



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA
AUGUST 16, 2017
7:00 PM**

CALL TO ORDER

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

ROLL CALL

Mayor Carlos Rendo
Councilman Corrado Belgiovine
Councilwoman Jacqueline Gadaleta
Councilwoman Angela Hayes
Councilwoman Kristy Herrington
Councilman Paul Piantino
Council President Thomas Panso

PLEDGE OF ALLEGIANCE

CLOSED SESSION

Resolution No. 17-165

Resolution Authorizing the Holding of Closed Session

APPROVAL OF MINUTES

July 17, 2017 (Open Session)

July 17, 2017 (Closed Session)

MAYOR'S REPORT

ADMINISTRATOR'S REPORT

COUNCIL MEMBERS COMMENTS/REPORTS

- Teterboro Airport Noise Abatement Advisory Committee Update, led by Council President Panso

PUBLIC COMMENT

(limited to 5 minutes per speaker)

NON-CONSENT AGENDA

CONSENT AGENDA

Resolution No. 17-166
Resolution No. 17-167

Resolution No. 17-168

Resolution No. 17-169
Resolution No. 17-170

Resolution Authorizing Payroll and Payment of Claims
Resolution Awarding Contract for the 2017 Municipal Road Program
Capital Improvements & NJDOT Funded Project and Authorizing the
Execution of Contract in the Borough of Woodcliff Lake
Resolution Authorizing Solicitors License to Representatives for Power
Home Remodeling
Resolution Authorizing a Refund of Overpayment of Taxes (Meyers)
Resolution to Adopt a Sustainable Land Use Pledge

ADJOURNMENT

******Disclaimer******

Subject to Additions and/or Deletions

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

RESOLUTION AUTHORIZING HOLDING OF CLOSED SESSION

**RESOLUTION NO. 17-165
AUGUST 16, 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 is the subject matter to be discussed in closed session:

1. COAH Litigation

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 August 16, 2017.

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

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

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 17-166
AUGUST 16, 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 7/31/2017 - \$218,103.74
Payroll Released 8/15/2017 - \$257,138.51

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:	\$ 1,4147,072.46
Animal Control:	\$ 8.40
Affordable Housing:	\$ 1,307.83
State Unemployment:	\$ 1,747.13
General Capital:	\$ 54,733.10
Escrow:	\$ 11,764.30

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 August 16, 2017.

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

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

RESOLUTION AWARDING CONTRACT FOR THE 2017 MUNICIPAL ROAD PROGRAM CAPITAL IMPROVEMENTS & NJDOT FUNDED PROJECT AND AUTHORIZING THE EXECUTION OF CONTRACT IN THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 17-167
AUGUST 16, 2017**

WHEREAS, the Borough of Woodcliff Lake did advertise for bids for the 2017 Municipal Road Program Capital Improvements & NJDOT Funded Project, the receipt of which bids were duly advertised in accordance with law and were accepted and opened on August 9, 2017 in Borough Hall; and

WHEREAS, six (6) bids were received, to wit

1. 4 Clean Up
PO Box 5098
North Bergen, NJ 07047
2. Smith Soudy Asphalt
150 Anderson Avenue
Wallington, NJ 07057
3. D & L Paving Contractors
681 Franklin Ave
Nutley, NJ 07110
4. Mike Fitzpatrick Equipment
18 Cozy Lake Road - Box 430
Oak Ridge, NJ 07438
5. AJM Contractors
300 Kuller Road
Clifton, NJ 07011

6. D.L.S. Contracting
271 US Highway 46
Fairfield, NJ 07004

WHEREAS, the apparent lowest of six (6) bids received was submitted by 4 Clean-Up Inc. of North Bergen, New Jersey in the amount of Three Hundred Ten Thousand Eight Hundred Thirty-Eight Dollars and Zero Cents (\$310,838.00) for the Base Bid, One Hundred Thirty-Seven Thousand Six Hundred Fifty-Nine Dollars and Twenty-Five Cents (\$137,659.25) for Alternate Bid 'A', and One Hundred Two Thousand Three Hundred Thirty-One Dollars and Seventy-Five Cents (\$102,331.75) for Alternate Bid 'B'.

WHEREAS, a review of all the bids submitted was prepared by Neglia Engineering and attached hereto as Exhibit A.

WHEREAS, the bid submitted by 4 Clean-Up Inc. of North Bergen, New Jersey has been evaluated and recommended for acceptance by the Borough Engineer, Borough Attorney and Borough Administrator and the Borough Chief Financial Officer exercising the base bid along with both options "Alternate Bid A" and "Alternate Bid B" for the contract; and

WHEREAS, the terms of agreement shall operate pursuant to the terms of the bidding specifications; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey accepts and awards as the lowest responsible bidder the contract enumerated in the advertisement for the 2017 Municipal Road Program Capital Improvements & NJDOT Funded Project to 4 Clean-Up Inc. of North Bergen, New Jersey; and

BE IT FURTHER RESOLVED that the Mayor, Borough Administrator and/or Borough Chief Financial Officer be and he is hereby authorized and directed to execute, and the Borough Clerk, is directed to attest to any documents necessary to accept the bid and contract with 4 Clean-Up Inc. of North Bergen, New Jersey exercising the base bid along with both options "Alternate Bid A" and "Alternate Bid B; and

BE IT FURTHER RESOLVED, that a the Borough Chief Financial Officer certifies that the funds for such contract are available; and

BE IT FURTHER RESOLVED, that a copy of the within resolution together with a copy of the 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 Borough of Woodcliff Lake; 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 August 16, 2017.

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

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

**RESOLUTION AUTHORIZING SOLICITORS LICENSE TO REPRESENTATIVES
FOR POWER HOME REMODELING**

**RESOLUTION NO. 17-168
AUGUST 16, 2017**

WHEREAS, Ryan Kenny, and Erik Glover of Power Home Remodeling have applied to the Borough Clerk's Office for a solicitor's license to provide information to residents and giving free estimates on more energy efficient windows, siding and roofing; and

WHEREAS, the Police Department has stated that there is no reason to deny this application; and

WHEREAS, the applicants have been advised of the rules and guidelines established in the Borough of Woodcliff Lake and strict adherence to this policy must be followed.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake authorize the Borough Clerk to issue a solicitors license to Ryan Kenny and Erik Glover.

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 August 16, 2017.

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

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

RESOLUTION AUTHORIZING A REFUND OF OVERPAYMENT OF TAXES

**RESOLUTION NO. 17-169
AUGUST 16, 2017**

WHEREAS, the property tax on the following parcel were overpaid by the home owner; and

WHEREAS, this has resulted in the overpayment of property tax on this parcel by \$2,475.25; and

WHEREAS, the homeowner of the property listed has requested a refund of overpayment.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the overpayment of \$2,475.25 to the homeowner listed below:

B/L	OWNER	AMT.	REASON
2603/8	Joseph Meyers	\$2,475.25	DUPLICATE PAYMENT

PAYMENT TO:
PHH Mortgage Services
95 Methodist Hill Drive, Suite 400
Rochester, NY 14623

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 August 16, 2017.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION TO ADOPT A SUSTAINABLE LAND USE PLEDGE
IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 17-170
AUGUST 16, 2017**

WHEREAS, land use is an essential component of overall sustainability for a municipality;
and

WHEREAS, poor land use decisions can lead to and increase societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, loss of open space and the degradation of natural resources; and

WHEREAS, well planned land use can create transportation choices, provide for a range of housing options, create walkable communities, preserve open space and allow for continued use of vital natural resources; and

WHEREAS, given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land use pattern will require municipalities to take the lead.

NOW, THEREFORE, BE IT RESOLVED we the Borough of Woodcliff Lake, resolve to take the following steps with regard to our municipal land use decisions with the intent of making Woodcliff Lake a truly sustainable community. It is our intent to include these principles in the next master plan revision and to update our zoning accordingly.

- I. **Facilities Siting** – We pledge, to the extent feasible, to take into consideration factors such as walkability, bikability, access to transit and proximity to other uses when siting new or relocated municipal facilities. The actions of a municipality when locating their own facilities can set a positive precedent and encourage other public and private

sector entities to consider sustainable land use considerations into account when locating their own facilities.

- II. **Housing Variety** – We pledge, through the use of our zoning and revenue generation powers, to foster a diverse mix housing types to meet the needs of people from all ages and walks of life. A variety of housing options, from single family homes to one-bedroom apartments, including housing affordable to people with low, moderate and middle incomes, is vital to allow residents to live and work in a municipality through various stages of their lives.
- III. **Natural Resource Preservation** – We pledge to preserve open space and create recreational opportunities within our municipality. As the most densely populated state in the nation, open space in New Jersey is at a premium. Preserving what is left of our open space, for its ecological and recreational value, is critical for a sustainable future. Further, if feasible, we pledge to complete a Natural Resource Inventory to identify and assess the extent of our natural resources and to link natural resource management and protection to carrying capacity analysis and land use planning and zoning.
- IV. **Transportation Choices** – We pledge to create transportation choices within our municipality by considering all modes of transportation, including walking, biking, transit and automobiles, when planning transportation projects. Given that emissions from transportation, mainly passenger cars, make up the largest share of the state’s carbon footprint, creating transportation alternatives at the local level is critical to reducing the state’s overall carbon footprint.
- V. **Mix of Uses** – We pledge to use our zoning power to allow for a mix of uses in areas that make the most sense for our municipality and the region. Development is not needed in every municipality. But where development makes sense, land use patterns that segregate uses such as commercial and residential create an environment where the only feasible mode of transportation is the automobile. Allowing for a mix of compatible land uses, residential units above retail stores for example, can help reduce the necessity of driving by allowing people to walk to various destinations.
- VI. **Green Design** – We pledge to incorporate the principles of green design and renewable energy generation when updating our site plan and subdivision requirements. Green design strategies not only improve the environmental performance of buildings but lessen the impact of those buildings on the surrounding environment. Such strategies include energy efficiency, water conservation, indoor environmental quality, use of recycled renewable materials, construction waste reduction, reduced auto use, tree preservation, native planting, and avoidance of environmentally sensitive features.
- VII. **Regional Cooperation** – We pledge to reach out to administrations of our neighboring municipalities concerning land use decisions, and to take into consideration their concerns when making regional level land use decisions. Local land use decisions can

often have regional impacts, even though they are decided exclusively by one municipality. For example, a large mall built in one municipality can affect traffic and retail opportunities in neighboring towns.

- VIII. **Parking Regulations** – We pledge to reevaluate our parking requirements with the goal of limiting the amount of required parking spaces and promoting shared parking. In areas where walking, biking and transit are possible, stringent parking requirements can hinder the goal of creating vibrant centers that have a critical mass or people to support local arts, shopping, and other services. Flexible parking requirements decrease the amount of land dedicated to parking lots, storm water runoff, land clearing, and heat island effects, while promoting transportation alternatives to individual automobile use. Evaluate areas to install safe and secure bicycle parking. Evaluate parking revenues, where fee for parking may be implemented or needs to be implemented.

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 August 16, 2017.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK