



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL AGENDA  
JULY 16, 2018  
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  
Council President Corrado Belgiovine  
Councilwoman Jacqueline Gadaleta  
Councilwoman Nancy Gross  
Councilwoman Angela Hayes  
Councilwoman Kristy Herrington  
Councilman Brian Singleton

**PLEDGE OF ALLEGIANCE**

**CLOSED SESSION**

Resolution No. 18-170                      Resolution Authorizing the Holding of Closed Session

**CERTIFICATE OF RECOGNITION – JUSTIN SCHNEIDER**

**APPROVAL OF MINUTES**

June 18, 2018 (Open)  
June 18, 2018 (Closed)

**FIRE DEPARTMENT APPOINTMENT**

Appointment of Kyle Hammalian as a member of the Woodcliff Lake Fire Department  
Appointment of Justin Negron as a member of the Woodcliff Lake Fire Department

**ADMINISTRATOR'S REPORT**

**ENGINEER'S REPORT**

## **COUNCIL MEMBERS' REPORTS/COMMENTS**

### **NEW BUSINESS**

#### **PUBLIC COMMENT**

(limited to 5 minutes per speaker)

### **NON-CONSENT AGENDA**

#### **CONSENT AGENDA**

Resolution No. 18-171	Resolution Authorizing Payroll and Payment of Claims
Resolution No. 18-172	Resolution of the Governing Body Certification of the Annual Audit
Resolution No. 18-173	Resolution to Approve the Corrective Action Plan for the Fiscal Year 2017 Audit Report of the Borough of Woodcliff Lake
Resolution No. 18-174	Resolution Renewing Liquor License for Good Market dba Matsu
Resolution No. 18-175	Resolution Setting Rates for August to Labor Day for the Municipal Pool in the Borough of Woodcliff Lake
Resolution No. 18-176	Resolution Requesting Approval of Items of Revenue and Appropriation Chap 159 – N.J.S.A. 40A 4-87 – Clean Communities
Resolution No. 18-177	Resolution Requesting Approval of Items of Revenue and Appropriation Chap 159 – N.J.S.A. 40A 4-87 – Alcohol Education Rehabilitation Fund
Resolution No. 18-178	Resolution Authorizing Release of Escrow Balance
Resolution No. 18-179	Resolution Authorizing Taxes for August to be Deleted Due to Property Becoming Exempt (Purchased by Borough)
Resolution No. 18-180	Resolution Authorizing Raffle License to Woodcliff Lake PFA
Resolution No. 18-181	Resolution Authorizing Change of Petty Cash Custodian
Resolution No. 18-182	Resolution Authorizing Tax Appeal Settlement for the Borough of Woodcliff Lake
Resolution No. 18-183	Resolution Approving Allocation of Funds from the Fair Share Housing Fund in the Borough of Woodcliff Lake
Resolution No. 18-184	A Resolution Determining that the Properties Identified as Block 2602, Lots 1, 2 and 9; and Block 2501, Lot 14 be Designated as Non-Condemnation Area in Need of Redevelopment in Accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
Resolution No. 18-185	Resolution Authorizing Yearly Contribution to Tri-Boro Ambulance for LOSAP
Resolution No. 18-186	Resolution Appointing Henry Klingeman, Esq. as Special Litigation Counsel
Resolution No. 18-187	Resolution Appointing Gerald R. Salerno, Esq. as Redevelopment Counsel

Resolution No. 18-188	Resolution Approving the Allocation of Funds from the Open Space Trust Fund
Resolution No. 18-189	Resolution Awarding a Contract to Cinelly Group Corp. for the Bank Stabilization and Outfall Reconstruction Project at 77 Brookview Drive, in the Borough of Woodcliff Lake, Bergen County, New Jersey
Resolution No. 18-190	Resolution to Defer the Pending Referendum on Woodcliff Lake's Withdrawal from Pascack Valley Regional High School District

**ADJOURNMENT**

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

**Subject to Additions and/or Deletions**

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

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

**RESOLUTION NO. 18-171  
JULY 16, 2018**

**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 6/30/2018	\$236,372.38
Payroll Released 7/15/2018	\$212,627.69

**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:	\$ 1,527,003.68
State Unemployment:	\$ 598.00
Open Space Trust:	\$ 3,000.00
General Capital	\$ 58,659.04

**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 July 16, 2018.

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

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

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**RESOLUTION OF THE GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT**

**RESOLUTION NO. 18-172  
JULY 16, 2018**

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its book, accounts and financial transactions; and

**WHEREAS**, the Annual Report of Audit for the year 2017 has been filed by a Registered Municipal Accountant with the "Borough Clerk" pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS**, the Local Finance Board has promulgates N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, at a minimum, the sections of the annual audit entitled "Comments and Recommendations"; and

**WHEREAS**, the members of the governing body have personally reviewed at a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS**, such resolutions of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

**WHEREAS**, all members of the governing body have received and familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this Resolution and the required affidavit to said Board to show evidence of said compliance.

#### **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 July 16, 2018.

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

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

**RESOLUTION TO APPROVE THE CORRECTIVE ACTION PLAN FOR THE FISCAL YEAR 2017 AUDIT REPORT OF THE  
BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 18-173  
JULY 16, 2018**

**WHEREAS**, the Division of Local Government Services requires the Chief Financial Officer to file a "Corrective Action Plan" outlining the actions to be taken by the Borough relative to findings and recommendations in the annual audit report; and

**WHEREAS**, the "Corrective Action Plan" shall be prepared by the Chief Financial Officer with assistance from other officials affected by the audit findings and recommendations; and

**WHEREAS**, the Governing Body is required by resolution, to approve said "Corrective Action Plan", as prepared by the Chief Financial Officer and approved by the Governing Body, shall be placed on file and made available for public inspection in the Borough Clerk's office;

**NOW THEREFORE, BE IT RESOLVED**, that the Borough Council of the Borough of Woodcliff Lake hereby approved the "Corrective Action Plan" for the Fiscal Year 2017 Audit Report submitted by the 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 July 16, 2018.

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

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

**RESOLUTION RENEWING LIQUOR LICENSE FOR GOOD MARKET  
dba MATSU**

**RESOLUTION NO. 18-174  
JULY 16, 2018**

**WHEREAS, GOOD MARKET CORPORATION,** has applied for renewal of their respective Plenary Retail Consumption License; and

**WHEREAS,** the said applicant has, in the opinion of the Mayor and Council, complied with the requirements of the Alcoholic Beverage Control Commission, and the Ordinance of the Borough of Woodcliff Lake.

**NOW THEREFORE, BE IT RESOLVED,** that Plenary Retail Consumption License No. 0268-33-001-009 is hereby granted to **GOOD GOURMET** for the sale of alcoholic beverages for the period of July 1, 2018 June 30, 2019, in accordance with the requirements of said Act and said Ordinance, with a mailing address of 140 Broadway, Hillsdale, New Jersey.

**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 July 16, 2018.

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

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

**RESOLUTION SETTING RATES FOR AUGUST TO LABOR DAY FOR THE MUNICIPAL POOL  
IN THE BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 18-175  
JULY 16, 2018**

**WHEREAS**, upon recommendation of the Park/Rec Director and the Borough Administrator, the Mayor and Council of the Borough of Woodcliff Lake has identified the benefits to set the rates for the use of the Borough’s pool facilities for a monthly membership from August 1 – Labor Day weekend (pool closing); and

**WHEREAS**, such rates shall be \$200.00 per family, \$75.00 per single student (with valid student identification), \$100.00 per single adult and \$175.00 per couple (same household). Applicants must be residents of the Borough of Woodcliff Lake or Old Tappan as set forth in the Shared Services Agreement.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake authorizes use of the Borough’s facilities at the above stated rates.

**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 July 16, 2018.

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

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

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION  
CHAP 159 – N.J.S.A. 40A 4-87 – CLEAN COMMUNITIES**

**RESOLUTION NO. 18-176  
JULY 16, 2018**

**WHEREAS**, N.J.S.A 40A:4-87 provides that the Director of Local Government Services may approve the insertion of any Special Item of Revenue in the budget of any County or Municipality when such item shall have been available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for equal amounts; and

**WHEREAS**, the Borough of Woodcliff Lake has received \$ 13,851.53 from State of NJ Clean Communities Program and wishes to amend its 2018 Budget to include this amount as a revenue.

**NOW, THEREFOR BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake requests the Director of Division of Local Government Services to approve the insertion of an item of revenue in the 2018 Budget in the sum of \$13,851.53 which is now available from Clean Communities Program.

**BE IT FURTHER RESOLVED**, that a like sum of \$ 13,851.53 is hereby appropriated under the caption

- General Appropriations
  - Operations Excluded from CAPS
    - State and Federal Programs Offset by Revenues
      - Clean Communities Program

**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 July 16, 2018.

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

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

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION –  
CHAP 159 – N.J.S.A. 40A 4-87 – ALCOHOL EDUCATION REHABILITATION FUND**

**RESOLUTION NO. 18-177  
JULY 16, 2018**

**WHEREAS**, N.J.S.A 40A:4-87 provides that the Director of Local Government Services may approve the insertion of any Special Item of Revenue in the budget of any County or Municipality when such item shall have been available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for equal amounts; and

**WHEREAS**, the Borough of Woodcliff Lake has received \$659.09 from State of NJ Alcohol Education Rehabilitation Enforcement Fund and wishes to amend its 2018 Budget to include this amount as a revenue.

**NOW, THEREFOR BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake requests the Director of Division of Local Government Services to approve the insertion of an item of revenue in the 2018 Budget in the sum of \$659.09 which is now available from Alcohol Education Rehabilitation Fund.

**BE IT FURTHER RESOLVED**, that a like sum of \$659.09 is hereby appropriated under the caption

- General Appropriations
- Operations Excluded from CAPS
- State and Federal Programs Offset by Revenues
- Alcohol Education Rehabilitation 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 July 16, 2018.

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

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

**RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE**

**RESOLUTION NO. 18-178  
JULY 16, 2018**

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

**WCL Broadway Realty Associates  
270 Sylvan Avenue  
Englewood Cliffs, NJ 07632  
Escrow Refund: \$13,696.71  
Job Site: 62 Broadway**

**WHEREAS**, the Borough Construction Code Official and Borough Engineer have confirmed that all is satisfactory and has recommended that the escrow balances be released.

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$13,696.71 in connection with the aforementioned.

**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 July 16, 2018.

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

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

**RESOLUTION AUTHORIZING TAXES FOR AUGUST TO BE DELETED DUE TO PROPERTY BECOMING EXEMPT  
(PURCHASED BY BOROUGH)**

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**RESOLUTION NO. 18-179  
JULY 16, 2018**

**WHEREAS**, the property of Block 1402, Lot 7 were purchased by the Borough of Woodcliff Lake;  
and

**WHEREAS**, this sale has resulted in all taxes to be exempt; and

**WHEREAS**, taxes due August 1<sup>st</sup> quarter 2018 should be deleted; and

**WHEREAS**, the Tax Collector, Lois Frezza, is authorized to delete taxes for August 2018.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake hereby states that property taxes due on Block 1402, Lot 7 will be deleted.

**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 July 16, 2018.

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

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

**RESOLUTION AUTHORIZING RAFFLE LICENSE TO WOODCLIFF LAKE PFA**

**RESOLUTION NO. 18-180**

**JULY 16, 2018**

**WHEREAS**, application has been made by Woodcliff Lake PFA for a 50/50 raffle license to be held on December 14, 2018; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the 50/50 raffle license application of Woodcliff Lake PFA is hereby approved and the Borough Clerk is authorized to issue Raffle License RA18-06.

**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 July 16, 2018.

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

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

**RESOLUTION AUTHORIZING CHANGE OF PETTY CASH CUSTODIAN**

**RESOLUTION NO. 18-181  
JULY 16, 2018**

**WHEREAS**, Lorinda Sciara was custodian of the Clerk’s Petty Cash Fund; and

**WHEREAS**, in accordance with N.J.S.A. 40:5-21, the Borough of Woodcliff Lake is changing custodians to Deborah A. Dakin;

**WHEREAS**, Deborah A. Dakin is covered under a Joint Insurance Fund Blanket Crime policy NOCPO-39011198573.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey hereby authorizes such action and two copies of this resolution be filed with the Division of Local Government Services, New Jersey Department Affairs for approval.

**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 July 16, 2018.

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

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

**RESOLUTION AUTHORIZING TAX APPEAL SETTLEMENT FOR  
THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 18-182  
JULY 16, 2018**

**WHEREAS**, it is upon the advice and recommendation of the Borough Tax Counsel, Tax Assessor, and Appraisal Expert to seek formal approval of the Stipulation of Settlement for the properties with matters pending before the Tax Court of New Jersey; to wit

- Block 301, Lot 3.05 on the Borough Tax Map, with an address of 100 Tice Boulevard, owned by R.T. Woodcliff Lake Holdings, LLC for the 2013 tax year, Docket No. 009712-2013, owned by Advance at Woodcliff Lake for the 2014 & 2015 tax years, Docket Nos. 008797-2014 and 000799-2015 and owned by Gramercy Property Trust for the 2016, 2017 & 2018 tax years, Docket Nos. 006363-2016, 004524-2017 & 003377-2018. The approximate tax refund in this matter is \$202,000. The appeal involves the tax years 2013, 2014, 2015, 2016, 2017 & 2018.

**WHEREAS**, it is in the best interest of the Borough to approve the proposed Stipulation of Settlement, based upon the cost & uncertainty of litigation, as well as other equitable issues; and

**WHEREAS**, the refund to be paid in accordance with the recommendation of the Borough CFO; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that the Mayor be and is hereby authorized and directed to execute any and all documents necessary in order to facilitate the payment for the above stated Stipulations of Settlement.

**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 July 16, 2018.

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

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

**RESOLUTION APPROVING ALLOCATION OF FUNDS FROM THE FAIR SHARE HOUSING FUND  
IN THE BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 18-183  
JULY 16, 2018**

**WHEREAS**, the Borough of Woodcliff Lake maintains a Fair Share Housing Fund that was created for the purpose of advancing the availability of affordable housing within the Borough; and

**WHEREAS**, in pursuit of such purposes and in conformance with the Borough's requirements of their Fair Share Housing settlement , the Mayor and Council of the Borough of Woodcliff Lake wish to purchase from the owners of the properties located at Centennial Way extensions of their affordable housing deed restrictions; and

**WHEREAS**, up to \$315,000.00 is needed to acquire same from the various property owners. Said monies are available in the Fair Share Housing account.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey that the Mayor is authorized to execute any documents necessary and the Borough of Woodcliff Lake's Chief Financial Officer and/or Borough Administrator is empowered to allocate/transfer up to \$315,000.00 from the Borough's Fair Share Housing Fund pursuant to this resolution.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of July 16, 2018.

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**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.

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**Harold Laufeld  
Chief Financial Officer**

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

**A RESOLUTION DETERMINING THAT THE PROPERTIES IDENTIFIED AS  
BLOCK 2602, LOTS 1, 2 and 9; AND BLOCK 2501, LOT 14 BE DESIGNATED AS NON-  
CONDEMNATION AREAS IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH THE  
LOCAL REDEVELOPMENT AND HOUSING LAW,  
N.J.S.A. 40A:12A-1 ET SEQ.**

**RESOLUTION NO. 18-184  
JULY 16, 2018**

**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**, the Mayor and Council ("Mayor and Council") of the Borough of Woodcliff Lake ("Borough") adopted a Resolution authorizing and directing the Planning Board of the Borough ("Board") to conduct a preliminary investigation to determine whether certain properties, identified as BLOCK 2602 AND LOTS 1, 2 and 9 AND BLOCK 2501 AND LOT 14, or any portions thereof ("Study Area"), meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condemnation 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-Condemnation 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 Richard Preiss, P.P., from Phillips, Preiss, Grygiel, Leheny Hughes, LLC the Board's Consulting Planner, to prepare an Area In Need of Redevelopment Investigation Study ("Area in Need Study") for the Board for its consideration in determining whether the Study Area should be designated a Non-Condemnation Redevelopment Area; and

**WHEREAS**, in addition to the foregoing, Mr. Preiss 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 May 7, 2018, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

**WHEREAS**, at the public hearing, the Board reviewed the Area in Need Study, the map and associated documents, and heard testimony from Mr. Preiss and others; 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 Non-Condensation Areas in Need of Redevelopment and that said designation is necessary for the effective redevelopment of the area comprising the Study Area; and

**WHEREAS**, in accordance with the Redevelopment Law and as memorialized by Resolution 18-3, dated July 9, 2018, the Board recommended to the Mayor and Council that BLOCK 2602 AND LOTS 1, 2 and 9 AND BLOCK 2501 AND LOTS 14 be designated as a Non-Condensation Redevelopment Area; and

**WHEREAS**, the Mayor and Council considered the Board's recommendation at its regularly scheduled public meeting on July 16, 2018; and

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

**WHEREAS**, the Mayor and Council accepted the recommendation of the Planning Board to declare the Study Area as a Non-Condensation Redevelopment Plan; and

**WHEREAS**, the Mayor and Council will further direct that a Redevelopment Plan or Plans be prepared under its direction in furtherance of the appropriate and proper redevelopment of the designated 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 the recommendation from the Planning Board of the Borough of Woodcliff Lake is accepted and finds that BLOCK 2602 AND LOTS 1, 2 and 9 AND BLOCK 2501 AND LOTS 14 as shown on the official tax map of the Borough of Woodcliff Lake be and are hereby deemed to be a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

**BE IT FURTHER RESOLVED**, that the Borough hereby reserves all other authority and powers granted to it under the Redevelopment Law; and

**BE IT FURTHER RESOLVED**, that the Clerk of the Borough of Woodcliff Lake shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review; and

**BE IT FURTHER RESOLVED**, that within ten (10) days of the Mayor and Council's adoption of the within Resolution, the Clerk of the Borough of Woodcliff Lake shall serve notice of the Mayor and Council's determination and the within Resolution upon all record owners of property within the Non-Condemnation Redevelopment Area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent and upon the Commission of the New Jersey Department of Community Affairs; and

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

ATTEST:

MAYOR AND COUNCIL OF THE  
BOROUGH OF WOODCLIFF LAKE

\_\_\_\_\_  
Deborah Dakin, RMC, CMR  
Borough Clerk

\_\_\_\_\_  
Carlos Rendo  
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 July 16, 2018.

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

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

**RESOLUTION AUTHORIZING YEARLY CONTRIBUTION TO TRI-BORO AMBULANCE FOR LOSAP**

**RESOLUTION NO. 18-185**

**JULY 16, 2018**

**WHEREAS**, the Borough of Montvale, Park Ridge and Woodcliff Lake have each adopted a shared cost program for the services of the Tri-Boro Ambulance Corps.; and

**WHEREAS**, Woodcliff Lake, Montvale and Park Ridge have each agreed to share equally in the cost of this Tri-Boro Ambulance service; and

**WHEREAS**, the total cost of contribution for LOSAP for 2017 has been calculated to equal \$38,463.50; and

**WHEREAS**, \$38,463.50 divided by the three (3) Boroughs equals a cost per Borough of \$12,821.17.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake that Woodcliff Lake bill the respective towns which have members of the Tri-Boro Ambulance Corps. for their respective shares.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be sent to the Boroughs of Montvale and Park Ridge.

**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 July 16, 2018.

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

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

**RESOLUTION APPOINTING HENRY KLINGEMAN, ESQ. OF KROVATIN KLINGEMAN AS SPECIAL LITIGATION COUNSEL IN THE BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY**

**RESOLUTION NO. 18-186  
JULY 16, 2018**

**WHEREAS**, there is a need for the Borough of Woodcliff Lake to retain the professional service of special litigation counsel to represent the Borough in the RLUIPA action filed by the United States Department of Justice, and

**WHEREAS**, Henry Klingeman, Esq. of Krovatin Klingeman with offices in Newark, New Jersey has the expertise and experience necessary serve the Borough in such capacity; and

**WHEREAS**, a contract for professional services pursuant to N.J.S. 40A:11-5(1)(a)(I) and N.J.S. 19:44A-20.5 may be awarded without advertisement for bids or bidding in that the required services must be performed by persons authorized by law to practice a recognized profession, whose practice is regulated by law, and the performance of which requires knowledge of an advanced and specialized type.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that the Mayor be and he is hereby authorized and directed to execute, and the Borough Clerk to attest to any document contracting with and appointing Henry Klingeman, Esq. of Krovatin Klingeman to provide legal services as special litigation counsel. Mr. Klingeman shall be compensated at a rate of \$300 an hour with \$120 an hour of same being apportioned to and provided directly by the Borough of Woodcliff Lake. The Borough of Woodcliff Lake’s apportionment payment of Mr. Kingeman’s fees shall not exceed \$35,000.00.

**BE IT FURTHER RESOLVED**, that a copy of the within resolution together with a copy of the Proposal for Services/Agreement be on file in the Office of the Borough Clerk and be available for public inspection during regular business hours and pursuant to the laws of the State of New Jersey, County of Bergen and the Borough of Woodcliff Lake.

**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 July 16, 2018.

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**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.

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**Harold Laufeld  
Chief Financial Officer**

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

**RESOLUTION APPOINTING GERALD R. SALERNO, ESQ. OF ARONSOHN WEINER & SALERNO AS REDEVELOPMENT COUNSEL IN THE BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY**

**RESOLUTION NO. 18-187  
JULY 16, 2018**

**WHEREAS**, there is a need for the Borough of Woodcliff Lake to retain the professional service of **special** redevelopment counsel for the Borough; and

**WHEREAS**, Gerald R. Salerno, Esq. of Aronsohn Weiner & Salerno with offices in Hackensack, New Jersey has the expertise and experience necessary serve the Borough in such capacity; and

**WHEREAS**, a contract for professional services pursuant to N.J.S. 40A:11-5(1)(a)(i) and N.J.S. 19:44A-20.5 may be awarded without advertisement for bids or bidding in that the required services must be performed by persons authorized by law to practice a recognized profession, whose practice is regulated by law, and the performance of which requires knowledge of an advanced and specialized type.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that the Mayor be and he is hereby authorized and directed to execute, and the Borough Clerk to attest to any document contracting with and appointing Gerald R. Salerno, Esq. of Aronsohn Weiner & Salerno to provide legal services as Special Redevelopment counsel. Mr. Salerno shall be compensated at a rate of \$200 an hour when reviewing ministerial actions of the Borough and \$325 an hour for all developer applications.

**BE IT FURTHER RESOLVED**, that a copy of the within resolution together with a copy of the Proposal for Services/Agreement be on file in the Office of the Borough Clerk and be

available for public inspection during regular business hours and pursuant to the laws of the State of New Jersey, County of Bergen and the Borough of Woodcliff Lake.

**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 July 16, 2018.

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**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.

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**Harold Laufeld  
Chief Financial Officer**

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

**RESOLUTION APPROVING ALLOCATION OF FUNDS FROM THE OPEN SPACE TRUST FUND  
IN THE BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 18-188  
JULY 16, 2018**

**WHEREAS**, the Borough of Woodcliff Lake maintains an Open Space Trust Fund that was created by way of municipal referendum for the purchase of open space property or, if no open space is available in the Borough for purchase, to be utilized to finance passive recreation and/or conservations purposes; and

**WHEREAS**, in pursuit of such purposes, the Mayor and Council of the Borough of Woodcliff Lake wish to undertake the remediation and recreational development of the property commonly referred to as the "Galaxy Gardens" property for the benefit of the community of Woodcliff Lake; and

**WHEREAS**, to facilitate same the Mayor and Council of the Borough of Woodcliff Lake wish to allocate from the Open Space Trust Fund the following:

<b>Provider</b>	<b>Purpose</b>	<b>Amount</b>
Langan Engineering	Ground water sampling	\$12,050.00
Application fees	NJDEP Application fees for necessary permit	\$3,000.00

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey that the Mayor is authorized to execute any documents necessary and the Borough of Woodcliff Lake's Chief Financial Officer and/or Borough Administrator is empowered to allocate/transfer the monies contained in the Open Space Trust Fund pursuant to this resolution.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of July 16, 2018.

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**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.

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**Harold Laufeld  
Chief Financial Officer**

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

**RESOLUTION AWARDING A CONTRACT TO CINELLY GROUP CORP. FOR THE BANK STABILIZATION AND OUTFALL RECONSTRUCTION PROJECT AT 77 BROOKVIEW DRIVE, IN THE BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY**

**RESOLUTION NO. 18-189  
JULY 16, 2018**

**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 and as reviewed by the Borough Attorney that the Contract be awarded to **Cinelly Group Corp, 125 Haul Road, Wayne, New Jersey 07470, Phone: (973) 286-7699**, for the sum of One Hundred and Eighty Thousand, One Hundred and Fifty-Five Dollars and Zero Cents (\$180,155.00) for the Base Bid for the Bank Stabilization and Outfall Reconstruction at 77 Brookview Drive project, being the lowest of eight (8) bids received.

**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 July 16, 2018.

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

I hereby certify that the cost of the services to be performed may exceed \$17,500 and that funds are available / Fund Code \_\_\_\_\_.

\_\_\_\_\_  
Harold Laufeld, III  
Borough Chief Financial Officer

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

**RESOLUTION TO DEFER THE PENDING REFERENDYM ON WOODCLIFF LAKE'S WITHDRAWAL FROM THE PASCACK VALLEY REGIONAL HIGH SCHOOL DISTRICT**

**RESOLUTION NO. 18-190  
JULY 16, 2018**

**WHEREAS**, for decades, the Mayor and Borough Council have been concerned about the disproportionate tax-levy shouldered by its citizens to support the Pascack Valley Regional High School District ("PVRHSD"); and

**WHEREAS**, these concerns have been shared historically by the Borough of Montvale, because the tax payers in Woodcliff Lake and Montvale have been subsidizing the high school education of the students from the other two constituents of PVRHSD, namely Hillsdale and River Vale, to the tune of millions of dollars every year; and

**WHEREAS**, a feasibility study prepared in 2013 recommended that Woodcliff Lake and Montvale withdraw from the regional district, because a new educational structure that continued to have the same children educated in the same classrooms by the same teachers but without the subsidy was a beneficial option that should be placed before the voters, pursuant to NJSA 18A:13-51; and

**WHEREAS**, while the savings to Woodcliff Lake and Montvale were approximately \$3.8 million dollars per year, the projected annual tax increase to the average assessed home was only \$357 in Hillsdale and \$380 in River Vale; and

**WHEREAS**, the board of review convened by the Department of Education pursuant to law agreed with Woodcliff Lake's petition that the matter should be placed before the voters, saying "by granting this petition, the voters of the constituent districts will have the opportunity to vote as to whether Woodcliff Lake shall be permitted to withdraw from the limited purpose regional school district"; and

**WHEREAS**, Woodcliff Lake was determined to pursue its withdrawal, although Montvale declined at the time, and Hillsdale and River Vale spent hundreds of thousands of dollars in expert and legal fees fighting Woodcliff Lake's efforts to allow the voters to be heard; and

**WHEREAS**, Hillsdale and River Vale's efforts before the administrative agency and the Appellate Courts failed at every level, including the Supreme Court of New Jersey; and

**WHEREAS**, Woodcliff Lake has a referendum on its proposed withdrawal set to be placed before the voters on October 2, 2018; and

**WHEREAS**, the Borough of Montvale has articulated that it now wishes to be part of the effort, and to have a renewed analysis done on its potential withdrawal from PVRHSD, along with Woodcliff Lake, in light of the continuing tax burdens visited upon the citizens of Montvale; and

**WHEREAS**, Montvale has expressed interest in exploring the creation of a K-12 Montvale school district, to be attended by high school students from Woodcliff Lake, while maintaining the same children going to the same classrooms in the same school, simply with a more just tax structure.

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and Council hereby direct special counsel to make an application to the Department of Education to defer the pending referendum on Woodcliff Lake's withdrawal from PVRHSD, so that the requisite feasibility study can be prepared on a joint withdrawal by Montvale and Woodcliff Lake, as the first step toward the process of placing this joint withdrawal before voters as provided by law; and

**BE IT FURTHER RESOLVED**, that Woodcliff Lake embraces its renewed partnership with Montvale in seeking a just and appropriate tax levy for the education of its high school students, and hereby authorize special counsel to work jointly with Montvale in pursuit 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 Mayor and Council at the meeting of July 16, 2018.

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