

**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
AUGUST 13, 2018  
7:30 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 Belgiovine asked for a roll call. Council members Belgiovine, Gadaleta, Gross, Hayes, Herrington and Singleton 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.

**CLOSED SESSION**

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

**RESOLUTION AUTHORIZING HOLDING OF CLOSED SESSION**

**RESOLUTION NO. 18-191**

**AUGUST 13, 2018**

**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. Personnel Matters/Contracts
2. Potential 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 13, 2018.



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

**PRESENTATION OF SCHOLARSHIPS**– Michael Baratta and Frank Meredith of the Woodcliff Lake Volunteer Fire Department to present their annual scholarships to the following:

- Sophie Hoffman (not in attendance)
- Laura Fusco
- Kyle Hammalian
- Hannah Figueroa (not in attendance)

**APPROVAL OF MINUTES**

Motion to approve the July 16, 2018 Minutes (Open) was made by Councilwoman Herrington,

second by Councilwoman Gadaleta, and approved by Council President Belgiovine, Councilwoman Gadaleta, Councilwoman Gross, Councilwoman Hayes, Councilwoman Herrington and Councilman Singleton.

Motion to approve the July 16, 2018 Minutes (Closed) was made by Councilwoman Gadaleta, second by Councilwoman Gross, and approved by Council President Belgiovine, Councilwoman Gadaleta, Councilwoman Gross, Councilwoman Hayes, Councilwoman Herrington and Councilman Singleton.

### **ADMINISTRATOR'S REPORT**

Borough Administrator Padilla thanked all of our residents for being patient. There is a lot of construction going on. There are a lot of detours going on. Many of the gas lines are being upgraded. Park Ridge Water is replacing a water main up on Glen Road. We are moving ahead with the bank stabilization project on Brookview Drive. Mr. Padilla stated that he tries to have weekly status meetings with the Galaxy Committee.

### **ENGINEER'S REPORT**

Please see attached.

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

Councilwoman Gross stated that pool, aerobics and camp are doing great. Camp trips were a huge success. Councilwoman Herrington stated that the word around town was very positive with having full-day camp. There are a lot of options. The Lakers Swim Team won the Central Bergen Swim League Championship. Movie night at the pool is this week at the pool and they are showing Monsters Inc. The seniors will host their first social Swim and Book Exchange from noon until 5:00 PM with water aerobics from 2:00 PM to 3:00 PM. Starting on the 16<sup>th</sup> the pool hours will be reduced to weekdays from 12:00 PM to 7:00 PM and weekends from 11:00 AM to 7:00 PM. Sheds will be coming to empty out the DPW barn. September 1<sup>st</sup> is member appreciation day at the pool with a rain date of September 3<sup>rd</sup>. Drool in the Pool will be held on September 4<sup>th</sup>. You must register your dog in advance to participate. September 11 is the memorial ceremony and will be held at Lockwood Field at 7:00 PM. Oktoberfest will be held on October 20<sup>th</sup> with a rain date of October 27<sup>th</sup>. Councilwoman Herrington stated that Barrel and Brew will be donating a portion of the proceeds to Tri-Boro Ambulance.

Councilwoman Gadaleta stated that it was brought to her attention that one of the fields needed help with some maintenance so she contacted Administrator Padilla and DPW was there the next day. The men's softball team was very grateful.

**ORDINANCES**

Introduction

Ordinance 18-10  
VFW Property Overlay Zone

MOTION to Introduce Ordinance 18-10 was made by Councilwoman Gadaleta, second by Councilwoman Gross and unanimously approved.

Councilwoman Herrington asked if she wanted to add comments to Ordinance 18-11 when would the best time be. Administrator Padilla replied that she should email our Planner, Richard Preiss with any questions or comments. Tomorrow night is the Planning Board meeting and any matters could be addressed. Councilwoman Herrington stated that she wanted to talk about the height and she wanted to know if we could add sidewalks into this. Council President Belgiovine stated that all comments should be sent to Mr. Preiss and if there are any amendments that need to be done prior to the next Council meeting, they could be incorporated. It is his understanding that minor amendments are fine and any major ones would need to be reintroduced. Richard Preiss and our Counsel would determine if they are minor or major. Mr. Eyeran stated that it appears that the items discussed are minor changes. Councilwoman Hayes stated that on a positive note she thought that Richard did a really great job on the architectural design and she was happy to read through some of those. But her specific concerns are building coverage, surface coverage and building height. Councilwoman Hayes stated that she has an email into Richard.

Introduction

Ordinance 18-11  
TEVA Property Overlay Zone

MOTION to Introduce Ordinance 18-11 was made by Councilwoman Hayes, second by Councilman Singleton and unanimously approved.

**PUBLIC COMMENT**

MOTION to open to the public was made by Councilwoman Gross, second by Councilwoman Herrington and unanimously approved.

Lefty Grimes, East Hanover, New Jersey, stated that he is very sick and not feeling well today. He has stenosis, spine surgeries, fusion, and had been on many drugs. He no longer takes any drugs. He currently takes cannabis. Mr. Grimes stated that he represents the sick and dying. His friends couldn't be here tonight for different reasons. Mr. Grimes stated that disabled war vets are not welcome in this town and he found that out today when he couldn't get into the fire department with his wheelchair. Mr. Grimes stated that Woodcliff Lake has been hurtful to disabled war vets. Mr. Grimes stated that over 22 vets a day are killing themselves and Woodcliff Lake is denying them their medicine. Mr. Grimes stated that there are no ramps at the church or the firehouse and he had to go in the street because we have no ramps. Mr. Grimes stated that there is an opioid epidemic in this town and the police department doesn't keep records of how many overdoses there are in this town.

Josephine Higgins, Woodcliff Lake, stated that you could buy and keep narcan in your house now. Mrs. Higgins stated that years ago we didn't have a place for wheelchairs to get into the Council Chambers. Mrs. Higgins stated that she had the elevator put in years ago so the Police Chief's father could see him take his oath. Mrs. Higgins told Mr. Grimes that she is sorry for the way he has been treated. Mrs. Higgins thanked Barrel and Brew for the contribution to the Ambulance Corps. Mrs. Higgins asked what the cutoff was to go out for bid. Council President Belgiovine stated that we have a QPA on staff so it allows us to go up to \$40,000 but we still have to follow a certain process. Administrator Padilla stated that anything over \$40,000 has to go out to bid. Anything over \$6,000 we are required to get at least 2 quotes.

Mrs. Higgins stated that the Planning and Zoning Boards are very busy this year. Last year there were no meetings except for the Reorganization meetings. Mrs. Higgins stated that we need to get more organized and it is time for us to review the Master Plan and get things right. We cannot do piece by piece. Council President Belgiovine stated that the Planner is busy working on Fair Share Housing items but his intent is to look at the Master Plan. Councilwoman Hayes stated that Mr. Preiss stated at the last Mayor and Council meeting that his goal is to look at the Master Plan first quarter of 2019.

Alex Couto, Woodcliff Lake, stated that he thinks the Borough should be looking at revising the Master Plan before doing the Overlay Zones. Councilwoman Gadaleta asked Mr. Eyerman to let the public know what properties Mr. Preiss is working on regarding COAH. Council President Belgiovine stated that you cannot stop applications for variances no matter what plan you have in place. The Master Plan has been looked at 3-4 times in the last 15 years and each and every time it actually recommended certain changes to the Broadway Corridor. The Planning Board will be looking at the entire Master Plan for the entire town. We can't wait to finish a Master Plan to finalize these Ordinances with regard to the Fair Share settlement. Mr. Couto stated that he understands Mr. Belgiovine's point. Mr. Belgiovine reiterated that any applicant can come in and make an application for a variance no matter what plan the Borough has in place. Mr. Couto asked when the Borough will vote on the Ordinances. Mr. Belgiovine replied that it will be at the September 4, 2018 meeting. Councilwoman Hayes stated that she understands Mr. Couto's concerns but Mr. Belgiovine is correct that these Ordinances are helping us with the Fair Share Housing settlement which did have a resident group help us with that last year and we moved forward with those recommendations.

Veronica Appelle, Woodcliff Lake, stated that right now we have the 16 units on Broadway, the 2 Resolutions that were introduced tonight, the TEVA building which is restricted age, and what else is part of the settlement. Mr. Eyerman stated that the Fair Share settlement is on our website. Council President Belgiovine responded that the Rosengren property is also part of the settlement package, the TEVA building, the VFW, 16 affordable units on Broadway, the extension of controls on Centennial and that is the majority of it. Also any development over a certain number of units would include a set aside of 15% for rentals and 20% for sales. Mrs. Appelle also stated that every residence has an average of 10 daily trips in and out of that residence. Mrs. Appelle asked that everyone please keep an open mind.

Ann Marie Borrelli, Woodcliff Lake, stated that she hopes the people on the Council wanted to be on the Council because she hopes to do something good for the town and that is the true cause for them wanting to be on the Council. We don't want Woodcliff Lake to look like every other town. Councilwoman Gadaleta asked Ms. Borrelli what she would like to see on Broadway. Ms. Borrelli stated that building apartment buildings takes away from the quaintness of Woodcliff Lake. When she moved into Woodcliff Lake the farm was still on Chestnut Ridge Road. She doesn't want piecemeal.

MOTION to close to the public was made by Councilwoman Gross, second by Councilwoman Gadaleta and unanimously approved.

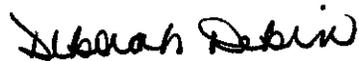
### **CONSENT AGENDA**

MOTION to approve the Consent Agenda was made by Councilwoman Hayes, second by Councilman Singleton and approved by Council President Belgiovine, Councilwoman Gadaleta, Councilwoman Gross, Councilwoman Hayes, Councilwoman Herrington and Councilman Singleton.

### **ADJOURNMENT**

MOTION to adjourn was made by Councilman Singleton, second by Councilwoman Hayes and unanimously approved by voice call vote. Meeting was adjourned at 9:45 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR  
Borough Clerk

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**JULY ENGINEER'S REPORT**  
**BOROUGH OF WOODCLIFF LAKE**  
**AUGUST 13, 2018**

**1. Bank Stabilization and Outfall Reconstruction at 77 Brookview Drive**

On Friday August 3, 2018, the Borough held a pre-construction meeting to kick-off the project. In attendance at this meeting was the Contractor, Administrator, Property Owner, Borough Engineer, and the Police Chief. The Notice to Proceed was issued to the Contractor and work has begun at the site. Initially, tree clearing will take place, followed by mobilization and site preparation. NEA will continue to provide updates as the construction progresses.

**2. Galaxy Gardens – Phase I – Soil Remediation Land Use Permitting**

On behalf of the Borough, NEA submitted the Flood Hazard Area Individual Permit application package to the NJDEP on August 1, 2018. NEA will continue to follow-up with the NJDEP regarding the status of their review and provide updates as more information is available.

Additionally, because the project will require the disturbance of more than 5,000 square feet of soil, the Borough will also be required to obtain a Soil Erosion and Sediment Control (“SESC”) Plan Certification from the Bergen County Soil Conservation District. This permit will be submitted to the BCSCD shortly after submission to the NJDEP. Subsequent to receiving SESC permit approval, NEA will be given authorization from the BCSCD to obtain a Construction Stormwater Discharge Permit (5G3) from the NJDEP website. This is an online permit to allow the contractor to discharge stormwater during construction. The cost is approximately \$650, and the temporary permit authorization is received immediately upon submission. Within one week, the final permit is available to download, but work can begin once the temporary permit is received.

**3. 2018 Municipal Road Program**

NEA is in the process of finalizing the construction documents for the road program. NEA anticipates completing these plans within the next week to two weeks, with bidding occurring in mid- to late-August.

NEA has completed the topographic surveying field work for the 2018 Municipal Road Program. Roadway design and construction plan preparation are underway. The anticipated time frame would be engineering design during the month of July, with bidding occurring over early to mid-August, with end of Summer/early Fall construction. The Borough selected the following roadways for this road program, with the roadway age and preliminary construction costs indicated below:

- Cambridge Road (Berkshire to Arcadia) – 23 years since last paved – \$67,778.40;
- Centennial Way (full length) – 23 years since last paved – \$87,204.00; and
- Stonewall Court (full length) – 23 years since last paved – \$177,756.00.

NEA has provided a proposal for the surveying, engineering design, and bidding services for the project. Upon authorization, we are prepared to commence work within two weeks.

**4. Glen Road Bridge (Culvert)**

In a cooperative effort between the Borough of Woodcliff Lake and Park Ridge, NEA coordinated with TranSystems to perform a thorough bridge (culvert) inspection to assess the current condition of the culvert over the Bear Brook. On March 13, NEA received the final report based on an in-depth field inspection of the culvert. TranSystems also indicated the existing bridge (culvert) has an estimated lifespan of approximately 3 to 5 years. TranSystems has provided two alternatives to address the poor condition of the bridge:



1. **Bridge Rehabilitation (Estimate Construction Cost of \$700,000, Approx. 25-year service life)**

The Rehabilitation alternate involves replacing the superstructure portion of the bridge, while maintaining and repairing the abutments and substructure that are currently in-place. Generally, this would include a new bridge deck, new parapet walls, new guiderails and end terminals. The estimated service life for this option is approximately 25 years, with an estimated construction duration of approximately 5 months.

2. **Complete Bridge Replacement (Estimated Construction Cost of \$1,180,000, Approx. 40-year service life)**

The Replacement alternate involves removal and complete replacement of the entire bridge (i.e. abutments, culverts, deck, parapets, guiderails, etc). The new bridge would consist of an asphalt wearing surface on pre-stressed concrete voided slab beams, with new cast-in-place concrete abutments. The estimate service life for this option is approximately 40 years, with an estimated construction duration of approximately 7 months.

In addition to the structural deficiencies noted both above and in the report, there are also scour issues at one of the abutments. Regardless of which option is chosen, minor repairs to the substructure will be required to be performed during 2019 to address the current scour. It is highly likely that NJDEP Land Use permitting will be required for this work, in addition to either of the options listed above. NEA will continue to coordinate with both Boroughs regarding this project. Regardless of which option is chosen by the two Boroughs, NEA strongly recommends that the Borough's Grant Writer apply for any applicable grants to assist the Borough of Woodcliff Lake with the financial burden of the impending repair or replacement. NEA will continue to provide updates as to the status of this project.

5. **2017 Municipal Road Program**

The 2017 Municipal Road Program included the following roadways: Wyandemere Road, Windham Court, Wildwood Road, Benjamin Court, Shaw Road, and the Municipal Pool Entrance driveway. The project began construction on October 3, 2017. As of December 4, 2017, the contractor has virtually completed all work for the project. NEA is currently preparing a punch-list of any outstanding issues to be addressed, once the weather permits. NEA will provide the Borough with an update as soon as the information is available.

6. **Coordination with Bergen County Paving Program**

The Borough of Woodcliff Lake was informed by Bergen County that the following County Roads will be repaved as part of the 2018-2019 Proposed County Aid Resurfacing Program:

- Broadway (Hillsdale line to Park Ridge line);
- Glen Road (Park Ridge line to Chestnut Ridge Road);
- Pascack Road (Woodcliff line to Park Ridge line);
- Prospect Avenue (Park Ridge line to Broadway);
- Saddle River Road (Werimus Road to Chestnut Ridge Road);
- Werimus Road (Woodcliff Avenue to Glen Road); and
- Woodcliff Avenue (Broadway to Werimus Road).

The Borough would be responsible to perform the following improvements prior to the County repaving:

- Install all necessary ADA ramps (NEA to coordinate with the Bergen County ADA Ramp Coordinator);
- Inspect the conditions of the Borough's curbs and make any repairs or replacements;
- Completing any existing streetscape or intersection projects;
- Notify municipal utilities to perform all necessary leak testing and complete repairs (including coordination with PSE&G's GSMP Project);
- Notify the Building Department to ensure that all necessary work needed to be completed on curbs, driveway aprons, sewer and utility connections are completed;



- Inspect and remove, if necessary, any paver and/or concrete crosswalks; and
- Inspect sanitary sewer manholes and frames to assess their condition (Bergen County can remove, replace, and reset frames and covers if supplied by the Borough).

NEA met with Bergen County regarding the ADA curb ramp construction along the County's roadway resurfacing project limits. NEA is in the process of preparing a proposal for the surveying and engineering design required to submit to the County for inclusion under their contract for the curb ramp work.

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,  
Neglia Engineering Associates

Evan M. Jacobs, P.E., P.P.  
For the Borough Engineer  
Borough of Woodcliff Lake

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**ORDINANCE NO 18-10**

**AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF WOODCLIFF LAKE TO CREATE AN OVERLAY ZONE AND PERMITTED USES ON A PORTION OF THE R22.5 RESIDENTIAL ONE FAMILY DISTRICT TO PERMIT THE DEVELOPMENT OF MULTIUNIT VETERAN'S HOUSING PROJECT**

**WHEREAS**, pursuant to *N.J.S.A. 40:55D-62b*, the Mayor and Council of the Borough of Woodcliff Lake is authorized and empowered to adopt and amend the zoning ordinance of the Borough of Woodcliff Lake; and

**WHEREAS**, the Borough further recognizes the continuing need for and its obligation in creating affordable housing within the Borough consistent with the "Fair Housing Act," P.L. 1985, c 222 (C-52:27D-301 et seq.) and In re Adoption of the N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV); and

**WHEREAS**, the Mayor and Council have entered into settlement negotiations and secured settlement terms regarding its obligation in creating affordable housing and has prepared a Housing Element and Fair Share Plan ("FSP") to achieve this goal; and

**WHEREAS**, to facilitate such settlement and in compliance with its FSP, the Mayor and Council of the Borough of Woodcliff Lake have deemed it in the best interests of the Borough to amend the Borough Zoning Ordinance so as to create an overlay zone on a portion of the R22.5 Residential One Family District which shall permit the development of a multiunit housing project(s) for Veterans of the United States Armed Forces.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, as follows:

**Section 1.** That Chapter §380-11 shall be amended to add article § 380-11A to permit and govern an Veterans Affordable Housing Overlay District (AH-VO) within a portion of the R22.5 Residential Zone in addition to the underlying uses permitted in the R22.3 Zone. Article § 380-11A shall read and be enumerated as follows:

**Chapter Title: Article § 380-57A Age-Restricted Housing Overlay-2 District (ARHO-2)**

**§ 380-11A.1 Intent.**

The intent of this overlay zone is to permit the development of an affordable veterans multiunit housing project on a portion of the R-22.5 Residential One Family District in addition to the underlying uses permitted in the R-22.5 District. The portion of the R-22.5

District for which the overlay district applies is designated on the Tax Maps as Lot 1 in Block 2502.

**§ 380-11A.2 Permitted uses.**

Within the Veterans Affordable Housing Overlay District (AH-VO), no lot, tract or parcel of land shall be used and no building structure shall be constructed, altered, erected or placed to be used for any purpose other than the following:

- A. Any principal or accessory use permitted in the R-22.5 District in accordance with the requirements of the R-22.5 District.
- B. Veterans affordable multiunit housing units are principal permitted uses.
- C. Accessory uses and structures associated with veterans affordable multiunit housing, which shall include but not be limited to parking, patios, recreational uses and buildings, refuse enclosures, directional and identification signs, and utility and retaining structures.

**§ 380-11A.3 Affordable Housing Requirements.**

100% of the units shall be reserved for veterans. The affordable units shall have a minimum 30-year deed restriction. Any such affordable units shall comply with the Uniform Housing Affordability Controls (UHAC), applicable COAH affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws. The units shall meet the bedroom distribution required by UHAC. The units shall meet the low/moderate income split required by the Uniform Housing Affordability Controls and provide at least 13% of the units as very-low-income units as mandated by the Fair Housing Act.

**§ 380-11A.4 Dimensional requirements.**

Veterans affordable housing developments shall comply with the following dimensional requirements:

- A. Each lot shall have a minimum size of 15,000 square feet and a minimum frontage of 200 feet on Broadway.
- B. The maximum number of dwelling units in the AH-VO District shall be 12 units.
- C. The maximum building coverage shall be 50% of lot area
- D. The maximum surface coverage shall be 75% of lot area. The provisions of § 380-10 of this chapter shall apply in computing lot area for the purpose of calculating maximum surface coverage.
- E. The maximum building height shall be 35 feet and two and a half stories.

- F. The minimum required building setbacks shall be as follows: front yard 15 feet; side yards 10 feet; and rear yard 5 feet.
- G. The minimum parking standards for both the dimensions and the number of spaces as well as driveways and other site improvements shall be in accordance with the New Jersey Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.\
- H. The following schedule of area, yard, setback and bulk requirements shall apply to veterans affordable multiunit housing development in the AH-VODistrict and supplements the Borough's existing Limiting Schedule for all zoning districts.

*Editor's Note: Said schedule is included at the end of this chapter.*

#### § 380-11A.5 **Other requirements.**

Veterans affordable multiunit development shall also comply with the following requirements:

- A. Signage. One two-sided freestanding identification sign shall be permitted, having a maximum sign panel area of 20 square feet (excluding the base of the sign and the monument on which the sign is located), a maximum height of six feet and a minimum setback from any property line of 5 feet. Additionally, directional and informational signs shall be permitted along internal driveways and near building entrances, subject to site plan approval.
- B. Mechanical equipment. Any rooftop mechanical equipment shall be concealed within the roof of the building so it is not visible from Broadway. Any ground-mounted mechanical equipment shall be screened appropriately.
- C. Architectural Design Guidelines.
  - i. Primary materials for buildings shall be brick, wood, HardiePlank® panels or similar fiber cement siding, stone, precast and cast stone and manufactured stone, and glass.
  - ii. No more than three different primary materials shall be used on each building façade.
  - iii. Within the primary materials, variations in colors, texture and pattern may be employed to further break up the mass or bulk of a building.
  - iv. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. Fenestration shall be architecturally compatible with the style, materials, colors and details of the building.
  - v. Windows shall be vertically proportioned.
  - vi. All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.

- vii. All rooftop mechanical equipment, inclusive of solar equipment, shall be screened from view from all vantage points at grade or below the roof.
- viii. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes.
- ix. Building wall offsets, including projections such as canopies and recesses may also be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall.
- x. In the case of a pitched roof, roofline offsets, dormers or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.

**Section 2.** All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

**Section 3.** This ordinance shall be construed consistent with the purpose stated herein. Any ambiguities in this ordinance shall be construed in accordance with the purpose of this ordinance. If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the full extent possible. This ordinance repeals provisions of the Woodcliff Lake Code only where stated herein; otherwise this ordinance is amendatory and supplementary to existing provision of the Woodcliff Lake Code.

**Section 5.** This ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.

Date: \_\_\_\_\_

Approved: \_\_\_\_\_

Carlos Rendo, Mayor

Attest: \_\_\_\_\_

Debbie Dakin, Borough Clerk

**ORDINANCE NO 18-11**

**AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF WOODCLIFF LAKE TO CREATE AN OVERLAY ZONE AND PERMITTED USES ON A PORTION OF THE SO II SPECIAL OFFICE DISTRICT TO PERMIT THE DEVELOPMENT OF AGE-RESTRICTED MULTI-UNIT HOUSING PROJECT**

**WHEREAS**, pursuant to *N.J.S.A. 40:55D-62b*, the Mayor and Council of the Borough of Woodcliff Lake is authorized and empowered to adopt and amend the zoning ordinance of the Borough of Woodcliff Lake; and

**WHEREAS**, the Borough further recognizes the continuing need for and its obligation in creating affordable housing within the Borough consistent with the "Fair Housing Act," P.L. 1985, c 222 (C-52:27D-301 et seq.) and In re Adoption of the N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV); and

**WHEREAS**, the Mayor and Council have entered into settlement negotiations and secured settlement terms regarding its obligation in creating affordable housing and has prepared a Housing Element and Fair Share Plan ("FSP") to achieve this goal; and

**WHEREAS**, to facilitate such settlement and in compliance with its FSP, the Mayor and Council of the Borough of Woodcliff Lake have deemed it in the best interests of the Borough to amend the Borough Zoning Ordinance so as to create an overlay zone on a portion of the SO II Special Office District which shall permit the development of age-restricted multiunit housing project(s).

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, as follows:

**Section 1.** That Chapter §380-57 be amended to add article § 380-57A to permit and govern an Age-Restricted Housing Overlay-2 District (ARHO-2) within a portion of the SO II Special Office District in addition to the underlying uses permitted in the Special Office II District. Article § 380-57A shall read and be enumerated as follows:

**Chapter Title: Article § 380-57A Age-Restricted Housing Overlay-2 District (ARHO-2)**

**§ 380-57A.1 Intent.**

The intent of this overlay zone is to permit the development of age-restricted multiunit housing project on a portion of the SO II Special Office District in addition to the underlying uses permitted in the Special Office II District. The portion of the SO II District for which the overlay district applies is designated on the Tax Maps as Lot 4 in Block 402.

**§ 380-57A.2 Permitted uses.**

Within the Age-Restricted Housing Overlay-2 District (ARHO-2), no lot, tract or parcel of land shall be used and no building structure shall be constructed, altered, erected or placed to be used for any purpose other than the following:

- A. Any principal or accessory use permitted in the Special Office II District.
- B. Age-restricted multiunit housing units, as defined in this chapter, are principal permitted uses.
- C. Accessory uses and structures associated with age-restricted multiunit housing, which shall include but not be limited to parking, patios, swimming pools, recreational uses and buildings, refuse enclosures, directional and identification signs, and utility and retaining structures.
- D. Temporary structures, such as trailers and buildings associated with the initial construction of improvements on the site and the marketing of units, are permitted, subject to Planning Board approval, provided that such items shall be removed no later than 60 days from the completion of construction.

**§ 380-57A.3 Dimensional requirements.**

The dimensional requirements applicable to the SO II District shall apply to all nonresidential (SOII District) uses permitted in the ARHO-2 District. Age-restricted housing shall comply with the following dimensional requirements:

- A. Each lot shall have a minimum size of five (5) acres and a minimum frontage of 500 feet on a county road.
- B. The maximum residential density shall be 20 dwelling units per acre and the maximum number of dwelling units in the ARHO-2 District shall be 100 units.
- C. The maximum building coverage shall be 35% of lot area
- D. The maximum surface coverage shall be 50% of lot area. The provisions of § 380-10 of this chapter shall apply in computing lot area for the purpose of calculating maximum surface coverage.
- E. The maximum building height shall be 48 feet and three stories. If parking is provided beneath the building, such parking shall not constitute a story, provided at least two walls of the parking level are completely below grade, thereby allowing a maximum of three residential stories above one parking level, with a maximum forty-eight-foot building height.

- F. The minimum building setback shall be measured from the foundation wall and shall be a minimum of 70 feet from the front property line parallel to Chestnut Ridge Road. A minimum building setback of 50 feet shall be provided along the side and rear property lines.
- G. The minimum parking standards for both the dimensions and the number of spaces as well as driveways and other site improvements shall be in accordance with the New Jersey Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- H. The following schedule of area, yard, setback and bulk requirements shall apply to age-restricted multiunit housing development in the ARHO-2 District and supplements the Borough's existing Limiting Schedule for all zoning districts.  
*Editor's Note: Said schedule is included at the end of this chapter.*
- I. There shall be a minimum of one garage parking spaces per unit provided for residents in the age-restricted multiunit development.
- J. There shall be common area parking for both guests and residents totaling at least 0.25 spaces per unit.
- K. There shall be an active and/or passive recreational feature included in the development, such as an outdoor pool, community center or garden and sitting area.

**Section 2.** That Chapter §380-51 shall be struck in its entirety and replaced with the following language. As such, Chapter § 380-51 shall read and be enumerated as follows:

**§ 380-51 Other requirements.**

Age-restricted multiunit development shall also comply with the following requirements:

- A. Landscape buffer. A landscaped buffer shall be provided along the site's perimeter; 35 feet in width along the entire Chestnut Ridge Road frontage and 25 feet along the side and rear property lines. The buffer shall be planted with grass, perennial and annual flowering plants, deciduous and evergreen trees, shrubs and all other landscape material and treatments as required by the Planning Board and Shade Tree Committee. No retaining walls shall be located within the buffer. Site identifying signage and driveways perpendicular to the buffer may encroach into the buffer.
- B. Signage. One two-sided freestanding identification sign shall be permitted, having a maximum sign panel area of 30 square feet (excluding the base of the sign and the monument on which the sign is located), a maximum height

of seven feet and a minimum setback from any property line of 15 feet. Additionally, directional and informational signs shall be permitted along internal driveways and near building entrances, subject to site plan approval.

- C. Mechanical equipment. Any rooftop mechanical equipment shall be concealed within the roof of the building so it is not visible from Chestnut Ridge Road. Any ground-mounted mechanical equipment shall be screened appropriately.
- D. Architectural Design Guidelines.
  - i. Primary materials for buildings shall be brick, wood, HardiePlank® panels or similar fiber cement siding, stone, precast and cast stone and manufactured stone, and glass.
  - ii. No more than three different primary materials shall be used on each building façade. Within the primary materials, variations in colors, texture and pattern may be employed to further break up the mass or bulk of a building.
  - iii. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building.
  - iv. Fenestration shall be architecturally compatible with the style, materials, colors and details of the building.
  - v. Windows shall be vertically proportioned. All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
  - vi. All rooftop mechanical equipment, inclusive of solar equipment, shall be screened from view from all vantage points at grade or below the roof.
  - vii. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes.
  - viii. Building wall offsets, including projections such as canopies and recesses may also be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall.
  - ix. In the case of a pitched roof, roofline offsets, dormers or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- E. **Affordable Housing Requirements.** If the residential units are rental, 15% of the units shall be reserved for affordable households. If the units are for-sale,

20% of the units shall be reserved for affordable households. The affordable units shall have a minimum 30-year deed restriction. Any such affordable units shall comply with the Uniform Housing Affordability Controls (UHAC), applicable COAH affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws. The units shall meet the bedroom distribution required by UHAC. The units shall meet the low/moderate income split required by the Uniform Housing Affordability Controls and provide at least 13% of the units as very-low-income units as mandated by the Fair Housing Act. The developer shall be responsible for retaining a qualified Administrative Agent at the developer's sole cost and expense for the lifetime of the deed restriction. This shall include the initial rental/sale of the unit and the ongoing compliance. The developer shall utilize the Borough's Administrative Agent or a Borough-approved equivalent. The affordable units shall be age-restricted units.

**Section 3.** All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

**Section 4.** This ordinance shall be construed consistent with the purpose stated herein. Any ambiguities in this ordinance shall be construed in accordance with the purpose of this ordinance. If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the full extent possible. This ordinance repeals provisions of the Woodcliff Lake Code only where stated herein; otherwise this ordinance is amendatory and supplementary to existing provision of the Woodcliff Lake Code.

**Section 5.** This ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.

Date: \_\_\_\_\_

Approved: \_\_\_\_\_

Carlos Rendo, Mayor

Attest: \_\_\_\_\_

Debbie Dakin, Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING HOLDING OF CLOSED SESSION

### RESOLUTION NO. 18-191 AUGUST 13, 2018

**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. Personnel Matters/Contracts
2. Potential 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 13, 2018.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 18-192  
AUGUST 13, 2018**

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

Additional Payroll 7/15/2018	\$ 3,917.79
Payroll Released 7/31/2018	\$211,702.33
Payroll Released 8/15/2018	\$276,547/83

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

Current Fund:	\$2,710,102.72
State Unemployment:	\$ 279.25
Open Space Trust:	\$ 21,543.75
General Capital:	\$ 26,983.41
Affordable Housing:	\$ 6,074.50
Trust (Other):	\$ 853.69
Escrow:	4,168.20

**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 13, 2018.

---

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION – CHAP 159 – N.J.S.A. 40A 4-87 – SENIOR CITIZEN ACTIVITIES GRANT – COUNTY OF BERGEN DIVISION OF COMMUNITY DEVELOPMENT**

**RESOLUTION NO. 18-193  
AUGUST 13, 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.

**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 \$ 3,338.00 which is now available from Senior Citizen Activities Grant – County of Bergen Division of Community Development; and

**BE IT FURTHER RESOLVED**, that a like sum of \$3,338.00 is hereby appropriated under the caption

General Appropriations  
Operations Excluded from CAPS

State and Federal Programs Offset by Revenues  
Senior Citizen Activities Grant – County of Bergen Community Development

**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 13, 2018.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AWARDING FIREWORKS DISPLAY CONTRACT IN THE BOROUGH OF WOODCLIFF LAKE

### RESOLUTION NO. 18-194

AUGUST 13, 2018

**WHEREAS**, the Borough of Woodcliff Lake has identified the benefits of having a fireworks display to take place on Saturday, October 20, 2018 with a rain date of Saturday, October 27, 2018; and

**WHEREAS**, D&M Fireworks, LLC. with offices in Bally, Pennsylvania has been identified as having the expertise, equipment and experience necessary to perform this service for the Borough for the amount of Five Thousand Dollars (\$5,000.00) pursuant to the terms of the contract provided to the Borough; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) permits the awarding of contracts that fall below the bidding threshold to be done without competitive bids.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake authorizes the execution of the contract between the Borough and D&M Fireworks, LLC. for a fireworks display to take place on Saturday, October 20, 2018 with a rain date of Saturday, October 27, 2018 for the amount of Five Thousand Dollars (\$5,000.00) pursuant to the terms of the contract. Said contract shall be available for review with the Borough Clerk.

### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 13, 2018.

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING SOLICITORS LICENSE TO JERRY CAROPOLO FROM THE NO SUFFER SOCIETY

**RESOLUTION NO. 18-195  
AUGUST 13, 2018**

**WHEREAS**, Jerry Caropolo of The No Suffer Society, a New Jersey Nonprofit Organization has applied to the Borough Clerk's Office for a solicitor's license to request charitable donations for animal rescue; and

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

**WHEREAS**, the applicant has 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 Jerry Caropolo.

**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 13, 2018.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION PERMITTING A CATERING PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES IN THE CELEBRATION OF OKTOBERFEST IN THE BOROUGH OF WOODCLIFF LAKE

### RESOLUTION NO. 18-196 AUGUST 13, 2018

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake has identified the benefits to permit the sale of alcoholic beverages during the Borough's annual Oktoberfest celebration; and

**WHEREAS**, such sales, pursuant to a catering permit, is permitted with permission of the Mayor and Council and pursuant to the rules and regulations of the New Jersey Alcoholic Beverage Control Board and pursuant to the Code of the Borough of Woodcliff Lake; and

**WHEREAS**, Barrel and Brew with office located at 872 River Road, New Milford, New Jersey 07646 shall provide such vending of same and shall satisfy all the needs, requirements and rules of the New Jersey Alcoholic Beverage Control Board and the Code of the Borough of Woodcliff Lake to secure such permit; and

**WHEREAS**, Barrel and Brew has offered to donate 10% on sales of such sales to the Tri-Borough Ambulance Corp.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake grants its assent to Barrel and Brew of New Milford, New Jersey to secure a catering permit to allow the sale of alcoholic beverages during the Borough of Woodcliff Lake Oktoberfest celebration; and

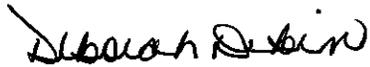
**BE IT FURTHER RESOLVED** that pursuant to N.J.S.A. 40A:5-29, the Tri-Borough Ambulance Corp. is permitted to accept the donation from Barrel and Brew; and

**BE IT FURTHER RESOLVED** that the Mayor and/or Borough Administrator and/or the Director of Parks and Recreation be and are hereby authorized and directed to execute any documentation necessary

in the furtherance of the application to the New Jersey Alcoholic Beverage Control Board for the necessary permit(s) and the Borough Clerk is directed to attest, to any documents necessary to facilitate same.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of August 13, 2018.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION ACCEPTING THE WOODCLIFF LAKE BASEBALL ASSOCIATION'S DONATION OF BATTING CAGES IN THE BOROUGH OF WOODCLIFF LAKE

### RESOLUTION NO. 18-197 AUGUST 13, 2018

**WHEREAS**, the Woodcliff Lake Baseball Association wishes to make an unconditional donation of improvements to the batting cages between Lockwood and Major Field; and

**WHEREAS**, the Woodcliff Lake Baseball Association acknowledges that any contractors utilized for these repairs shall be properly insured for both liability and workers compensation; and

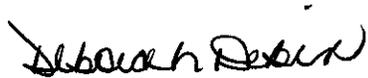
**WHEREAS**, pursuant to N.J.S.A. 40A:5-29, the Borough is authorized and empowered to accept such gifts; and

**WHEREAS**, accepting such gift does not create a contract between the Borough and vendor nor does the Borough of Woodcliff Lake assume responsibility for payment for services/materials.

**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, and the Borough Clerk to attest to any and all documents necessary to accept the Woodcliff Lake Baseball Association's donation and hereby grants permission to commence such repairs of/on Borough property.

**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 13, 2018.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING CONTRACT FOR THE PURCHASE OF FIELD LIGHTS FOR BAGLEY FIELD IN THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 18-198  
AUGUST 13, 2018**

**WHEREAS**, the Borough of Woodcliff Lake has recognized the need to purchase field lights for use at Bagley Field; and

**WHEREAS**, the Borough recognizes that the sport lighting systems at Bagley Field are manufactured by Mucso Sports Lighting ("Musco") of Oskaloosa, Iowa and that Musco is the sole provider of replacement materials for Musco lighting fixtures and does not have any authorized retailer that sells or services the materials the Borough requires; and

**WHEREAS**, Mucso Sports Lighting with offices in Oskaloosa, Iowa did provide a quote dated July 31, 2018 in the amount \$32,850.00 for such lights; and

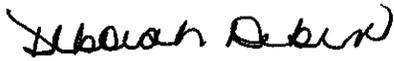
**WHEREAS**, Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) permits the awarding of contracts that fall below the bidding threshold without competitive bids and permits the awarding of contracts for the purchase of necessary equipment that is of a propriety or extraordinary nature .

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake authorizes the Mayor or Business Administrator to execute and the Clerk to attest to any documentation to contract with Mucso Sports Lighting to provide field lights pursuant to

their July 31, 2018 proposal in the amount of \$32,850.00.

**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 13, 2018.



---

**DEBORAH DAKIN  
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
Gadaleta			X			
Gross			X			
Hayes	X		X			
Herrington			X			
Singleton		X	X			
Belgiovine			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING CONTRACT FOR THE INSTALLATION OF LIGHTS AT BAGLEY FIELD IN THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 18-199  
AUGUST 13, 2018

**WHEREAS**, the Borough of Woodcliff Lake has recognized the need to install field lights at Bagley Field ; and

**WHEREAS**, the Borough sought quotes for such services; and

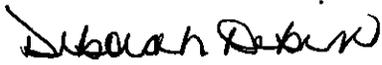
**WHEREAS**, GWE Contractor, LLC with offices at 150 Leuning Street, South Hackensack, New Jersey did provide the lowest of quotes at \$19,000.00; and

**WHEREAS**, Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) permits the awarding of contracts that fall below the bidding threshold without competitive bids.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake authorizes the Mayor or Business Administrator to execute and the Clerk to attest to any documentation to contract with GWE Contractor, LLC to perform maintenance/installation of field lights at Bagley Field for \$19,000.00.

**CERTIFICATION**

I, Debbie Dakin, 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 13, 2018.



---

**DEBORAH DAKIN  
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
Gadaleta			X			
Gross			X			
Hayes	X		X			
Herrington			X			
Singleton		X	X			
Belgiovine			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING CONTRACT FOR THE PURCHASE OF SIX (6) STORAGE SHEDS FOR USE BY THE BOROUGH AND VARIOUS BOROUGH GROUPS

**RESOLUTION NO. 18-200  
AUGUST 13, 2018**

**WHEREAS**, the Borough of Woodcliff Lake has recognized the need to purchase six (6) storage sheds to be utilized by various Borough groups that currently store equipment and supplies at the Old Barn ; and

**WHEREAS**, the Borough sought quotes for such; and

**WHEREAS**, Pleasant Run Structures with offices at 815 US Highway 202, South Neshanic Station, New Jersey did provide the lowest of quotes at \$17,034.00; and

**WHEREAS**, Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) permits the awarding of contracts that fall below the bidding threshold without competitive bids.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake authorizes the Mayor or Business Administrator to execute and the Clerk to attest to any documentation to contract with Pleasant Run Structures to supply the sheds for \$17,034.00.

**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 13, 2018.



---

**DEBORAH DAKIN  
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
Gadaleta			X			
Gross			X			
Hayes	X		X			
Herrington			X			
Singleton		X	X			
Belgiovine			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING CONTRACT TO PURCHASE ONE (1) NEW 72" BACE DOWNSTROKE BALER IN THE BOROUGH OF WOODCLIFF LAKE

### RESOLUTION NO. 18-201 AUGUST 13, 2018

**WHEREAS**, the Borough of Woodcliff Lake has recognized the need purchase one (1) new 72" BACE Downstroke Baler for use with the Borough Department of Public Works; and

**WHEREAS**, the Borough sought quotes for such equipment; and

**WHEREAS**, Recycling Equipment Corporation with offices at 831 West 5<sup>th</sup> Street, Lansdale, PA did provide the lowest of quote dated August 8, 2018 at \$18,100.00; and

**WHEREAS**, Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) permits the awarding of contracts that fall below the bidding threshold without competitive bids.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake authorizes the Mayor or Business Administrator to execute and the Clerk to attest to any documentation to contract with Recycling Equipment Corporation to purchase one (1) new 72" BACE Downstroke Baler for \$18,100.00 pursuant to the terms and specifications of their August 8, 2018 quote.

**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 13, 2018.



---

**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
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**RESOLUTION AUTHORIZING A REFUND OF OVERPAYMENT OF TAXES  
RESOLUTION NO. 18-202  
AUGUST 13, 2018**

**WHEREAS**, the property tax on the following parcel were overpaid by property owners;  
and

**WHEREAS**, this has resulted in the overpayment of property tax on this parcel by \$1301.25; and

**WHEREAS**, the owners of the property listed have requested a refund of overpayment.

**NOW, THEREFORE, BE IT RESOLVED**, BY THE Mayor and Council of the Borough of Woodcliff Lake, that the Tax Collector and/or CFO be authorized to refund the overpayment of \$1301.25 to the owner listed below:

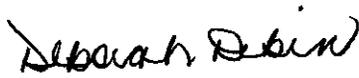
B/L	OWNER	AMT.	REASON
303.02/1/C0501	WALD	\$1301.25	DUPLICATE PAYMENT

PAYMENT MAILED TO:

**WALD ESTELLE & STEPHEN  
15 WINFIELD DRIVE  
WOODCLIFF LAKE, NJ 07677**

**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 13, 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 funds are available for the purchase.

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**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
Gadaleta			X			
Gross			X			
Hayes	X		X			
Herrington			X			
Singleton		X	X			
Belgiovine			X			
Mayor Rendo						

**RESOLUTION AUTHORIZING ALCOHOLIC BEVERAGE PERSON-TO-PERSON AND PLACE-TO- PLACE TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE FROM GOOD MARKET CORPORATION TO BB TICES CORNER, LLC**

**RESOLUTION No. 18-203  
 AUGUST 13, 2018**

**WHEREAS**, an application has been filed for a person-to-person and place-to-place transfer of Plenary Retail Consumption License, 0268-33-001-009, hereto issued to BB Tices Corner LLC, for premises located at 453 Chestnut Ridge Road, Unit 23C, Woodcliff Lake, New Jersey; and

**WHEREAS**, the submitted application for is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

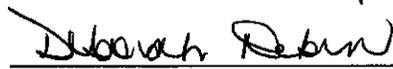
**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

**WHEREAS**, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business;

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodcliff Lake Governing Body does hereby approve, effective August 13, 2018, the transfer of the aforesaid Plenary Retail Consumption License to BB Tices Corner, LLC, 453 Chestnut Ridge Road, Unit 23C, Woodcliff Lake, New Jersey, and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to BB Tices Corner LLC, effective August 13, 2018.

**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 13, 2018.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

**RESOLUTION AUTHORIZING THE BOROUGH ENGINEER, NEGLIA ENGINEERING ASSOCIATES, TO PERFORM CONSTRUCTION MANAGEMENT SERVICES FOR THE BROOKVIEW DRIVE OUTFALL REPAIR AND BANK STABILIZATION PROJECT**

**RESOLUTION NO. 18-204  
AUGUST 13, 2018**

**WHEREAS**, there is a need to perform construction management services to oversee the repair of a damaged storm water outfall and bank stabilization project along the brook at, on and around 77 Brookview Drive; and

**WHEREAS**, the Borough Engineer, Neglia Engineering Associates ("Neglia Engineering") has submitted engineering estimates to perform such service for a sum not to exceed Nineteen Thousand Seven Hundred and Fifty Six and 00/100ths (\$19,756.00) Dollars in a proposal dated August 10, 2018.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake hereby approves and authorizes the Borough Engineer, Neglia Engineering, to provide the proposed engineering services for a sum not to exceed \$19,756.00, as set forth in their proposal dated August 10, 2018.

**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 13, 2018.

*Deborah Dakin*

**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**