deletions**

**ORDINANCE NO. 23-14**

**NORTH BROADWAY AFFORDABLE HOUSING ZONE**

**SECTION I.**

Section 380-7 of the Borough of Woodcliff Lake Code shall be revised to add the Affordable Housing-North Broadway District (AH-NB), to read as follows (insertions are underlined):

§380-7 Classification of districts

For purposes of promoting public health, safety, morals and general welfare of the community, the Borough of Woodcliff Lake is hereby divided into the following zone districts known as:

R-30	Residential One-Family District
THO	Townhome Overlay District
R-22.5	Residential One-Family District
R-15	Residential One-Family District
B-1	Broadway (East and West) Business District
B-2	Chestnut Ridge Road (West) Business District
B-3	Chestnut Ridge Road (East) Business District
S-O II	Special Office District II
EAO	Executive, Administrative and Research Office District
R-8.15	Residential One-Family District
R-1511	Residential One-Family District
EAO II	Executive Administrative and Research Office District
AH-1	Affordable Housing 1 District
AH-2	Affordable Housing 2 District
AH-3	Affordable Housing 3 District
<u>AH-NB</u>	<u>Affordable Housing-North Broadway District</u>
AHO	Affordable Housing Overlay Zone
O-R	Office Research District
ARHO	Age-Restricted Housing Overlay District
AH-VO	Veterans Affordable Housing Overlay District

**SECTION II.**

The map entitled "Zoning Map, Borough of Woodcliff Lake," as established and referenced in Section 380-8 of the Borough of Woodcliff Lake, is hereby amended as follows:

- Block 2602, Lots 1, 2, and 9 shall be rezoned from the R-15 Residential One-Family District zone to the AH-NB Affordable Housing North Broadway District.

### SECTION III.

A new Section 380-11.4 shall be added to the Borough of Woodcliff Lake Code as follows:

§ 380-11.4 AH-NB Affordable Housing North Broadway District.

A. Permitted Principal Uses

- (1) Multifamily residential units
- (2) Supportive and Special Needs housing beds

B. Permitted Accessory Uses

- (1) Active and passive open space and recreational facilities for residents and guests as customarily incidental to the permitted uses.
- (2) Fences in accordance with Chapter 168 of the Woodcliff Lake Code
- (3) Retaining walls in accordance with the requirements in Section 380-11.4(F)(1)(e) and Section 380-111 C.(4), (6), (7) of the Borough Code.
- (4) Structured parking garages and surface parking lots in accordance with RSIS.
- (5) Signs in accordance with Section 380-11.4(E) and all other applicable provisions of Chapter 287 Signs of the Borough Code.
- (6) Electric vehicle charging stations as required by the New Jersey Municipal Land Use Law.
- (7) Permanent standby generators in accordance with Section 380-84(E)(6) of the Borough Code.
- (8) Bicycle parking facilities.

C. Area, yard and bulk requirements.

- (1) Minimum Requirements as follows:
  - (a) Tract size: 2.25 acres
  - (b) Frontage along Broadway: 200 feet
  - (c) Building setback for principal buildings:
    - [1] From front lot line: 25 feet
    - [2] From rear lot line: 150 feet
    - [3] From a side lot line: 20 feet
  - (d) Minimum distance between buildings on the tract: 35 feet
  - (e) Minimum distance of parking or driveways from perimeter property lines (other than the Broadway fronting lot line): 5 feet
- (2) Maximum Requirements as follows:
  - (a) Number of multifamily housing units on site: 20 units
  - (b) Number of supportive housing and special needs units: 4 units
  - (c) Building coverage: 25 percent
  - (d) Impervious coverage: 35 percent
  - (e) Building height: 38 feet

D. Parking requirements as follows:

- (1) Parking shall be provided according to RSIS.
- (2) Parking shall be provided either on surface parking areas or internal to a principal building.
- (3) Off-street parking spaces shall comply with the standards of the Americans with Disabilities Act (ADA).
- (4) Parking spaces shall be at least nine 9 feet in width and 18 feet in length.
- (5) One outdoor bicycle rack shall also be provided with space for at least six (6) bicycles. Outdoor bicycle racks must be securely anchored and designed to allow the bicycle frame and one wheel to be secured.

E. Signage requirements as follows:

- (a) Maximum number and type: one monument sign.
- (b) Maximum height: 4 feet.
- (c) Maximum sign area: 12 square feet.
- (d) Minimum setback from property line: 5 feet.
- (e) Illumination: external only.
- (f) All other applicable provisions of Chapter 287 Signs of the Borough Code shall apply.

F. Site Planning and Building Guidelines

(1) Site Planning.

- (a) Preservation of Open Space. Driveways, garages, and building foundations shall be designed to minimize the amount of site grading and soil disturbance.
- (b) Mature trees shall be conserved where possible, per Sections 355-11 through 26 of the Borough Code.
- (c) Article XV Protection of Critical Slope Areas Sections 380-106-111 shall apply.
- (d) Any disturbance within the 300-foot Category 1 ("C-1") riparian buffer around the Woodcliff Lake Reservoir shall receive the proper permitting approval from the New Jersey Department of Environmental Protection in accordance with the New Jersey Stormwater Management and Flood Hazard Area Control Acts.
- (e) Retaining Walls.
  - [1] The maximum permitted height of each retaining wall is eight (8) feet. The height of each retaining wall, and the height of each tier of a wall system, shall be measured as a vertical distance from its bottommost exposed grade to the top of the wall. The maximum height along a varying-height wall shall be used to define the height of each wall.
  - [2] Any retaining wall, or tiered wall, with a height of greater than four (4) feet above grade shall be topped with fencing having a minimum height of three (3) feet or, in the alternative provided safety concerns are adequately addressed, densely planted vegetation at 50 percent of the full growth screening.

- [3] Where more than one retaining wall is arranged in a tiered or terraced fashion, there shall be at least five (5) feet distance separating each wall horizontally.
  - [4] Retaining walls shall be constructed in a manner so as to permit the continued flow of natural drainage and shall not cause surface water to be blocked or dammed to create ponding, either upon the property upon which such wall is located or upon any adjacent lot, street or adjoining lands. The bench shall be properly graded to facilitate drainage. Landscaping that is installed in the vicinity of any structural retaining wall shall be appropriate for the location and shall not have a root system that will impair the integrity of the retaining wall.
  - [5] Structural retaining walls shall be constructed of permanent, uniform, engineered materials such as concrete, pre-cast block, or masonry. Exposed areas of the retaining wall shall be faced in a more naturalistic and/or rusticated material such as cultured stone, brick, or stone.
  - [6] Landscape retaining walls may be constructed in the same fashion as the structural retaining walls described above, or of stone or cultured stone or durable or preservative treated wood, or other durable materials.
- (f) Privacy Walls and Fences.
- [1] Any fences or walls provided for privacy or visual screening shall be of attractive and high-quality wood, simulated wood, black-powder-coated aluminum picket style, or stone, manufactured stone, or similar veneer. Chain link fences are prohibited. In addition fences and walls shall adhere to the requirements of Chapter 168 of the Borough Code.
- (g) Trash and Refuse.
- [1] Building trash and recycling collection areas shall be fully contained within a building's garage or utility rooms.
  - [2] No exterior dumpsters or similar containers are permitted.
- (h) Landscaping and Buffering.
- [1] The base of all buildings, on all sides, should be visually softened through installation of landscaping. Such landscaping should be selected and maintained so as not to block building windows or doors.
  - [2] Landscaping should include a mix of hardy perennials, including woody bushes, ornamental flowering plants, evergreens, and plants that maintain their structure for visual interest through winter.
  - [3] Street trees shall be planted along Broadway, spaced no farther apart than 25 to 35 feet on center, except where interrupted by shared driveways.
  - [4] Landscaping shall also be provided in front of all retaining walls, both single and terraced, to break up the visual expanse of such walls. In addition, landscaping shall adhere to the requirements of Section 292-29 of the Borough Code.
- (i) Lighting.

- [1] Site lighting is permitted along driveways and walkways.
- [2] Glare, trespass, and light pollution shall be minimized.
- [3] Site lighting shall use full-cutoff, dark-sky-compliant type fixtures, whenever possible. In addition, site lighting shall adhere to the requirements of § 292-28 and §380-79(A) of the Borough Code.
- (j) Pedestrian Walkways.
  - [1] The project shall provide a public sidewalk along the Broadway frontage.
- (k) Screening of Mechanical Equipment.
  - [1] All mechanical equipment serving the townhome units shall be ground mounted.
  - [2] Ground mounted mechanical equipment shall be screened with opaque fencing or landscaping, or both. Chain-link fencing is prohibited as a screening type.
- (2) Building Design.
  - (a) Orientation. The front elevation is defined as the façade that includes garages entries for the majority of the units in each building. In most cases, the front elevation will face uphill or downhill, west or east.
  - (b) The rear elevation is defined as the façade opposite the front elevation. No garage entries are permitted in the rear elevation.
  - (c) Building Entries.
    - [1] Architectural detailing should be used to focus emphasis on the main pedestrian entry for each building.
    - [2] The main pedestrian entry should be emphasized within the façade through massing variation such as recessions and projections, and by architectural elements such as columns, overhangs, and porticos.
    - [3] Main pedestrian entry doors should be paneled, flanked by sidelites, and/or capped by transom windows above.
  - (d) Windows and Shutters.
    - [1] Windows shall be vertically-proportioned.
    - [2] Windows on upper stories should be vertically aligned with windows on the ground floor, rather than haphazardly placed.
  - (e) Garage Doors.
    - [1] Garage doors should have raised panels and a row of lites in the top portion.
    - [2] Garage doors should be recessed relative to the surrounding facade, so as to create shadow lines and diminish their importance in the façade.
- (3) Massing and Articulation.
  - (a) Massing.
    - [1] All building facades shall be divided vertically into distinct bays, each with a maximum width of 50 feet.
    - [2] Each bay shall include a physical change in depth of the façade plane of at least one foot deep relative to the adjoining bay.

- [3] Each bay should be further distinguished from its neighbors through elements such as columns, pilasters, size and rhythm of window spacing, roofline definition, and/or variation in texture, pattern, and color of cladding material.
  - [4] The roofline should vary both in height and in shape by means of pitched roof areas, cross-gables, dormer windows, and areas of flat roof defined by cornices, coping, or parapets.
  - [5] The rooftop massing expression should relate to the placement of vertical bays.
- (b) Articulation.
- [1] The base of the building (containing the garage level) should be emphasized with different and weightier materials (for example, stone cladding).
  - [2] Preferred primary materials for all building facades are Hardie-plank® cement board siding, Azek trim for frieze and corner detailing, stone or manufactured stone veneer at lower garage levels, and brick for chimneys. In addition, cast iron, standing seam metal (for roofing), and other types of metal are permitted.
- (c) Materials.
- [1] Materials should be applied in a logical manner. Heavier-appearance materials, such as stone, should be placed below lighter-appearance materials, such as wood shingles.
  - [2] Cladding and facing materials should be applied in a manner that looks integral to the building design and structure; surface materials should be wrapped around corners of a building to a logical break in plane, so as to avoid a pasted-on appearance.
- (d) Lighting.
- [1] Façade-mounted lighting, in the form of goosenecks or sconces, is encouraged at pedestrian entries and garage doors.
  - [2] Building lighting shall use full-cutoff dark-sky compliant type fixtures.

**BOROUGH OF WOODCLIFF LAKE**

**Bergen County, New Jersey**

**Ordinance No. 23-16**

**AN ORDINANCE TO AMEND CHAPTER 246 ENTITLED "PEACE AND GOOD ORDER" 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 246, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Peace and Good Order 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 246. Peace and Good Order.**

Sec. 246-3. Disorderly houses. – deleted in its entirety.

Sec. 246-3. Houses of ill fame – deleted in its entirety.

Sec. 246-4. Lewd or immoral acts. – deleted in its entirety.

Sec. 246-5. Loud or profane language. – deleted in its entirety.

Sec. 246-6. Endangering public peace. – deleted in its entirety.

Sec. 246-8. Interrupting religious services. – deleted in its entirety.

Sec. 246-10. Disorderly assemblages. – deleted in its entirety.

Sec. 246-11. Soliciting or begging. – deleted in its entirety.

Sec. 246-14. Indecent or lewd items. – deleted in its entirety.

Sec. 246-20. – Loitering, lounging or sleeping in public places. – deleted in its entirety.

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
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
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. 23-241  
NOVEMBER 20, 2023**

**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, Contract Negotiations and Personnel

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 20, 2023 that an Executive Session closed to the public shall be held on November 20, 2023 at 6:00 P.M. at the Borough of Woodcliff Lake Tice Senior Center regarding 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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

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

**RESOLUTION NO. 23-242  
NOVEMBER 20, 2023**

**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 10/31/2023	\$237,494.13
Payroll Released 11/15/2023	\$264,374.77

**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:	\$ 289,810.34
Open Space:	\$ 6,609.30
Animal Control:	\$ 670.80
Trust/Other:	\$ 1,788.08
General Capital:	\$ 279,979.07
Affordable Housing:	\$ 3,420.00
State Unemployment:	\$ 894.92
Escrow:	\$ 8,786.75

**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.

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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 November 20, 2023.

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Deborah A. Dakin, RMC, CMR  
Borough Clerk

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

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

**RESOLUTION NO. 23-243  
NOVEMBER 20, 2023**

**WHEREAS**, Devon Pearson, David Connell, David Allen and Daniel Leatherman 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 these applications; and

**WHEREAS**, the applicants have 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 Devon Pearson, David Connell, David Allen and Daniel Leatherman.

**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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Huggins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 AND FINAL FOR MARJO COURT AND HILLCREST ROAD ROADWAY IMPROVEMENTS**

**RESOLUTION NO. 23-244  
NOVEMBER 20, 2023**

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

TITLE OF JOB: Marjo Court and Hillcrest Road Roadway Improvements  
 CONTRACTOR: 4-Cleanup Inc., PO Box 5098, North Bergen, NJ 07047  
 CHANGE ORDER No.: 1 and Final

AMOUNT OF CHANGE ORDER THIS RESOLUTION: Decrease -16.40% -\$42,404.50  
 AMOUNT OF CHANGE TO DATE: Decrease -16.40% -\$42,404.50

REASON FOR CHANGE: Reduction – Adjustment in Contract Quantities

NEGLIA FILE NO: WDLAMUN22013

**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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Huggins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING PAYMENT OF RETAINAGE TO 4-CLEANUP FOR MARJO COURT AND HILLCREST ROAD ROADWAY IMPROVEMENTS**

**RESOLUTION NO. 23-245  
NOVEMBER 20, 2023**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, that the contract for the Marjo Court and Hillcrest Road Roadway Improvements has been completed by 4-Cleanup Inc., PO Box 5098, North Bergen, NJ 07047 in accordance with the Plans and Specifications and any approved change orders, as directed by the Project Engineer. The above referenced construction is hereby accepted and payment of retainage in the amount of \$4,323.94 is hereby approved.

**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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING DISPOSAL OF BOROUGH EQUIPMENT**

**RESOLUTION NO. 23-246  
NOVEMBER 20, 2023**

**WHEREAS**, the Borough desires to dispose of the following municipal property thru Teplitz Metals as same are no longer needed or utilized by the Borough:

- a. Metal roll-off container with Inventory #93

**WHEREAS**, the Superintendent of the Department of Public Works has certified that the above referenced equipment is no longer needed or utilized by the Borough; and

**WHEREAS**, the Borough Administrator has reviewed this matter and recommends that the above referenced municipal property be disposed at through Teplitz Metals as same is no longer needed or utilized by the Borough.

**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 following municipal property be disposed of by Teplitz Metals:

- a. Metal roll-off container with Inventory #93

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or the Superintendent of the Department of Public Works be and are hereby authorized and directed to take all steps necessary to effectuate the disposal of the above referenced municipal property through Teplitz Metals; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to forward a certified copy of this resolution to Teplitz Metals 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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING THE MAYOR AND COUNCIL TO ENTER INTO A GRANT AGREEMENT WITH BERGEN COUNTY FOR A COMMUNITY DEVELOPMENT BLOCK GRANT FOR THE TICE SENIOR CENTER PATIO IMPROVEMENTS**

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**RESOLUTION NO. 23-247  
NOVEMBER 20, 2023**

**BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake wishes to enter into a grant agreement with the County of Bergen for the purpose of using \$17,686 in 2023/2024 Community Development Block Grant funds for Tice Senior Center Patio Improvements located at 411 Chestnut Ridge Road, Woodcliff Lake, New Jersey; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council hereby authorizes Tomas Padilla to be a signatory for the aforesaid grant agreement; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council hereby authorizes Tomas Padilla to sign all County vouchers submitted in connection with the aforesaid project; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council recognizes that Woodcliff lake is liable for any funds not spent in accordance with the Grant Agreement, and that liability of the Mayor and Council is in accordance with HUD requirements.

**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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION TO SOLICIT QUOTES FOR THE WERIMUS LANE PUMPING STATION EMERGENCY  
BYPASS PUMPING CHAMBER**

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**RESOLUTION NO. 23-248  
NOVEMBER 20, 2023**

**BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey upon the recommendation of the Borough Engineering Consultant, Neglia Group, that the Borough solicit quotes for Werimus Lane Pumping Station Emergency Bypass Pumping Chamber.

**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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING AWARD TO NIELSON FORD FOR 2024 FORD F-450**

**RESOLUTION NO. 23-249  
NOVEMBER 20, 2023**

**WHEREAS**, the Borough of Woodcliff Lake Department of Public Works is in receipt of a quote from Nielson Ford for a 2024 Ford F-450 DRW (F4H) XL 4WD Reg Cab 145" WB 60"CA; and

**WHEREAS**, the quote, a copy of which is attached hereto and incorporated herein by reference, in the amount of \$53,743.00 is being submitted thru NJ State Contract #FLEET-34923; and

**WHEREAS**, the Borough Administrator and the Superintendent of the Department of Public Works have reviewed the quote attached hereto and incorporated herein by reference for the 2024 Ford F450 (F4H) XL 4WD Reg Cab 145" WB 60"CA and recommend the approval of same; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that funds are available for the purchase of same in Account No. C-04-55-938-020, a copy of said certification being attached hereto; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and Nielson Ford, 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 that the quote submitted by Nielsen Ford for a 2024 Ford F450 DRW (F4H) XL 4WD Reg Cab 145" WB 60"CA in the amount of \$53,743.00, 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 Administrator and/or Superintendent of the Department of Public Works, take all steps necessary to effectuate the purchase with Nielson Ford for the 2024 Ford F450 vehicle; 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 proposal and contract agreement to Nielson Ford 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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION APPROVING JUDGMENT AND PAYMENT TO SIG 100 TICE LLC FOR TAX YEAR 2022**

**RESOLUTION NO. 23-250  
NOVEMBER 20, 2023**

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of the filed Stipulation of Settlement and Judgment from the Tax Court of New Jersey with regard to the tax Appeal SIG 100 TICE LLC v Woodcliff Lake, Docket No. 002899-2022; and

**WHEREAS**, in accord with same, the total estimated tax refund for tax year 2022 due SIG 100 Tice LLC is calculated to be \$466,013.37; and

**WHEREAS**, the Borough Administrator and Tax Collector have reviewed this matter and recommend the payment of \$466,013.37 to McCarter & English, LLP, attorneys for SIG 100 Tice LLC, representing the refund due for tax year 2022.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the tax refund due SIG 1200 Tice LLC for tax year 2022 in the amount of \$466,013.37 be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Finance Officer take all steps necessary to effectuate the tax refund in the amount of \$466,013.37 to SIG 100 Tice LLP; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to McCarter & English LLP, attorneys for SIG 100 Tice 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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION APPROVING NEGLIA ENGINEERING PROPOSAL FOR BIDDING AND CONSTRUCTION MANAGEMENT OF WERIMUS LANE PUMPING STATION**

**RESOLUTION NO. 23-251  
NOVEMBER 20, 2023**

**WHEREAS**, the Borough is in receipt of a proposal from Neglia Engineering Associates for Bidding and Construction Management of the Werimus Lane Pumping Station (Bypass Pumping Chamber (PS-101), on a time and material basis with a not to exceed cost estimated as follows:

(a) Task 1: Services During Bidding - \$8,000.00; and (b) Task 2; Services During Construction Management - \$18,000.00; for a total of \$26,800.00 and

**WHEREAS**, the Chief Financial Officer has certified that said funds are available for this matter, said certification being attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and Superintendent of Department of Public Works have reviewed the proposal submitted by Neglia Engineering for Bidding and Construction Management Services, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal submitted by Neglia Engineering Associates for Bidding and Construction Management of the Werimus Lane Pumping Station (Bypass Pumping Chamber (PS-101) for a total estimated cost of \$26,800.00 be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the attached proposal on behalf of the Borough; 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 proposal to Neglia Engineering Associates 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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION APPROVING THE CONTRACT WITH P.B.A. LOCAL NO. 206 AND AUTHORIZING MAYOR TO EXECUTE AGREEMENT ON BEHALF OF THE BOROUGH IN THE BOROUGH OF WOODCLIFF LAKE, COUNTY OF BERGEN, NEW JERSEY**

**RESOLUTION NO. 23-252  
NOVEMBER 20, 2023**

**WHEREAS**, the Collective Negotiations Agreement (“CNA”) between the Borough of Woodcliff Lake (“Woodcliff Lake”) and the Woodcliff Lake Police Department Local 206 (“PBA”) expired on December 31, 2022; and

**WHEREAS**, Woodcliff Lake and the PBA have engaged in ongoing negotiations to discuss and agree upon the terms and conditions of a successor CBA; and

**WHEREAS**, Woodcliff Lake and the PBA have agreed upon the terms of a successor Agreement for the term January 1, 2023 through December 31, 2025;

**WHEREAS**, Woodcliff Lake wishes to memorialize its approval of the terms and conditions of the successor Agreement by adoption of this Resolution; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake that the Collective Negotiations Agreement as between the Borough of Woodcliff Lake and the PBA for the term January 1, 2023 through December 31, 2025, be and hereby is **APPROVED**; and

**BE IT FURTHER RESOLVED** that the Mayor, the Chief Financial Officer, and the Borough Attorney are authorized to take all appropriate actions so as to implement this Resolution.

**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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION APPROVING HIRING OF FULL TIME RECREATION DIRECTOR/  
SPECIAL EVENTS COORDINATOR**

**RESOLUTION NO. 23-253  
NOVEMBER 20, 2023**

**WHEREAS**, there presently exists an opening in the Parks and Recreation Department for a Recreation Director/Special Events Coordinator; and

**WHEREAS**, upon review of the application submitted and interview conducted, the Borough Administrator and Council recommend the hiring of Ryan Magee Full Time Recreation Director/Special Events Coordinator effective December 11, 2023 with an annual salary of \$59,500.00; and

**WHEREAS**, Ryan Magee possesses all of the qualifications necessary for the position of Full Recreation Director/Special Events Coordinator.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Ryan Magee be and is hereby hired to the position of Full Time Recreation Director/Special Events Coordinator effective December 11, 2023 at an annual salary of \$59,500.00; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to place a copy of this resolution in the personnel file of the Full Time Recreation Director/Special Events Coordinator 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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION FOR MUNICIPALITIES TO CONFIRM ENDORSEMENT OF COMMUNITY DEVELOPMENT PROJECTS**

**RESOLUTION NO. 23-254  
NOVEMBER 20, 2023**

**WHEREAS**, a Bergen County Community Development grant of \$60,000 has been proposed by Meals on Wheels Volunteer/Staff Training and Development in Bergen County; and

**WHEREAS**, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Governing Body; and

**WHEREAS**, the aforesaid project is in the best interest of the people of Bergen County; and

**WHEREAS**, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid CD funds.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake hereby confirms endorsement of the aforesaid project, and

**BE IT FURTHER RESOLVED** that a copy of this resolution shall be sent to the Director of the Bergen County Community Development Program so that implementation of the aforesaid project may be expedited.

**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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION APPROVING ROLL OFF EQUIPMENT FOR FREIGHTLINER 108SD**

**RESOLUTION NO. 23-255  
NOVEMBER 20, 2023**

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of Quote No. EG101123A from Cliffside Body Corporation submitted through the New Jersey State approved Co-Op#65MCECCPS for roll off equipment for a Freightliner 108SD vehicle for the Department of Public Works in the amount of \$58,445.53, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and the Superintendent of Department of Public Works have reviewed the quote attached hereto and incorporated herein by reference for roll off equipment for a Freightliner 108SD vehicle and recommend the approval and purchase of same; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and Cliffside Body Corporation for same, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available for said purchase, said certification being attached hereto and incorporated herein by reference and we will rescind Resolution No. 23-234.

**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 Quote No. EG101123A from Cliffside Body Corporation submitted through New Jersey State approved Co-Op#65MCECCPS for roll off equipment for a Freightliner 108SD vehicle for the Department of Public Works in the

amount of \$58,445.53, 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 Administrator and/or Superintendent of the Department of Public Works take all steps necessary to effectuate the purchase of the roll off equipment for the Woodcliff Lake Department of Public Works; 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 contract agreement to Cliffside Body Corporation 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 Novembre 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION APPROVING PETITION TO FAA TO REDUCE AIR TRAFFIC NOISE**

**RESOLUTION NO. 23-256  
NOVEMBER 20, 2023**

**WHEREAS**, a large volume of private jets flying into Teterboro Airport brings intolerable noise levels in the Borough of Woodcliff Lake significantly impacting the quality of life of its residents and the entire Pascack Valley Region; and

**WHEREAS**, since 2019, the air route over Route 17, RNAV, GPS X was established as an alternate route; and

**WHEREAS**, voluntary noise abatement recommendations have failed to effectively achieve the necessary utilization of this route; and

**WHEREAS**, the utilization of the Route 17 corridor will significantly mitigate the noise over Woodcliff Lake and the entire Pascack Valley Region while having little to no impact on residential dwellings along the corridor; and

**WHEREAS**, the Governing Body seeks to join in the petition to the Federal Aviation Administration (“FAA”) and traffic controller who mandate the air space to prioritize the Route 17 alternate route as the preferred route for arrivals to Runway 19 at Teterboro Airport.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey, hereby support the petition requesting the FAA and traffic controller to prioritize the Route 17 alternate route as the preferred route for arrivals to Runway 19 at Teterboro Airport; and

**BE IT FURTHER RESOLVED** that the Borough Administrator is hereby authorized and directed to forward a copy of this resolution to the Federal Aviation Administration, the municipalities comprising the Pascack Valley Region, TANAAC and our State and Federal representatives.

**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 20, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING EMERGENCY APPROPRIATION N.J.S.A. 40A:4-46**

**RESOLUTION NO. 23-257  
NOVEMBER 20, 2023**

**WHEREAS**, an emergency has arisen with respect to the repayment of tax appeal refunds and other related expenses, and no adequate provision was made in the 2023 Budget for the aforesaid purpose, and N.J.S.A. 40A:4-46 provides for the creation of an emergency appropriation for the purpose above mentioned, and

**WHEREAS**, the total emergency appropriation created including this appropriation to be created by this resolution is \$1,020,000 and three percent of the total operations in the budget for the year 2023 is \$394,150.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, by the Governing Body of the Borough of Woodcliff Lake in the County of Bergen (not less than two-thirds of all members thereof affirmatively concurring) as follows:

In accordance with N.J.S.A. 40A:4-49, petition shall be made to the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey (the "Director") for permission to exceed the statutory limit of 3 percent for the creation of an emergency appropriation.

The Borough hereby authorizes and approves an emergency appropriation pursuant to N.J.S.A. 40A:4-46 and N.J.S.A. 40A:4-49 as follows:

Tax Appeal Refunding

\$1,020,000

That the Chief Financial Officer has certified that the expenditures to be financed through this resolution are related to the aforementioned emergency.

That an "Emergency Note" not in excess of the above amount be authorized pursuant to N.J.S.A. 40A:4-49 and in accordance with the provision of N.J.S.A. 40A:4-51.

That an "Emergency Note" may be executed by the Mayor and the Chief Financial Officer and the seal affixed to and attested to by the Borough Clerk. The Chief Financial Officer is hereby authorized to sell said notes and any renewals thereof from time to time.

That said note may be renewed from time to time and such notes and any renewals thereof shall be payable on or before December 31, 2024.

That two certified copies of this resolution be filed with the Director of Local Government Services.

That the statements required by the Local Finance Board have been filed with the Borough Clerk and a copy thereof will be transmitted to the Director of the Division of Local Government Services.

This resolution shall take effect after approval of the Director of the Division of Local Government Services.

#### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of November 20, 2023.

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

BOROUGH OF WOODCLIFF LAKE  
BERGEN COUNTY, NEW JERSEY

This statement must be prepared in duplicate by the Chief Financial Officer or other responsible official and must be filed with the municipal clerk prior to the adoption of the emergency resolution. The duplicate thereof must be filed with the Director of Local Government Services at the time of filing the emergency resolution.

Need of Emergency Appropriation: An emergency exists relating to the repayment of tax appeal refunds and associated legal expenses and professional costs that were not included in the 2023 budget.

Date of Happening: November 20, 2023

Have any contracts been awarded or purchase orders placed in connection with this emergency appropriation? No

Have any payments been made in connection with this emergency appropriation? No

If costs are in excess of \$44,000 for either labor or materials, or both, will bids be advertised for? Not Applicable

If not, have resolutions been adopted declaring an exigency to exist which will not permit the advertisement for public bids? Not Applicable

Will work be performed by contract, force account or otherwise? Not Applicable

Signed \_\_\_\_\_

Title \_\_\_\_\_  
Chief Financial Officer

DATE: \_\_\_\_\_