



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL AGENDA  
NOVEMBER 13, 2019  
7:00 PM**

**CALL TO ORDER**

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

**ROLL CALL**

Mayor Carlos Rendo  
Councilman Corrado Belgiovine  
Council President Jacqueline Gadaleta  
Councilwoman Nancy Gross  
Councilwoman Angela Hayes  
Councilman Brian Singleton  
Councilman Ian Spelling

**PLEDGE OF ALLEGIANCE**

**CLOSED SESSION**

Resolution No. 19-244 A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

**APPROVAL OF MINUTES**

October 21, 2019 (Closed)  
October 21, 2019 (Open)

**PRESENTATIONS**

Woodcliff Lakers Swim Team  
Guardians of the Ribbon Northern NJ Chapter

**MAYOR'S REPORT**

**ADMINISTRATOR'S REPORT**

**COUNCIL MEMBERS' REPORTS/COMMENTS**

**ORDINANCE**

Introduction Ordinance No. 19-12  
Bond Ordinance to Authorize the Acquisition of Real Property for Use as a Parking Lot and for Other Municipal Purposes In, By and For the Borough of Woodcliff Lake, in the County of

Bergen, State of New Jersey, to appropriate the Sum of \$265,000 to Pay the Cost Thereof, to Make a Down Payment, to Authorize the issuance of Bonds to Finance Such Appropriation and to Provide for the Issuance of Bond Anticipation Notes in Anticipation of the Issuance of Such Bonds

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

Introduction Ordinance 19-14  
An Ordinance to Amend Chapter 292 Entitled "Site Plan Review" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

#### **PUBLIC COMMENT**

(limited to 5 minutes per speaker)

#### **CONSENT AGENDA**

Resolution No. 19-245 Resolution Authorizing Payroll and Payment of Claims

Resolution No. 19-246 Resolution Approving Change Order No. 1 for the 2019 Municipal Road Restoration Program

Resolution No. 19-247 Resolution Authorizing the Execution of an Interlocal Agreement for the Maintenance and Repair of DPW Vehicles by and Between the Borough of Paramus and the Borough of Woodcliff Lake

Resolution No. 19-248 Budget Transfers for November 13, 2019 Meeting

Resolution No. 19-249 Resolution Authorizing Appraisal of BMW Corporate Complex

Resolution No. 19-250 Resolution Approving Contract with Chief of Police

Resolution No. 19-251 Resolution Authorizing Contract for Purchase of 55 Woodcliff Avenue

Resolution No. 19-252 Resolution Approving Fire Department Officer and Membership Stipend Program in the Borough of Woodcliff Lake

Resolution No. 19-253 Resolution Authorizing Award and Contract for Exterior Restoration to the Westervelt-Lydecker House

Resolution No. 19-254 Resolution Authorizing Amendment of Award for Woodcliff Lake Reservoir Walking Trail Project

Resolution No. 19-255 Resolution Adopting a Fair and Open Process for Retention of a Commercial Tax Appeal Attorney for the Calendar Year 2020

#### **ADJOURNMENT**

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

**Subject to Additions and/or Deletions**

## **ORDINANCE 19-12**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

Ordinance No. 19-13

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

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

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

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

Chapter 380. Zoning

Article XIV. Administration; Enforcement

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

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

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this  
Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication,  
pursuant to law, and upon completion of all outstanding cases.

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

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

ORDINANCE NO. 19-14

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

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

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

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

Chapter 292. Site Plan Review

Article III. Administration and Enforcement.

Sec. 292-8. Approving authorities; review.

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

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this  
Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication,  
pursuant to law, and upon completion of all outstanding cases.

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

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

**RESOLUTION NO. 19-244  
NOVEMBER 13, 2019**

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

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

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

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

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

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



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

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

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

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

X 7. Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege, any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer, specifically with respect to: litigation 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 13, 2019 that an Executive Session closed to the public shall be held on November 13, 2019 at 7:00 P.M. at the Borough of Woodcliff Lake offices located at 188 Pascack Road, Woodcliff Lake, New Jersey, for the discussion of matters relating to the specific items designated above.

**CERTIFICATION**

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

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

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

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

**RESOLUTION NO. 19-245  
NOVEMBER 13, 2019**

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

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

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

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

**CERTIFICATION OF FUNDS**

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

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Harold Laufeld  
Chief Financial Officer

**CERTIFICATION**

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

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

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

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

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

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

**TITLE OF JOB:** 2019 Municipal Road Restoration Program  
**CONTRACTOR:** Frank A. Macchione Construction Inc. 141 Central Avenue, Rochelle Park, New Jersey 07662  
**CHANGE ORDER N°:** 1  
**AMOUNT OF CHANGE THIS RESOLUTION:** \$ - \$15,000 (- 6.01% Decrease)

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

**Dated:** \_\_\_\_\_ **Certified:** \_\_\_\_\_  
**Treasurer**  
  
**Approved:** \_\_\_\_\_  
**Mayor**

**CERTIFICATION**

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

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

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

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

**RESOLUTION NO. 19-247  
NOVEMBER 13, 2019**

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

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

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

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

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

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

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

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

**BE IT FURTHER RESOLVED**, that a copy of the Agreement be maintained on file and open to public inspection at the office of the Borough Clerk.

#### **CERTIFICATION**

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

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



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

**2019 BUDGET TRANSFERS FOR NOVEMBER 13, 2019 MEETING**

**RESOLUTION NO. 19-248  
NOVEMBER 13, 2019**

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

**CERTIFICATION**

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

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

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

**RESOLUTION AUTHORIZING APPRAISAL OF BMW CORPORATE COMPLEX**

**RESOLUTION NO. 19-249**

**NOVEMBER 13, 2019**

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

**WHEREAS**, the proposal submitted by McNerney & Associates in the amount of \$6,500, copy of which is attached hereto and incorporated herein by reference, is for a restricted/limited scope appraisal report for tax years 2018, 2019 & 2020; and

**WHEREAS**, the Tax Appeal Attorney and Tax Assessor have reviewed this matter and recommend that the proposal submitted by McNerney & Associates in the amount of \$6,500 for a restricted/limited scope appraisal report of the within referenced property for tax years 2018, 2019 & 2020 be approved; and

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

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of

Woodcliff Lake, County of Bergen and State of New Jersey that the proposal submitted by McNerney & Associates Inc. in the amount of \$6,500 for a restricted/limited scope appraisal report for the BMW Corporate Complex located at 200 Chestnut Ridge Road, Block 802, Lot 1 and 300 Chestnut Ridge Road, Block 602, Lot 1, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed for forward a certified copy of this resolution to McNerney & Associates, Inc. upon its passage.

**CERTIFICATION**

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

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

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

### **RESOLUTION APPROVING CONTRACT WITH CHIEF OF POLICE**

#### **RESOLUTION NO. 19-250**

**NOVEMBER 13, 2019**

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the written Agreement entered into between the Borough of Woodcliff Lake and Police Chief John Burns attached hereto and incorporated herein by reference be and is hereby approved; and

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

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

**CERTIFICATION**

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

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

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

**RESOLUTION AUTHORIZING CONTRACT FOR PURCHASE OF 55 WOODCLIFF AVENUE**

**RESOLUTION NO. 19-251  
NOVEMBER 13, 2019**

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

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

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

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

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Contract for Sale of Real Estate between the Borough and Unique Home Buyers LLC in the amount of \$250,000.00, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor be and he is hereby authorized and directed to execute the Contract for Sale of Real Estate between the Borough and Unique Home Buyers LLC, on behalf of the Borough; and

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

directed to forward a copy of this resolution together with the executed Contract for Sale of Real Estate to Unique Home Buyers LLC, upon its passage.

**CERTIFICATION**

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

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

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

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

**RESOLUTION NO. 19-252  
NOVEMBER 13, 2019**

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

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

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

**WHEREAS**, the Fire Committee has reviewed the Officer and Membership Stipend Program submitted by the Fire Chief and recommends the approval of same.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the Officer and Membership Stipend Program for the Woodcliff Lake Fire Department, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to the Fire Chief of the Woodcliff Lake Fire Department upon its passage; and



**CERTIFICATION**

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

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

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

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

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

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

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the bid for the Partial Exterior Restoration of the Westervelt-Lydecker House in the amount of \$227,268 submitted by Alden—Bailey Restoration, which represents the lowest responsible bid, be and is hereby approved; and

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

**BE IT FURTHER RESOLVED**, that the contract agreement attached hereto and incorporated herein by reference awarding the contract in the total amount of \$227,268 between the Borough and Alden-Bailey Restoration be and is hereby approved; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the contract agreement to Alden-Bailey Restoration upon its passage.

**CERTIFICATION OF FUNDS**

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

Acct. No.: \_\_\_\_\_ \$227,268  
\_\_\_\_\_, CFO

**CERTIFICATION**

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

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

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

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

**RESOLUTION NO. 19-254  
NOVEMBER 13, 2019**

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

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

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that Resolution No. 19-224 adopted by the Governing Body on September 23, 2019 be and is hereby amended to reflect that the funding for the Woodcliff Lake Reservoir Walking Trail Project in the amount of \$76,400.00 will be available through the Municipal Open Space Fund.

**CERTIFICATION**

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

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

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

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

**RESOLUTION NO. 19-255  
NOVEMBER 13, 2019**

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

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

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

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

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

**BE IT FURTHER RESOLVED**, that this Resolution shall be kept on file in the Office of the Borough Clerk.

**CERTIFICATION**

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

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