



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL SPECIAL MEETING MINUTES  
APRIL 17, 2023  
6:00 PM CLOSED SESSION  
7:00 PM OPEN SESSION**

**CALL TO ORDER**

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

**ROLL CALL**

Council President Jennifer Margolis asked for roll call. Council members Higgins, Margolis, Marsh and Pollack were present. John Schettino, Borough Attorney, Tomas Padilla, Borough Administrator and Debbie Dakin, Borough Clerk were present as well. Mayor Rendo arrived at 6:15 PM, Councilwoman Gadaleta arrived at 6:05 and Councilman Schnoll arrived at 6:15 PM.

**CLOSED SESSION**

Resolution No. 23-100      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

MOTION to approve Resolution No. 23-55 was made by Councilman Pollack, second by Council President Margolis and approved by Councilwoman Higgins, Council President Margolis, Councilwoman Marsh and Councilman Pollack.

**PLEDGE OF ALLEGIANCE**

**CERTIFICATE OF RECOGNITION – MAMMA MIA CAST AND CREW**

**APPROVAL OF MINUTES**

MOTION to approve the Minutes of March 20, 2023 (Open), was made by Councilman Schnoll,

second by Councilman Pollack and approved by Councilwoman Gadaleta, Councilwoman Higgins, Council President Margolis, Councilwoman Marsh, Councilman Pollack, and Councilman Schnoll.

MOTION to approve the Minutes of March 20, 2023 (Closed), was made by Councilwoman Gadaleta, second by Councilman Schnoll and approved by Councilwoman Gadaleta, Councilwoman Higgins, Council President Margolis, Councilwoman Marsh, Councilman Pollack, and Councilman Schnoll.

### **PUBLIC COMMENT**

(limit to 3 minutes per speaker)

MOTION to open to the public was made by Councilwoman Higgins, second by Councilwoman Marsh and unanimously approved.

Ron Ferrari, Woodcliff Lake, passed around pictures of the pathway by the Middle School on Rose Avenue. The pathway was not cleared of snow in the winter and now it is dirt with a lot of tree roots coming out. His son was walking down the path, tripped and fell. He has sent many emails, and nothing has been done.

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

### **MAYOR'S REPORT**

Mayor Rendo stated that we plan to introduce the budget at a Special Meeting in May. Mayor Rendo stated that he received an email from a resident asking the Borough to investigate the gate at the compactor. Administrator Padilla stated that the DPW is addressing this issue.

### **PROCLAMATION – ARBOR DAY**

### **COUNCIL REPORTS**

Councilman Pollack stated that the crosswalk and walkway around the school is a safety concern. The crosswalk in question is by Dennis Court. Council President Margolis and himself met with members of the police department, school administration and the traffic bureau. There have also been reports of excessive speed. It has been determined that the crosswalk is not the best approach. The dirt path is not wide enough to make it a sidewalk (must be ADA compliant) and there are PSE&G poles throughout the dirt path. The school will be implementing a revised drop-off plan. EMS is working on the report for Tri-Boro Ambulance. We had a great opening day for baseball/softball.

MOTION to open to allow Mr. Ferrari to speak based on Councilman Pollack's report was made by Councilwoman Higgins, second by Council President Margolis and unanimously approved.

Mr. Ferrari stated that all he is looking for is for the path to be made safe for the children to walk on. Council President Margolis asked Mr. Ferrari if he went to the School Board. Mr. Ferrari stated that he did and was told it is the Borough's responsibility. A copy of the tax map was given to Mr. Ferrari showing that the property belongs to the school. Mr. Ferrari was going to go back to the school to show them the tax map.

MOTION to close to the public was made by Councilwoman Higgins, second by Council President Margolis and unanimously approved.

Councilman Schnoll stated that negotiations are still taking place for the PBA contract and that progress has been made.

Councilwoman Gadaleta stated that wipes should not be flushed down the toilets. Additionally, all residents need to check the size of their garbage cans. Please notify DPW of any potholes. They are in the process of filling them. Our next shredding day will be in October.

Councilwoman Higgins stated that the police department puts out a fantastic monthly report for the Police Commissioners. Arbor Day is on Friday at 9AM at the school. Please call Diane at Borough Hall if you would like to purchase a memorial tree. The Rabies Clinic will take place on May 13, 2023, from 11AM to 1PM in front of Borough Hall.

Councilwoman Marsh thanked Suzanne Mohan for dressing up as the Easter bunny. Opening Day for baseball/softball was a big success so thank you to the Baseball/Softball Associations. Our tennis reservation system is live, and we will be hiring 2 co-camp directors tonight.

Council President Margolis stated that the Girl Scouts had a ceremony on Friday and 3 bronze metals were given. The Borough has received a recreation grant that we requested. We are looking at the scoreboards at the fields. Additionally, we are looking to hire for the concession stand at the pool. We are currently still working on the recreation blueprint.

### **ADMINISTRATOR'S REPORT**

Administrator Padilla stated that there is a Resolution on the Agenda for a change order for work being done at the Woodcrest Pump Station. This came in at the end of the day, so it was added late. This is an emergency and must be done. The motor vehicle trailer will be using Woodcliff Lake as a regular stop.

### **ENGINEER'S REPORT**

(see attached)

**ORDINANCES**

Introduction Ordinance No. 23-04

An Ordinance to Amend Chapter 86 Entitled "Alcoholic Beverages" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to introduce Ordinance No. 23-04 was made by Councilwoman Gadaleta, second by Councilman Schnoll and unanimously approved.

**CONSENT AGENDA**

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

**NON-CONSENT AGENDA**

Resolution No. 23-102 Resolution Designating 188 Broadway, L.P. as the Redeveloper for Lot 3 in Block 2701 (188 Broadway) Pursuant to the "Redevelopment Plan for 188 Broadway" and in Accordance with the Local Redevelopment and Housing Law, NJSA 40A:12A-1 et seq.

ROLL CALL:

Motion: Schnoll

Second: Marsh

Ayes: Gadaleta, Marsh, Pollack, Schnoll, Margolis

Nays: Higgins

Abstain: None

Absent: None

Resolution No. 23-122 Resolution Approving Change Order Number 1 for Woodcrest Drive Pump Station from Rapid Pump and Meter Co., Inc.

ROLL CALL:

Motion: Pollack

Second: Gadaleta

Ayes: Gadaleta, Higgins, Marsh, Pollack, Schnoll, Margolis

Nays: None

Abstain: None

Absent: None

**ADJOURNMENT**

MOTION to adjourn was made by Councilman Pollack, second by Councilwoman Higgins and unanimously approved. The meeting was adjourned at 9:00 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Deborah Dakin".

Deborah Dakin, RMC, CMR  
Borough Clerk

**BOROUGH OF WOODCLIFF LAKE  
Bergen County, New Jersey**

**ORDINANCE NO. 23-04**

**AN ORDINANCE TO AMEND CHAPTER 86 ENTITLED "ALCOHOLIC BEVERAGES" 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 86, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Alcoholic Beverages 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 86. Alcoholic Beverages**

**Sec. 86-8. Hours of Sale.**

A. Between the hours of 3:00 a.m. and 9:00 a.m. on Sundays.

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 Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						X
Higgins			X			
Marsh			X			
Pollack	X		X			
Schnoll						X
Margolis		X	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. 23-100**

**APRIL 17, 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 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.

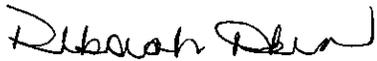
The minutes will be released within ninety (90) days or earlier upon the resolution of the matter through settlement or court decision and the time period for any and all appeals.

\_\_\_\_\_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 April 17, 2023 that an Executive Session closed to the public shall be held on April 17, 2023 at 6:00 P.M. at the Borough of Woodcliff Lake 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 April 17, 2023.



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**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

### RESOLUTION NO. 23-101

APRIL 17, 2023

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

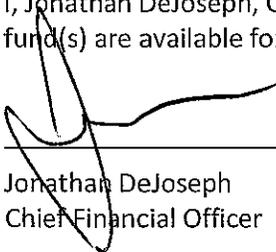
Payroll Released 3/31/2023	\$226,995.89
Payroll Released 4/15/2023	\$214,693.93

**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:	\$ 531,940.19
Animal Control:	\$ 1,007.60
Affordable Housing:	\$ 13,959.00
General Capital:	\$ 93,645.07
Trust/Other:	\$ 4,600.53
Escrow:	\$ 20,805.50

### 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 April 17, 2023.



Deborah A. 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
Gadaleta			X			
Higgins				X		
Marsh		X	X			
Pollack			X			
Schnoll	X		X			
Margolis			X			
Mayor Rendo						

**RESOLUTION DESIGNATING 188 BROADWAY, L.P. AS THE REDEVLOPER FOR LOT 3 IN BLOCK 2701 (188 BROADWAY) PURSUANT TO THE "REDEVELOPMENT PLAN FOR 188 BROADWAY" AND IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ**

**RESOLUTION NO. 23-102  
APRIL 17, 2023**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

**WHEREAS**, on May 25, 2022, the Mayor and Council of the Borough of Woodcliff Lake ("Borough") adopted Resolution #R22-136 authorizing and directing the Planning Board of the Borough (the "Board") to conduct a preliminary investigation to determine whether certain properties, identified as Lot 3 in Block 2701, or any portions thereof (the "Study Area"), meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condernation Redevelopment Area, as that term is defined by the Redevelopment Law; and

**WHEREAS**, the Board conducted a preliminary investigation of the Study Area to determine whether it should be designated as a Non-Condernation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

**WHEREAS**, as part of its preliminary investigation, the Board caused Phillips Preiss Grygiel, Leheny Hughes, LLC ("PPGLH") to prepare an Area In Need of Redevelopment Study dated August, 2022 ("Area in Need Study") for the Board for its consideration in determining whether the Study Area should be designated a Non-Condernation Redevelopment Area; and

**WHEREAS**, in addition to the foregoing, PPGLH prepared a map showing the boundaries of the proposed redevelopment area and locations of the parcels of property included therein, along with a statement setting forth the basis for its investigation in accordance with N.J.S.A. 40A:12A-6(b)(1); and

**WHEREAS**, a public hearing was conducted by the Board on December 19, 2022, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(d); and

**WHEREAS**, at the public hearing, the Board reviewed the Area in Need Study, and heard sworn testimony from Ms. Elizabeth Leheny, a Professional Planner from PPGL and H and all others desiring to be heard; and

**WHEREAS**, at the public hearing, members of the general public were given an opportunity to be heard and to address questions to the Board concerning the potential designation of the Study Area as a Non-Condensation Redevelopment Area; and

**WHEREAS**, after completing its investigation and public hearing on this matter, the Board concluded that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5 et seq., for designating the Study Area as a Non-Condensation Redevelopment Area and that said designation is necessary for the effective redevelopment of the area comprising the Study Area; and

**WHEREAS**, the Board further concluded that there was sufficient credible evidence to support findings that any designation of the Study Area as a Non-Condensation Study Area shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the Study Area; and

**WHEREAS**, in accordance with the Redevelopment Law and as memorialized by its Resolution dated December 19, 2022, the Board recommended to the Borough that the Study Area be determined to be an area in need of redevelopment; and

**WHEREAS**, the Borough Council accepted the recommendation of the Board and on December 22, 2022 adopted Resolution #R22-280 designating Lot 3 in Block 2701 (the "Redevelopment Area") as an area in need of redevelopment and engaged PPGLH to prepare a redevelopment plan for the Redevelopment Area entitled "Redevelopment Plan for 188 Broadway" (the "Redevelopment Plan") which after recommendation from the Board the Council has now adopted; and

**WHEREAS**, the Council now seeks to designate a redeveloper for the Redevelopment Area.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that it hereby designates 188 Broadway L.P. as the redeveloper (the "Redeveloper") for the Redevelopment Area pursuant to the Redevelopment Plan as it owns the property, has shown expertise in land development and financial capability to develop the property; and

**BE IT FURTHER RESOLVED**, that negotiations commence with the Redeveloper on a redeveloper agreement ("Redeveloper Agreement") governing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan which Redeveloper Agreement shall be subject to the approval of the Council.

**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 April 17, 2023.



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**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

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

RESOLUTION NO. 23-103

APRIL 17, 2023

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

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

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

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

### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 17, 2023.

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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION APPROVING CHANGE ORDER REVISED 1 AND FINAL FOR WOODCLIFF AVENUE "CAUSEWAY" STREETScape FOR MARINI BROTHERS CONSTRUCTION

**RESOLUTION NO. 23-104**  
**APRIL 17, 2023**

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

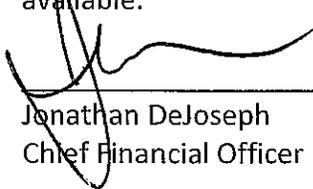
TITLE OF JOB: Woodcliff Avenue "Causeway" Streetscape (NJDOT MA-20)

CONTRACTOR Marini Brothers Construction Co., Inc.

CHANGE ORDER NO. Revised 1 and Final

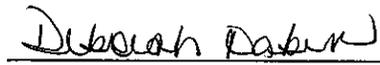
AMOUNT OF CHANGE THIS RESOLUTION \$(45,812.25) – 15.53% Decrease

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

  
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 Governing Body at the meeting of April 17, 2023.



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**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

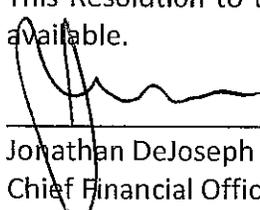
## RESOLUTION APPROVING FINAL PAYMENT FOR WOODCLIFF AVENUE "CAUSEWAY" STREETScape FOR MARINI BROTHERS CONSTRUCTION

**RESOLUTION NO. 23-105**  
**APRIL 17, 2023**

**BE IT FURTHER RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake of Bergen County, New Jersey that the contract for **Woodcliff Avenue "Causeway" Streetscape Project (NJDOT MA20) and Municipally Funded** has been completed by **Marini Brothers Construction Co., Inc., 9 Lafayette Street, Hackensack, NJ 07601** 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 final payment in the amount of \$25,563.63 is hereby approved.

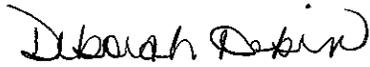
### CERTIFICATION OF FUNDS

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

  
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 Governing Body at the meeting of April 17, 2023.



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**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

**RESOLUTION AUTHORIZING THE DONATION OF ONE (1) FREE FAMILY POOL MEMBERSHIP AND ONE (1) FREE FAMILY TENNIS MEMBERSHIP TO THE WOODCLIFF LAKE EDUCATIONAL FOUNDATION (WCLEF), WOODCLIFF LAKE PFA AND PASCACK HILLS HIGH SCHOOL PFA**

**RESOLUTION NO. 23-106  
APRIL 17, 2023**

**WHEREAS**, the Borough of Woodcliff Lake wishes to donate one (1) free family pool membership and one (1) free family tennis membership for the 2023 season to the Woodcliff Lake Educational Foundation, Woodcliff Lake PFA and Pascack Hills High School PFA for use as a prize in their fundraising endeavors.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Borough Council of the Borough of Woodcliff Lake authorizes the donation for one (1) free family pool membership and one (1) free family tennis membership for the 2023 season to the Woodcliff Lake Educational Foundation, Woodcliff Lake PFA and Pascack Hills High School PFA for use as a prize in their fundraising endeavors and the Mayor or Borough Administrator shall execute and the Borough Clerk shall attest to any documentation necessary to facilitate same.

**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 April 17, 2023.

*Deborah Dakin*

**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION AWARDING A CONTRACT TO CMS CONSTRUCTION, INC. FOR THE GLEN ROAD CULVERT IMPROVEMENTS (NJDOT FUNDED) PROJECT

RESOLUTION NO. 23-107

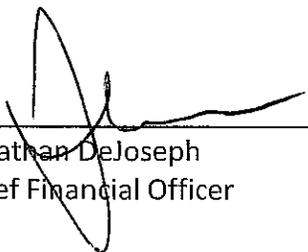
APRIL 17, 2023

**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, Neglia, that the Contract for:

### **GLEN ROAD CULVERT IMPROVEMENTS (NJDOT FUNDED) PROJECT**

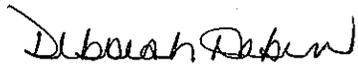
Be awarded to CMS Construction, Inc., 521 North Avenue, Plainfield, NJ, 07060, in the amount of **One Million, Thirty-Eight Thousand, Six Hundred Forty-Four Dollars (\$1,038,644.00)** being the lowest of seven (7) bids submitted. This Resolution to take effect upon certification of this Resolution by the Borough CFO that sufficient funds are available.

### CERTIFICATION OF FUNDS

  
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 Governing Body at the meeting of April 17, 2023.



---

**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION AUTHORIZING RAFFLE LICENSE TO TEMPLE EMANUEL OF THE PASCACK VALLEY

**RESOLUTION NO. 23-108**

**APRIL 17, 2023**

**WHEREAS**, a raffle application has been made by Temple Emanuel of the Pascack Valley for a Tricky Tray to be held on May 7, 2023; and

**WHEREAS**, said application has been submitted to the Woodcliff Lake Police Department for investigation and has been found to be in good order.

**NOW, THEREFORE, BE IT RESOLVED** that the raffle license application of Temple Emanuel of the Pascack Valley is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA23-04.

### 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 April 17, 2023.

*Deborah Dakin*

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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION AUTHORIZING RAFFLE LICENSE TO WOODCLIFF LAKE SOFTBALL ASSOCIATION

**RESOLUTION NO. 23-109**

**APRIL 17, 2023**

**WHEREAS**, a raffle application has been made by Woodcliff Lake Softball Association for a 50/50 to be held on June 9, 2023; and

**WHEREAS**, said application has been submitted to the Woodcliff Lake Police Department for investigation and has been found to be in good order.

**NOW, THEREFORE, BE IT RESOLVED** that the raffle license application of Woodcliff Lake Softball Association is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA23-05.

### 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 April 17, 2023.

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
Gadaleta			X			
Higgins			X			
Margolis	X		X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Mayor Rendo						

## FIRE DEPARTMENT MUTUAL AID AGREEMENT BOROUGH OF WOODCLIFF LAKE

### RESOLUTION NO. 23-110

APRIL 17, 2023

**WHEREAS**, the Borough of Woodcliff Lake recognizes the necessity for the sharing of emergency services, aka mutual aid, to communities or districts inside and outside of the presently established Pascack Valley and Tri-Borough Mutual Aid groups, for the purpose of providing of personnel and fire rescue equipment for the period beginning January 1, 2023 through December 31, 2023; and

**WHEREAS**, the Borough of Woodcliff Lake's Fire Chief or the Fire Chief's designated representative will be making decisions to provide mutual aid to area communities with brief notice; and

**WHEREAS**, the Borough of Woodcliff Lake's Fire Chief or the Fire Chief's designated representative will insure that arrangements are made, prior to providing such mutual aid to other communities; for appropriate emergency protection for the Borough of Woodcliff Lake and its residents; and

**WHEREAS**, the Borough of Woodcliff Lake understands that the community region requiring mutual aid may not be adjacent to or be part of the existing Pascack Valley or Tri-Borough Mutual Aid groups already established in the Pascack Valley of Bergen County; and

**WHEREAS**, Worker's Compensation will be provided by the Borough of Woodcliff Lake (employer), General Liability is assumed by the recipient of the service and Automobile Liability/Physical Damage and Property Insurance stays with the owner of the property (Borough

of Woodcliff Lake).

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Woodcliff Lake, County of Bergen, New Jersey that it hereby authorizes the Borough of Woodcliff Lake Fire Department to provide mutual aid services to any community or district the Fire Chief or his designated representative deems necessary.

**BE IT FURTHER RESOLVED** that the Borough of Woodcliff Lake will provide its insurance carrier and its insurance agents with copies of this resolution to insure that insurance coverage, in the same manner as provided on an everyday basis, is provided to the Borough of Woodcliff Lake and its representatives during the time period mutual aid is provided to another community or district.

**BE IT FURTHER RESOLVED** that a certified copy of this resolution be forwarded to the Governing Body of Pearl River, New York and to the Borough of Woodcliff Lake's Volunteer Fire Department.

**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 April 17, 2023.



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**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## PARTIAL REFUND OF PROPERTY TAXES FOR FOURTH QUARTER 2022 AND FIRST QUARTER 2023 TAXES DUE TO GRANTING OF TOTALLY DISABLED VETERAN STATUS BY DEPARTMENT OF VETERANS AFFAIRS

### RESOLUTION NO. 23-111 ARIL 17, 2023

**WHEREAS**, this resolution authorizes the municipality to partially refund fourth quarter 2022 and first quarter taxes of 2023 due to the granting of totally disabled veteran status by the Department of Veterans Affairs per the Department's letter dated February 26, 2023 for Andrew R. Kara. Mr. Kara is the owner of 64 Prospect Ave, Block 2702, Lot 12.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, New Jersey, that the Tax Collector be and is hereby authorized to refund Mr. Kara \$3,031.76 as per the 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 April 17, 2023.

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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION APPROVING PURCHASE OF TABLES AND CHAIRS FOR WOODCLIFF LAKE POLICE DEPARTMENT

**RESOLUTION NO. 23-112**  
**APRIL 17, 2023**

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of Quote No. 17PMC-629203/C from KI submitted through the ESCNJ Coop for eleven (11) Pillar Tables and fifty (50) Strive Four-leg Armless Chairs for the Woodcliff Lake Police Department Headquarters in the amount of \$17,724.15, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and the Woodcliff Lake Police Department have reviewed the quote attached hereto and incorporated herein by reference for eleven (11) Pillar Tables and fifty (50) Strive four-leg armless chairs and recommend the approval and purchase of same; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and KI for the purchase of eleven Pillar tables and fifty Strive four-leg armless chairs for the Woodcliff Lake Police Department, 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 through the ESCNJ Coop in Acct. No. C-04-55-932-006, said certification being attached hereto and incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that Quote No. 17PMC-629203/C from KI submitted through the ESCNJ Coop for

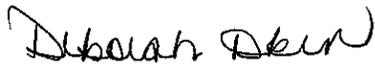
eleven (11) Pillar Tables and fifty (50) Strive Four-leg Armless Chairs for the Woodcliff Lake Police Department Headquarters in the amount of \$17,724.15, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Woodcliff Lake Police Department take all steps necessary to effectuate the purchase of the tables and chairs for the Woodcliff Lake Police Department; 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 KI 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 April 17, 2023.



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**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION APPROVING ARCHITECTURAL DESIGN SERVICES FOR THE INTERIOR ALTERATIONS TO THE DPW FACILITY

**RESOLUTION NO. 23-113  
APRIL 17, 2023**

**WHEREAS**, the Borough is in receipt of a proposal from Joseph J. Bruno, AIA, for architectural design services for the interior alterations at the DPW Facility located at 10 Old Mill Road in the Borough; and

**WHEREAS**, the proposal, a copy of which is attached hereto and incorporated herein by reference, reflects a total fee in the amount of \$9,500.00 with extra design/consultation work outside the outlined scope of work to be billed at \$125.00 per hour; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the proposal submitted by Joseph J. Bruno, AIA, 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 Joseph J. Bruno, AIA for architectural design services, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

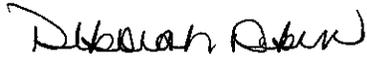
**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal submitted by Joseph J. Bruno, AIA for architectural design services in the amount of \$9,500.00 for the interior alterations at the DPW Facility located at 10 Old Mill Road, 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 be and is hereby authorized and directed to execute the attached proposal and contract agreement 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 and contract agreement to Joseph J. Bruno, AIA, 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 April 17, 2023.



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**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION APPROVING ESCROW AGREEMENT WITH 188 BROADWAY, L.P.

### RESOLUTION NO. 23-114

APRIL 17, 2023

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of an Escrow Agreement from 188 Broadway, L.P., the Proposed Redeveloper, through its attorney, Paul Kaufman, Esq., with regard to the property designated as Block 2701, Lot 3 in the Borough, more commonly known as 188 Broadway; and

**WHEREAS**, the Proposed Redeveloper proposes to redevelop the Property by constructing a residential development as set forth in the Memorandum of Understanding dated December 15, 2022 between the Parties; and

**WHEREAS**, the Parties intend to negotiate a Redevelopment Agreement with regard to the designation of the Proposed Redeveloper as "Redeveloper" and to provide for the redevelopment of the Property in accord with the Redevelopment Plan; and

**WHEREAS**, the Proposed Redeveloper has agreed to deposit with the Borough the initial amount of \$7,500.00 (the "Escrow Deposit"), as an inducement to the Borough to adopt the Redevelopment Plan and engage in negotiations over the Agreement as set forth in the Escrow Agreement, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the Escrow Agreement, attached hereto and incorporated herein by reference, and recommend the approval of same.

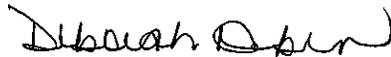
**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Escrow Agreement between the Borough and 188 Broadway, L.P., a copy of which is attached hereto and incorporated herein by reference, with regard to the Redevelopment of the property designed as Block 2701, Lot 3, more commonly known as 188 Broadway, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to execute the attached Escrow Agreement on behalf of the Borough; 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 and he signed Escrow Agreement to Paul Kaufman, Esq., the attorney for 188 Broadway, L.P. 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 April 17, 2023.



---

**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION APPROVING McNERNEY & ASSOCIATES PROPOSAL FOR APPRAISAL OF PROPERTY AT 520 CHESTNUT RIDGE ROAD

### RESOLUTION NO. 23-115

APRIL 17, 2023

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a proposal from McNerney & Associates for an appraisal of the property located at 520 Chestnut Ridge Road, Block 202, Lot 4 with regard to the matter Brighton Norse Realty, LLC vs. the Borough of Woodcliff Lake; and

**WHEREAS**, the proposal submitted by McNerney & Associates in the amount of \$12,500.00, a copy of which is attached hereto and incorporated herein by reference, shall be for Tax Years 2020, 2021, 2022 and 2023 and will be completed within 30 days of the Borough's notice to proceed with same; 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 \$12,500.00 for the preparation of the appraisal report for Tax Years 2020, 2021, 2022 and 2023 for the property located at 520 Chestnut Ridge Road, Block 202, Lot 4 be and approved; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that funds are available for the award of this proposal in Acct. No. 3-01-20-150-105; said certification is attached hereto and incorporated herein by reference; and

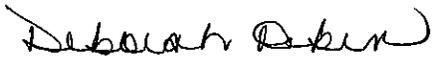
**WHEREAS**, the Borough Administrator has reviewed this matter and recommends the approval of the proposal submitted by McNerney & Associates, Inc. attached hereto and incorporated herein by reference with regard to the subject property,

**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 \$12,500.00 for an appraisal of the property located at 520 Chestnut Ridge Road, Block 202, Lot 4 with regard to the matter Brighton Norse Realty, LLC vs. the Borough of Woodcliff Lake, 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 April 17, 2023.



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**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION APPROVING McNERNEY & ASSOCIATES PROPOSAL FOR APPRAISAL OF PROPERTY AT 100 TICE BOULEVARD

**RESOLUTION NO. 23-116**

**APRIL 17, 2023**

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a proposal from McNerney & Associates for an appraisal of the property located at 100 Tice Boulevard, Block 301, Lot 3.05 with regard to the matter SIG 100 Tice LLC vs. the Borough of Woodcliff Lake; and

**WHEREAS**, the proposal submitted by McNerney & Associates in the amount of \$15,500.00, a copy of which is attached hereto and incorporated herein by reference, shall be for Tax Years 2021, 2022 and 2023 and will be completed within 30 days of the Borough's notice to proceed with same; 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 \$15,500.00 for the preparation of the appraisal report for Tax Years 2021, 2022 and 2023 for the property located at 100 Tice Boulevard, Block 301, Lot 3.05 be and approved; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that funds are available for the award of this proposal in Acct. No. 3-01-20-150-105; said certification is attached hereto and incorporated herein by reference; and

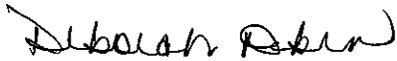
**WHEREAS**, the Borough Administrator has reviewed this matter and recommends the approval of the proposal submitted by McNerney & Associates, Inc. attached hereto and incorporated herein by reference with regard to the subject property.

**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 \$15,500.00 for an appraisal of the property located at 100 Tice Boulevard, Block 301, Lot 3.05 with regard to the matter SIG 100 Tice LLC vs. the Borough of Woodcliff Lake, 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 April 17, 2023.



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**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION APPROVING NEGLIA ENGINEERING PROPOSAL FOR SURVEYING, ENGINEERING, BIDDING & CONSTRUCTION MANAGEMENT SERVICES FOR IMPROVEMENT TO GLEN ROAD

RESOLUTION NO. 23-117  
APRIL 17, 2023

**WHEREAS**, the Borough is in receipt of a proposal from Neglia Engineering Associates for Surveying, Engineering, Bidding and Construction Management Services for the Improvements to Glen Road as follows:

- (a) On a lump sum basis for a cost of \$26,900.00 representing Phase I – Surveying, Engineering Design and Bidding Services; and
- (b) On a time and material basis for a cost not to exceed of \$25,900.00 representing Phase II-Construction Management Services; and
- (c) On a material basis for a cost not to exceed \$1,500.00 representing Phase III-Reimbursable Expenses; 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 has reviewed the proposal submitted by Neglia Engineering for Professional Surveying, Engineering, Bidding and Construction Management Services for the Improvements to Glen Road, 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 Surveying, Engineering, Bidding and Construction Management

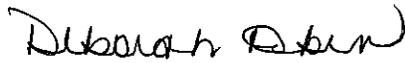
Services for the Improvements to Glen Road be and is hereby approved; and

**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 April 17, 2023.



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**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION FOR SEASONAL HIRES FOR CAMP CO- DIRECTORS FOR THE 2023 CAMP ALGONQUIN PROGRAM IN THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 23-118

APRIL 17, 2023

**WHEREAS**, the Borough of Woodcliff Lake has determined the need for seasonal hires for Co-Camp Directors for the Camp Algonquin Program; and

**WHEREAS**, the Borough of Woodcliff Lake has identified candidates for offers of employment, to wit: Emily Gubitoso and Aubrey Johnson both as Co-Directors.

**WHEREAS**, the Borough of Woodcliff Lake has determined that they all possess the necessary skills and experience to hold the seasonal positions of Camp Co- Directors.

**WHEREAS**, the Camp Co-directors position salary will be \$8,000 for Emily Gubitoso and will be \$8,000 for Aubrey Johnson for the entire Camp Algonquin program including pre-season preparation work; and

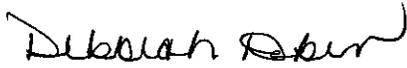
**WHEREAS**, if the pool must be closed due to Covid or other Governor's Order after it opens, then said hires will still be entitled to ½ of their salary from that point forward.

**WHEREAS**, said position serves at the direction of the Borough Administrator and Parks and Recreation Director who retains the right to assign projects within and outside of the Camp Algonquin program as needed.

**NOW THEREFORE, BE IT RESOLVED,** by the Mayor and Council of the Borough of Woodcliff Lake that Emily Gubitoso and Aubrey Johnson are hired as seasonal employees with the title of Camp Co-Directors for the Camp Algonquin program. Said employment is subject to the successful completion of the appropriate background check.

**CERTIFICATION**

I, Deborah Dakin, Acting 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 April 17, 2023.



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**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION APPROVING AMENDMENT TO WOODCLIFF LAKE VOLUNTEER FIRE DEPARTMENT CONSTITUTION AND BY-LAWS

**RESOLUTION NO. 23-119**  
**APRIL 17, 2023**

**WHEREAS**, the Borough of Woodcliff Lake Volunteer Fire Department previously adopted and approved its Constitution and By-Laws in 2020; and

**WHEREAS**, after a review of same, the Volunteer Fire Department seeks to amend Section VI entitled Duties of Members to include Section 7 and Section 8, as set forth on the Woodcliff Lake Volunteer Fire Department Constitution and By-Laws 2022, a copy of which is attached hereto and incorporated herein by reference; and

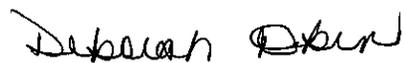
**WHEREAS**, the Borough Administrator has reviewed the Constitution and By-Laws 2022, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

**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 Woodcliff Lake Volunteer Fire Department Constitution and By-Laws 2022, 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 forward a copy of this resolution together with the Constitution and By-Laws 2022 attached hereto to the Chief of the Volunteer Fire Department upon the passage of same.

**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 April 17, 2023.



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**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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION TO TERMINATE ALL PARTICIPATION UNDER THE SHBP AND SEHBP (including prescription drug plan)

RESOLUTION NO. 23-120  
APRIL 17, 2023

**WHEREAS**, The Borough of Woodcliff Lake, 044700, hereby resolves to terminate its participation in the Program (Medical Plan and Prescription Drug Plan coverage) thereby cancelling coverage provided by the SHBP and/or SEHBP (N.J.S.A. 52:14-17.25 et seq.) for all its active and retired employees.

**WHEREAS**, The Borough of Woodcliff Lake shall notify all active employees of the date of their termination of coverage under the program.

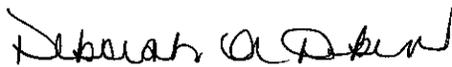
**WHEREAS**, we understand that the New Jersey Division of Pensions & Benefits (NJDPB) will notify retired employees of the cancellation of their coverage; and

**WHEREAS**, we understand that all COBRA participants will be notified by the NJDPB and advised to contact our office concerning a possible alternative health and prescription plan.

**NOW, THEREFORE, BE IT RESOLVED** that the governing body of the Borough of Woodcliff Lake understands that this Resolution shall take effect the first of the month following a 60-day period beginning with the receipt of the Resolution by the State Health Benefits Commission.

**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 April 17, 2023.



Deborah A. 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
Gadaleta			X			
Higgins			X			
Marsh			X			
Pollack			X			
Schnoll		X	X			
Margolis	X		X			
Mayor Rendo						

## RESOLUTION TO JOIN BERGEN MUNICIPAL EMPLOYEE BENEFITS FUND

### RESOLUTION NO. 23-121

APRIL 17, 2023

**WHEREAS**, a number of public entities in the State of New Jersey have joined together to form the **Bergen Municipal Employee Benefits Fund**, hereafter referred to as "FUND", as permitted by N.J.S.A. 11:15-3, 17:1-8.1, and 40A:10-36 et seq., and;

**WHEREAS**, the FUND was approved to become operational by the Departments of Insurance and Community Affairs and has been operational since that date; and

**WHEREAS**, the statutes and regulations governing the creation and operation of a joint insurance fund, contain certain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such a FUND; and

**WHEREAS**, the governing body of the Borough of Woodcliff Lake, New Jersey, hereinafter referred to as "LOCAL UNIT" has determined that membership in the FUND is in the best interest of the LOCAL UNIT; and

**WHEREAS**, while the premium to be paid by Woodcliff Lake fluctuates based on census data, the estimated annual premium is approximately \$1,300,000.

**NOW, THEREFORE, BE IT RESOLVED** that the governing body of the LOCAL UNIT hereby agrees as follows:

- i. It will become a member of the FUND for the period outlined in the LOCAL UNIT's Indemnity and Trust Agreements.
- ii. It will participate in the following type (s) of coverage (s):
  - a.) Health Insurance and/or Prescription Insurance and/or Dental Insurance as defined pursuant to N.J.S.A. 17B:17-4, the FUND's Bylaws, and Plan of Risk Management.
- iii. It hereby adopts and approves the FUND's Bylaws.
- iv. It will execute an application for membership and any accompanying certifications; and

**BE IT FURTHER RESOLVED** that the Local Unit will receive a \$26,000.00 premium discount subject to the following conditions:

In the event that the Local Unit exceeds its annual premium at the time of the Fund's renewals on the first of the calendar year, the \$26,000.00 discount will be repaid to the Fund as follows:

The Local Unit will be subject to the 2.5% loss ratio adjustment at the time of the next renewal. All future dividends will be retained by the Fund and credited against the \$26,000.00 premium discount.

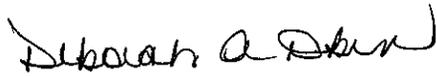
**BE IT FURTHER RESOLVED** that the governing body of the LOCAL UNIT is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying membership in the FUND as required by the FUND's Bylaws, and to deliver these documents to the FUND's Executive Director with the express reservation that these documents shall become effective only upon:

- i. Approval of the LOCAL UNIT by the FUND.
- ii. Receipt from the LOCAL UNIT of a Resolution accepting assessment.

- iii. Approval by the New Jersey Department of Insurance and Department of Community Affairs.

**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 April 17, 2023.



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Deborah A. 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
Gadaleta		X	X			
Higgins			X			
Marsh			X			
Pollack	X		X			
Schnoll			X			
Margolis			X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING CHANGE ORDER NUMBER 1 FOR WOODCREST DRIVE PUMP STATION FROM RAPID PUMP AND METER SERVICE CO. , INC.

**RESOLUTION NO. 23-122**

**APRIL 17, 2023**

**BE IT FURTHER RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake of Bergen County, New Jersey upon the recommendation of the Project Engineer that the following Change Order1 for the Contract listed below be and hereby approved.

TITLE OF JOB: Woodcrest Drive Pump Station

CONTRACTOR: Rapid Pump & Meter Service Co., Inc.

CHANGE ORDER NO. 1 – Storm Drain Repair

AMOUNT OF CHANGE THIS RESOLUTION \$13,480.00

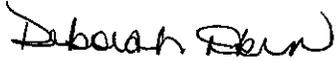
DESCRIPTION OF WORK: Extra work, unforeseen to be completed to address Borough storm drain at Woodcrest Drive Pump Station as part of the previously authorized PVSC Co-Operative Contract No. B331-7.

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

  
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 Governing Body at the meeting of April 17, 2023.



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