

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
OCTOBER 30, 2017
8:00 PM**

CALL TO ORDER

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

ROLL CALL

Council President Panso sked for a roll call. Council members Belgiovine, Gadaleta, Hayes, Herrington and Piantino were present. Borough Attorney Brian Eyerman was present, as well as Borough Administrator Tomas Padilla and Borough Clerk Debbie Dakin. Mayor Rendo was absent.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

APPROVAL OF MINUTES

Motion to approve the Minutes of October 16, 2017 (Open Session) as amended to change Bob to Rob on page 10 was made by Councilman Belgiovine, seconded by Councilwoman Herrington and approved by Councilman Belgiovine, Councilwoman Gadaleta, Councilwoman Hayes, Councilwoman Herrington, Councilman Piantino and Council President Panso.

COUNCIL MEMBERS COMMENTS/REPORTS

Councilman Piantino stated that he is pleased to announce a partnership between the Borough of Woodcliff Lake and Acme Markets, specifically the Woodcliff Lake Acme. Councilman Piantino spoke with Mayor Rendo regarding some things that he had read where area towns were doing some things for the relief effort in conjunction with the ravages on the island of Puerto Rico and the lack of water, electricity and the like. We became aware that many towns are trying to rally around and send down shipments out of the port of Newark of various items to assist the

residents. Councilman Piantino stated that it is his understanding that Montvale has met with Wegmans and may or may not be doing some sort of a drive. We approached Acme Markets about a Borough of Woodcliff Lake/Acme Markets partnership and the initial feedback that they received from Acme was overwhelmingly positive that they wanted to help in some way. Mr. Piantino stated that they had very little bureaucracy to have to deal with and Acme came back with a proposal which we thought was terrific. Anyone that goes to Acme with this approved coupon, which has been approved by their legal department, and make any purchase of \$30.00 or more, Acme will take \$5.00 off of the bill and with that discount they will accept at the cash register any of the following items that can be donated to the residents of Puerto Rico: diapers, batteries, canned goods, baby food, feminine hygiene products, toiletries, hand sanitizer or first aid products. The promotion will run from November 4th to November 16th. Acme of Woodcliff Lake will keep the items on site until it gets to be too much, and then Councilman Piantino and Council President Panso, who has been donating a lot of his time towards putting this project together as well, will then move the goods, provided that Acme needs additional space, to a Borough location. We have arranged for a trucking company when the 16th comes to pick up all of the items in a tractor trailer, at no cost to the Borough or Acme, and truck everything to the port of Newark. From there they will be shipped out to the residents of Puerto Rico. Councilman Piantino stated that they are very pleased that Acme, one of our corporate residents here in Woodcliff Lake, has stepped up without reservation or hesitation and offered this coupon. This is not limited to the residents of Woodcliff Lake. Councilman Piantino stated that the transportation will be donated by a client of his and he will thank them in due course once everything is finalized. Councilman Piantino stated that they will be notifying residents through various points of communication. The Thursday folder which Ms. Barbalet has agreed to since it is a Borough endorsed project. Mr. Piantino will speak to local pastors, rabbis and hopefully they will spread the word to their congregation. We will get some advertisement on our electronic board, newspaper and website and Councilman Piantino asks for the support from his fellow Council members here to spread the word as well. Councilwoman Gadaleta stated that this is a fantastic idea and they took the initiative and is getting the community involved. Ms. Gadaleta stated that she is the liaison for the high school and asked to please have the flyer emailed to her and she will get it to the high school and make sure it is distributed to them as well. Councilman Piantino stated that he wanted to thank Walter Dimattia who is his brother-in-law and he and his company took the time and the initiative and donated the graphic design for the flyer and working with the Acme legal department to make sure that their legal disclaimers got done and he did that on a volunteer effort. In due course we have some other providers and when that exercise is complete we will recognize them. None of this happens without residents pitching in. Councilman Piantino encourages all of the residents that are watching on tv tonight to please do your shopping at Acme and make a \$30.00 purchase and get a \$5.00 coupon and donate one of the items back. Councilman Piantino stated that he was asked a question about water. He thinks that they would accept donations of bottled water as well but from he hears they are almost overwhelmed with how many water donations that they have and it is really the other items that are most needed. Councilman Piantino stated that Acme will also accept any monetary donations and they will take the money and purchase items that are on the need list for Puerto Rico.

Councilwoman Gadaleta stated that there was a small brush fire near her house last week. A

wire came down and it ignited. Her neighbor called the Woodcliff Lake fire department immediately and they were there within 2 minutes. They put it out, took care of the wire, secured the area, and called PSE&G. Councilwoman Gadaleta thanked the Woodcliff Lake fire department for all they do.

Councilman Belgiovine stated that this is a busy season for DPW. They are working on some of the police vehicles, they are starting to prep for winter, they set up and cleaned up for the Breast Cancer event, they set up and cleaned up for the Oktoberfest, and they also set up and cleaned up for the Halloween event this past weekend. We have a bunch of hay bales that they picked up and we are going to be able to keep for the Christmas event up at the Tice Center. DPW built 2 tables that they used for chess and for tic- tac- toe. A thank you to Dave Linko for that. They have been picking up dead trees and down branches. They removed the wind screen on the tennis courts and the batting cages from the baseball fields. They had one sewer issue up on Chestnut Ridge Road and had to blow out the sewer lines. They are also setting up the salt trucks. Councilman Belgiovine thanked the DPW for their hard work.

Councilwoman Herrington stated that she was working on Green Team today with our Sustainable Jersey application and hopefully it will be finished in the next two weeks. The County is offering a Free Shredding Day this weekend with our DPW. It will be held from 9:00 AM to 1:00 PM on Saturday, November 4 at the Lydecker House. The limit is 6 bags per car, per trip and is for residents only.

Councilwoman Hayes stated that she wanted to thank our Borough Administrator Tom Padilla. She received a lot of questions over the past few months regarding garbage pick-up two times a week, especially during summer months. Mrs. Hayes stated that she received his email regarding garbage pick-up, summarized the information and shared it with residents so that the residents understood how much extra it would cost to have a second garbage pick-up. She knows this question comes up a lot but for all those listening, it would cost hundreds of thousands of dollars to add on that second garbage pick-up during the summer months. Administrator Padilla stated that it was Ray and Chris that provided the information and they are really on top of their game. Councilman Belgiovine stated that we looked into this 3-4 years ago so it was probably fresh in their minds.

PUBLIC COMMENT

MOTION to open to the public was made by Councilman Belgiovine, seconded by Councilwoman Hayes and unanimously approved.

Josephine Higgins, Woodcliff Lake, stated to Councilman Piantino and Council President Panso that she commends them for doing this partnership with Acme. Mrs. Higgins stated that she would be more than happy to stand up at the Ecology Center and pass the flyers out. She believes that our government has not done enough for Puerto Rico. Mrs. Higgins asked if Resolution No. 17-197 was pertaining to Holly Court and the water tower. Mrs. Higgins asked if this was coming to an end. Administrator Padilla replied that Resolution is for the purchase of an easement which

is behind 123/155 Tice Boulevard. This will allow the Borough to have an easement for that location and then that easement will be given to Park Ridge Water so that they could proceed with the future development. Mrs. Higgins asked if the area will be away from the residences. Borough Attorney Eyerman stated that the area is where the dead pear trees are. Mr. Padilla stated that the exact location is still to be determined based on the need of the well, and the size will be determined by what equipment they will need there. The first major step is to acquire the property where it will go. Councilwoman Herrington wanted clarity that the easement will be adjacent to where the fence along the tank is now. Mr. Eyerman replied yes and that they are just going to extend the fence out and around.

John Glaser, Woodcliff Lake, stated that he came to the meeting tonight because he knew that Park Ridge Water would be discussed to some extent. Mr. Glaser stated that he feels that the status is the same as it was about 3-4 months ago. Mr. Padilla stated that everything has been the same for almost a year. Mr. Glaser asked if there was anything significant about the easement that the public should know about. Mr. Eyerman stated that the easement area will be fenced in, so they are just going to continue the fencing that is where the water tower is. They will be extending the fencing into the buffer zone. Mr. Padilla stated that the easement is adjacent to the property so they need to extend the fencing so that you don't have anybody trespassing on the property. Mr. Glaser asked where the pump will be in the buffer zone. Mr. Eyerman stated that the lot is 50 x 100. Mr. Glaser asked if there were restrictions on the easement with regards to structure. Mr. Eyerman replied that the easement has restrictions with regards to size, height and sound. Mr. Glaser asked what happened to the Engineering Report for this. Councilman Piantino replied that the Borough Engineer was at the last meeting. Councilwoman Herrington stated that there was no report on the water. Councilwoman Gadaleta stated to Mr. Glaser that perhaps he could send Administrator Padilla a list of questions and he could reach out to the Borough Engineer to try and get some answers. Councilman Belgiovine stated that he believes once the easement is finally signed off on by the other two parties, then he thinks we should be able to have some engineering discussions with Park Ridge on the actual design. Administrator Padilla stated that Park Ridge would not incur the expense of doing all of the design without knowing that this was in place. Mr. Glaser asked if the Borough Engineer met with Park Ridge. Administrator Padilla replied that our engineer did meet with them over a year ago. Council President Panso stated that Park Ridge Water is not going to expend any money or resources until we purchase the property. This is what we are going to do tonight with the passing of this resolution. Once we get possession of that piece of property, then they will meet with us and they will come up with designs for what is needed for that area. Mr. Eyerman stated that there are basic parameters in the easement with certain limitations. Councilwoman Herrington asked Mr. Eyerman to share the parameters. Mr. Eyerman stated that there was sound, height requirements and site requirements. Councilwoman Herrington asked if he could share the easement documents with the Council. Councilwoman Herrington asked if that easement is only for Woodcliff Lake or if that document itself grants the easement to both ourselves and Park Ridge Water in one document. Mr. Eyerman replied that this is our purchase easement and then we transfer our easement to Park Ridge. Mr. Eyerman stated that if we want to add other things to the easement we could. Councilwoman Herrington stated that we have certain restrictions on the easement such as sound, height and size. If we want to change those

requirements before we hand it over to Park Ridge Water, we can change it. Mr. Eyerman replied yes. Mr. Eyerman stated that the easement that we purchase and the master easement is bare minimums. We can then make it more restrictive.

MOTION to close to the public was made by Councilman Piantino, seconded by Councilman Belgiovine and unanimously approved by voice call vote.

CONSENT AGENDA

Councilwoman Hayes had a legal procedural question on Resolution No. 17-197. When she saw this on the Agenda she was surprised because we already approved a Resolution. Mr. Eyerman replied that the price is lower than originally stated in the past resolution and it turns out that there were a couple of entities involved. He never know who the actual entity was that we were purchasing from. He knew the amounts that we wanted, but they were corporate entities involved. Councilwoman Hayes stated so that when we approved it on June 5, 2017, we didn't know their names. Mr. Eyerman replied that we didn't know who the checks were going to. Councilman Belgiovine stated that it turns out to be that there are 2 owners. Administrator Padilla stated that back in June we approved the purchase, however, we also need this tonight to basically clarify who will be receiving the checks and the amount. Councilwoman Hayes asked if this is always a two- step process. One to approve the purchase and the next for the payment. Mr. Eyerman replied that sometimes we do it in one if we know who we are buying it from. Administrator Padilla stated that if it was only one entity we probably wouldn't have needed this resolution. It would have been a simple transaction. This transaction is a little more complicated because there are 2 separate corporate condo associations that owns each of the two buildings. Councilwoman Hayes asked Mr. Eyerman if her vote should be consistent with the way she voted back in June. Mr. Eyerman replied that her vote could be as consistent as she wants it to be. The vote tonight will be to approve 2 checks that are being issued to these people. One does not affect the other. Councilwoman Herrington stated just to make sure that we are on the same page, these parameters that are being put in place on the easement, we are going to have a chance to understand that with Park Ridge prior to giving them that easement. Mr. Eyerman replied yes. Councilwoman Herrington stated that they are going to come back to us with their proposed design plans prior to us granting them that easement, so that we maintain control over what that could be. Mr. Eyerman replied that if that is something that you want him to do he will do it. Administrator Padilla stated to Mr. Eyerman that he needs to check on that because he thought that they needed the easement first. Councilman Belgiovine stated that they need to get the easement first because Park Ridge Water they are not going to spend money on engineering. That is the whole purpose. Mr. Eyerman stated that we are buying the master easement. Mr. Eyerman stated that Park Ridge is giving us a basic easement that they want us to use. If you guys want to change it, you can do that. Administrator Padilla stated that he wants to clear this up and understand it himself. Mr. Padilla stated that they already gave Mr. Eyerman the minimum parameters that they need for this structure. What he doesn't want to see happen is that we make it so restrictive that they are going to say we can't use it. Councilwoman Hayes asked if we could have a little more discussion about this or maybe see the easement first. Mr. Eyerman stated that she could see the master easement because that portion is already done. If

you want the second easement to view, you could do that as well. But, what Mr. Padilla is saying is correct. We have a responsibility to Park Ridge Water to get them the property. We are purchasing the property. If you go ahead and try and put some massive restriction covenants in it, it can be a problem. We do have some basic restrictions that are in the easement that our engineers already approved such as sound, basic height, basic size and basic volume. That is pretty restrictive. Councilwoman Gadaleta asked if the property we are purchasing adequate for what Park Ridge Water needs to do. Mr. Eyerman replied yes. Councilwoman Hayes stated that another way to have approached this was to get some general engineering specifications first. This equipment is modular. Then you get an idea of the size of the land that you want. Councilwoman Hayes asked if we are buying too much land. Mr. Eyerman replied that we are buying what they need and what is sufficient for them. Mr. Eyerman replied that we are getting the bare minimum and maximum of what we need. Councilwoman Hayes stated that she asked Park Ridge Water for demand data and she wishes they would have supplied her with that information. Councilman Piantino stated that we should be optimistic because ultimately this is not going to be a theme park. It is a small sliver of land that has restrictions on it. It is what they want. If we deliver what they want, at some point they have to sit down with the folks from Woodcliff Lake, our engineers, perhaps Mrs. Hayes who has specific engineering questions, and answer our questions. Administrator Padilla stated that Mr. Beattie has said that once this is done, they will work with us regarding the aesthetics and size. Councilman Piantino stated that we have some contractual obligations and we don't have a lot of choices moving forward.

Councilman Piantino asked if we should go off the record here and speak in closed session since we already have a closed scheduled. Mr. Piantino asked if we would be able to look at the master easement and maybe this would answer a couple of questions. Let's defer the vote for 15 minutes and go look at it. Councilwoman Hayes stated that she is okay with it.

Council President Panso stated to Clerk Dakin to change the Consent Agenda. Pull off Resolution No. 17-197 for the time being and put it under Non-Consent Agenda.

MOTION to approve the Consent Agenda as amended was made by Council President Panso, seconded by Councilman Belgiovine and unanimously approved. This was amended to pull off Resolution No. 17-197.

CLOSED SESSION

MOTION to amend Resolution No. 17-198 to include Park Ridge Water Utility easement was made by Council President Panso, seconded by Councilman Belgiovine and unanimously approved.

Resolution No. 17-198

Resolution Authorizing the Holding of Closed Session

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine		X	X			
Gadaleta			X			
Hayes			X			
Herrington			X			
Piantino			X			
Panso	X		X			
Mayor Rendo						

NON-CONSENT AGENDA

Resolution No. 17-197 A Resolution Authorizing Payment for the Purchase of a Permanent Utility Easement at 123 Tice Boulevard, Woodcliff Lake, NJ, Block 301, Lot 3.02 Pursuant to Resolution 17-33 in the Borough of Woodcliff Lake

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine	X		X			
Gadaleta		X	X			
Hayes			X			
Herrington			X			
Piantino			X			
Panso			X			
Mayor Rendo						

Mr. Eyerman stated that there is a correction to the lot size. It is not 50x100, it is a 75x125 lot property.

Councilman Piantino stated that it is an easement in favor of the Borough of Woodcliff Lake and the Borough of Woodcliff Lake okayed this. Mr. Eyerman stated us purchasing a utility easement from the owners of the property (us as the Borough). Councilwoman Herrington stated that just to clear, there will be a secondary easement that will transfer this property to Park Ridge at which

point if we need to put any additional restrictions on it we would have the ability to do that if we needed to. Mr. Eyerman replied if we needed to.

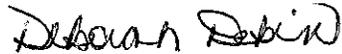
Councilwoman Herrington thanked Mr. Eyerman for bringing us up to speed on that information and she appreciates him showing the document and giving us more detail. Councilwoman Herrington thanked Council President Panso for pulling it off of the Consent Agenda and allowing the Council to have a discussion in closed session.

ADJOURNMENT

MOTION to adjourn was made by Councilman Belgiovine, seconded by Councilwoman Hayes and unanimously approved by voice call vote.

Meeting was adjourned at 10:30 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Deborah Dakin". The signature is written in a cursive style with a large initial 'D'.

Deborah Dakin, RMC, CMR
Borough Clerk



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine		X	X			
Gadaleta			X			
Hayes			X			
Herrington			X			
Piantino			X			
Panso	X		X			
Mayor Rendo						

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 17-195
OCTOBER 30, 2017**

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 10/31/2017 \$167,935.38

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:	\$ 5,809,417.98
Animal:	\$ 1.20
General Capital:	\$ 3,324.88
Affordable Housing:	\$ 1,950.00
Escrow:	\$ 8,134.70

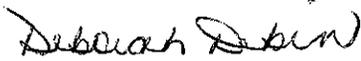
CERTIFICATION OF FUNDS

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

Harold Laufeld
Chief Financial Officer

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 30, 2017.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine		X	X			
Gadaleta			X			
Hayes			X			
Herrington			X			
Piantino			X			
Panso	X		X			
Mayor Rendo						

RESOLUTION AUTHORIZING THE SUBMISSION OF A FY 2018 BERGEN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT

RESOLUTION NO. 17-196
OCTOBER 30, 2017

WHEREAS, a Bergen County Community Development grant of \$6,000.00 has been proposed by the Borough of Woodcliff Lake for Senior Citizen Trips; and,

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

WHEREAS, the aforesaid project is in the best interest of the people of the Borough of Woodcliff Lake; and

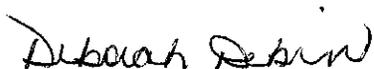
WHEREAS, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid CD funds.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Woodcliff Lake hereby confirms endorsement of the aforesaid project.

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

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of October 16, 2017.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine	X		X			
Gadaleta		X	X			
Hayes			X			
Herrington			X			
Piantino			X			
Panso			X			
Mayor Rendo						

201-391-4977
Fax 201-391-8830

A RESOLUTION AUTHORIZING PAYMENT FOR THE PURCHASE OF A PERMANENT UTILITY EASEMENT AT 123 TICE BOULEVARD, WOODCLIFF LAKE, NJ, BLOCK 301, LOT 3.02 PURSUANT TO RESOLUTION 17-133 IN THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 17-197
OCTOBER 30, 2017**

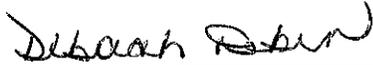
WHEREAS, Mayor and Council of the Borough of Woodcliff Lake passed Resolution 17-133 authorizing the purchase of a permanent utility easement on real property located at 123 Tice Boulevard, Woodcliff Lake, New Jersey, BLOCK 301, LOT 3.02. Such easement shall be used for the purpose of the installation of a fresh water pump, supporting apparatus and their housing pursuant to the Borough's utility agreement with the Park Ridge Water Department and did approve and authorize the execution, recording and delivery of the permanent utility easement and to transfer same to the Park Ridge Water Department; and

WHEREAS, the Borough attorney has finalized said purchase for a price of \$33,000.00. Said purchase is between the Borough of Woodcliff Lake and the two (2) corporate entities that are in mutual ownership of said property to wit: 123 Tice LLC and Ridge Associates II, L.P., the purchase price shall be divided evenly between the land owning entities.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Woodcliff Lake that in furtherance of Resolution 17-133 the Borough Chief Financial Officer and/or Borough Administrator shall prepare a purchase order and issue checks in the amount of \$16,500.00 to 123 Tice LLC and Ridge Associates II, L.P. each and that the Mayor is authorized and the Borough Clerk shall attest and/or execute 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 October 30, 2017.



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

CERTIFICATION OF FUNDS

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

**Harold Laufeld
Chief Financial Officer**



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Belgiovine		X	X			
Gadaleta			X			
Hayes			X			
Herrington			X			
Piantino			X			
Panso	X		X			
Mayor Rendo						

RESOLUTION AUTHORIZING HOLDING OF CLOSED SESSION

**RESOLUTION NO. 17-198
OCTOBER 30, 2017**

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake, pursuant to the provisions of N.J.S.A. 10:4-12(b), may meet in closed session; and

WHEREAS, the following are the subject matters to be discussed in closed session:

1. Affordable Housing Litigation
2. Galaxy Gardens
3. Park Ridge Water Utility Easement

WHEREAS, these Minutes will be kept and once the matter involving the confidentiality of the aforementioned no longer requires that confidentiality, then the minutes can be made public.

NOW THEREFORE BE IT FURTHER RESOLVED that formal action may be taken at the Meeting.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 30, 2017.

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