



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
SEPTEMBER 4, 2018
7:15 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

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

RESOLUTION AUTHORIZING HOLDING OF CLOSED SESSION

**RESOLUTION NO. 18-205
SEPTEMBER 4, 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:

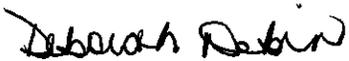
1. Personnel Matters/Contracts
2. Litigation Update

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 September 4, 2018.



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

APPROVAL OF MINUTES

Motion to approve the August 13, 2018 Minutes (Open) was made by Council President Belgiovine, 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 August 13, 2018 Minutes (Closed) was made by Council President Belgiovine, second by Councilman Singleton, and approved by Council President Belgiovine,

Councilwoman Gadaleta, Councilwoman Gross, Councilwoman Hayes, Councilwoman Herrington and Councilman Singleton.

MAYOR'S REPORT

Mayor Rendo stated that Council President Belgiovine (Acting Mayor while Mayor Rendo was in Italy) won \$10,000.00 in the Mayor's Charity Golf Tournament and donated the proceeds to the Hackensack River Keeper. Mayor Rendo stated that he had the pleasure of attending an event sponsored by Congressman Gottheimer. Congressman Gottheimer recognizes individuals in a community as hometown heroes. One of our nominees and people that received an award was Gail Sammit. Gail started the 5K run for her husband who died of melanoma. Councilwoman Herrington stated that the foundation is called Mark the Spot.

Mayor Rendo stated that Montvale has voted to conduct a study on the school funding formula to see if Montvale residents will save any money in the new funding formula. We as a Borough voted to postpone the October 2nd vote to see if Montvale will join us in the school funding formula litigation. Either way we will move forward with the Referendum next year. We have been subsidizing Hillsdale and River Vale for many years. We send the least amount of students to the high school but pay the most amount of money.

The Chabad litigation is moving forward.

ADMINISTRATOR'S REPORT

We continue to proceed with different work at Galaxy Gardens. There was a small amount of asbestos found in the building and that has been remediated.

The company is moving forward with the upgrading of the gas lines within town. We were hoping that Woodcliff Avenue would be done before school started. However, it took a little longer for them to get a road opening permit from the County so that road should be starting shortly. They will work around the school schedule as much as possible. Most of the streets around the school have been done. Our engineers are finalizing the information to go out for bid for our road program.

We are looking to donate our old fire engine to Bergen County. We bought a new fire engine approximately 18 months ago. We had looked at possibly utilizing the body of that engine for DPW. After extensive research, that is not going to work. The County trains all of the fire fighters including ours. They also utilize that equipment in case a fire truck is down. We work closely with them on several things and we thought it would be a good use.

We also have a Resolution on the Agenda for the transitioning for the next Chief of Police. As you all know that will be Lt. Burns and hopefully everyone is in agreement with that.

Councilwoman Gadaleta asked about the maintenance of the fields at the school. Mr. Padilla

stated that the agreement states that we do certain upgrades and the cutting of the grass is the responsibility of the school. There has been coordination but there needs to be more. Councilman Singleton stated that the cutting of all fields is a full-time job for one person. Administrator Padilla stated that we keep acquiring property and that property needs to be maintained. We have our ballfields and we recently received some concerns that we should be maintaining them even more. As of today we have 12 DPW workers and 2 are out injured right now. We don't have a dedicated field/operations staff. Council President stated that we should have a discussion with the Board of Education regarding the field maintenance. Maybe it means that we pick up an additional employee for DPW. Councilwoman Hayes stated that there are 6 fields. Three fields are at Old Mill and three fields at Learning Lane. Those have been around for a while. What has changed with DPW's work load? Council President stated that they used to have 15-16 employees and we are down to 12 with 2 of them out. Councilwoman Hayes asked how long ago they were at 15-16 employees. Council President Belgiovine replied maybe 15 years ago. Council President Belgiovine stated that we used to have more employees at Borough Hall as well. Mr. Padilla stated that our work force has gone down. Councilwoman Herrington stated that maybe we need to ask Ray to come to us with ideas of what he is looking for going forward. In an ideal world, how would his department look? Council President Belgiovine stated that the fields themselves have been a historical issue between our DPW and the school. There is some discussion of how the fields are cut and if they are cut correctly. Mr. Padilla stated that for the future we are going to have Galaxy Gardens and VFW. These are additional properties that are going to require maintenance and upkeep. Councilwoman Gadaleta also stated that we will have the walkways coming up. Councilman Singleton agreed with Councilwoman Herrington that DPW needs to come in with a plan. We just can't add employees. Ray needs to come in with a plan and in needs to make sense. Our young kids play on these fields and they should be immaculate. We need to do something there. Collectively, we need to do a better job. Mr. Padilla stated that he will sit down with the DPW Superintendent, Foreman and Lead Man and ask for a plan going forward. Council President Belgiovine stated that we had a truck go down over the weekend at DPW and they were able to get it cleaned up and repaired. We don't send out a lot of vehicles. Mr. Padilla stated that we are going to need to hire more people. Councilwoman Herrington stated that Ray has been in this position now for almost 2 years. With 2 years under his belt, let's find out what a long term plan is for the department. Is there a facelift that needs to be done? Councilwoman Hayes stated that he has the history so there are some things that have changed and done differently and maybe more that need to be changed so Ray has that history and let's ask him to share it with us. Councilwoman Gadaleta stated that she and Council President Belgiovine, as Council Liaisons, met with Ray and Administrator Padilla a few times and they have another meeting planned in 2 weeks. At that future meeting, they will tell him that we are all interested in improving, but we need to hear from him what the best way to go is and have Ray come into a Mayor and Council meeting and present.

Councilwoman Gadaleta asked Mr. Padilla how many new sheds we have and who is using them. Mr. Padilla replied that we have 6. The plan was to empty out the barn. There are several associations that have items in the barn. There is a "boys basketball" section but only had soccer stuff in there so it might be mislabeled. There is one that says girls' basketball, girls' softball, and a lot of stuff for Woodcliff Lake Education Foundation. Baseball took over the field house and

has their stuff stored there. Council President Belgiovine stated that the idea was to get a shed for the association that had cages in the barn so they could get their stuff out of the barn. A lot of their stuff is field use and it would make more sense to have the stuff in a shed up at the fields. Councilwoman Hayes asked if we knew when stuff would be moved out of the barn. Mr. Padilla replied that Mr. Eyerman is finalizing an agreement with the associations of rules that need to be followed. Hopefully some time in November. The association will be responsible for their shed to maintain. All sheds need to look uniform long term.

COUNCIL MEMBERS' REPORTS/COMMENTS

Councilwoman Herrington stated that if anyone was involved with the Community Garden this year it was successful. If you haven't gone to pick your produce, please go do so. If you are done with your garden, please clean it up and make your space ready for the person that will be using it next year for the lottery system. We recently submitted something to the DEP for the walkway. That application went into the DEP and should have a 90 day turnaround. The walkway project is not dead and still moving. Evan put in a lot of extra work behind the scenes between the last 2 meetings to make it come together. Much appreciation to Evan for doing that. Councilwoman Herrington stated that Chief Jannicelli is going to be retiring sometime in the future and has had over 40 years with our force and has made a huge commitment to the town. He will be sadly missed in this town. Lucky for us, we have a great candidate to come in to replace Chief Jannicelli and that is Lieutenant John Burns. There have been several people through the process but this is the selection. We have a great police department and we are very excited to have John Burns moving into a transition into a leadership role.

Councilwoman Gross stated that Parks and Recreation had a great summer at the pool. We ended it with 670 people on Labor Day. The 9/11 ceremony will be held at Lockwood Field at 7:00 PM. The Oktoberfest is slated for October 20th with a rain date of October 27th. We are looking for local craft vendors to have there. It will also be joined with the Breast Cancer Awareness. The Halloween celebration will be on the 27th of October with a rain date of the 28th at the Lydecker property.

Mayor Rendo stated that the boys 12U baseball team did very well in Cooperstown. Out of 102 teams they finished 40th.

Councilwoman Gadaleta thanked Tom and the Borough attorney's firm for taking the time to prepare weekly summaries. It is a huge help and appreciated. Councilwoman Herrington agreed that it is a huge improvement of communication.

Council President Belgiovine stated that there was a piece of equipment that broke down over the weekend that caused us to shut down the ecology center an hour early. Mr. Belgiovine thanked Chris Behrens for stepping up and taking care of it. DPW is short staffed and he will be meeting with Councilwoman Gadaleta and Ray Blackton to try and address some of the issues going forward.

ORDINANCES

Public Hearing

Ordinance 18-10

VFW Property Overlay Zone

MOTION to adopt Ordinance 18-10 was made by Council President Belgiovine, second by Councilwoman Gadaleta.

MOTION to open to the public on Ordinance 18-10 was made by Council President Belgiovine, second by Councilwoman Gadaleta and unanimously approved.

Craig Marson, Woodcliff Lake, asked how a veteran is defined, how many units are anticipated and children and age restrictions. Mayor Rendo replied that there are 12 units. Council President Belgiovine stated that he does not have the definition of a veteran but would assume that there is a formal definition of someone who has been in the military. Attorney Eyerman replied that the Veterans Administration sets up a definition of what they consider a veteran. Mr. Marson stated that the definition should be attached to the ordinance. Councilwoman Gadaleta asked Mr. Eyerman if he could get the definition for Mr. Marson. Councilwoman Herrington stated that Mr. Marson has a point. Whatever that definition is, could be amend this ordinance to refer to that. Mr. Eyerman stated that it is an easy fix and will find a way to include it. Mr. Marson asked about children and age-restrictions. Mr. Belgiovine replied that it is open to veterans and their families. Mr. Padilla stated that we are most likely going to work with the Bergen County Housing Authority on this. Mr. Marson asked how the housing would be allotted. Mayor Rendo explained that there is an application that has to be filled out and submitted to our Affordable Housing Consultant. There is a waiting list for affordable housing in Bergen County. Mr. Marson asked who makes the final decision and if it is someone on the Council that gets to make a decision. He was told that the Affordable Housing consultant makes the decision.

Alex Couto, Woodcliff Lake, asked if the Affordable Housing Committee is county-wide or within the town. Mayor Rendo replied that the Committee is made up of himself, 2 council members, Woodcliff Lake residents, Planning Board member, Borough planner and our Affordable Housing Consultant. Mr. Couto asked how often they meet. Mayor Rendo replied that they try and meet once a week. It is a Committee not a Board so minutes are not on the website. Mr. Couto stated that he has a concern with the 15 foot front setback. Councilwoman Gadaleta stated that once a plan is developed, a representative from the Bergen County Housing Board would come in to answer any questions and/or concerns. Councilwoman Hayes stated that at the last Planning Board meeting that had heard some concerns regarding the front yard 15 feet. It was her understanding that they might not necessarily max the coverage. The size of the property is irregular and hard to work with and it is more than likely that they are not going to take advantage of all 3 parameters at the same time. Mr. Preiss wanted to give the builder some flexibility so it would be more pleasing.

Councilwoman Hayes stated that she just saw something that caught her eye and asked Mr. Eyerman to help her out on it. On the first page on the bottom, Chapter, Title, Age Restricted Housing Overlay. Is it age restricted and veteran? Mr. Eyerman stated that it was a typo.

held at Tice Center. The downside is that it cannot be televised. In some ways it could be crowded at Borough Hall there are people that can watch it at home and decide if they want to come down. There is more exposure sometimes if the meeting is here at Borough Hall. Mr. Marson stated that he expects a much larger crowd. Mayor Rendo stated that when you are thinking towards the future and if there are any issues concerning litigation, we want to have exactly what was said and presented verbatim on the record. That is very important. Councilman Singleton agreed with Mayor Rendo. The attorney for the Zoning Board has to address these issues.

Josephine Higgins, Woodcliff Lake, stated that DPW also has the property on Broadway, Hathaway property, Galaxy Gardens, etc. Mrs. Higgins suggested that we might want to go out for bids for the maintenance of the fields. Mrs. Higgins also stated that she thinks that John Burns will make an excellent Chief of Police. Mrs. Higgins also stated that a lot of people are complaining about the noise and level of the airplanes. Council President Belgiovine stated that we were told by the FAA that there is nothing that could be done. Councilwoman Herrington stated that we were given a 1-800 number that she calls frequently on Sunday nights just to let them know that they are flying a little low. You could call them and log your complaint. At some point when we had the conversation they said we don't have any complaints from Woodcliff Lake. The number is on the website and we suggest everyone calls. They are supposed to be logging in the complaints. Mayor Rendo stated that he did attend several FAA meetings at Teterboro last summer and addressed the committee. Mahwah and Hackensack were well represented with hundreds of residents and the Mayor of Woodcliff Lake. Mrs. Higgins thanked the Borough for having a 9/11 ceremony.

Bert Taylor, Woodcliff Lake, stated that when you speak about DPW, you also have people that are out on vacations and sick. Twelve people is not enough. Mr. Taylor stated that he sent an email to everybody so everyone can remember that we have 4-footed residents in this town too and they are scared to death of fireworks. There have been cats and dogs that have been known to go through glass windows because they get so afraid of it. Council President Belgiovine stated that the fireworks only last approximately 15 minutes.

Ann Marie Borrelli, Woodcliff Lake, stated that she wanted to discuss the beautification of Broadway. Last time she was here she was asked about what she envisions for Broadway. She was not prepared to articulate those thoughts at the last meeting but wanted to share them this evening. What she envisions is not a line of apartment buildings. This becomes a town like every other town and would like Woodcliff Lake to stay charming. In between Highview and Prospect is the hub of the train station area. Imagine if that was a quaint section of little shops, outdoor dining and charming. She was recently at a cafe in Connecticut that looked like a library inside. The owner had set it up that books were all over the place inside. When you ate there you could help yourself to a book and anyone that had purchased a dinner could take home 3 free books. What a great concept! We don't have a library and this might be awesome. If we had some pretty street lamps, park benches and some nice landscaping and enjoy the serenity.

Alex Couto, Woodcliff Lake, stated that he agreed with Mrs. Higgins about going out to bids for field maintenance. Mr. Couto also stated that maybe Suez would beautify their property in Woodcliff Lake by putting in some park benches and street lamps. Mayor Rendo stated that he is looking into this and asked our Code Official Nick Saluzzi to look into who else owns property besides Suez. Mr. Couto stated that he is concerned about notifications. The residents are not getting the Agendas in a timely fashion. Clerk Dakin responded that the person who put the items on the website was on vacation and that is why the Agenda was not put up until today. Clerk Dakin explained that the Agenda goes up on the website normally on Friday. Mr. Couto asked if it could be done earlier. Mr. Padilla stated that they normally go out on Friday and we are working to get it done by Thursday. The problem is that things are given to us late and then the Agenda keeps getting revised then. Mr. Couto asked if the Mayor and Council and Planning Board meetings could be spread out so that the Planning Board meeting is not right after the Mayor and Council meeting. Mr. Padilla stated that the Planning Board meets the first Tuesday of the month and sets their own Agenda. Mr. Couto stated that these are controversial matters and the residents need to get involved. Council President Belgiovine replied that he believes we have done a very good job in notification. We have improved communication and transparency leaps and bounds over the last 4-5 years. We post everything up on the website. If you are signed up to get notifications, you get an email when the Agenda is posted. Council President Belgiovine also stated that we must have a complete Agenda before posting. We have to get the information from the Borough attorney, individual Council members, department heads, administrator, clerk, engineer and planner. There is a lot to finalize an Agenda. We also have to get a bills list from the finance department for the Agenda. Mr. Padilla explained that Ordinances require two meetings. The first meeting is for introduction. After it is introduced the Clerk publishes it in The Record and The Ridgewood News. The second meeting is for a public hearing and at that point is open to the public.

Ann Marie Borrelli, Woodcliff Lake, stated that perhaps we could look into a grant writer that could help find some money for projects. Mayor Rendo responded that we do have a grant writer and so far secured close to \$1.7 million worth of grants. Mayor Rendo explained that the grant money received is for public access and Borough owned properties. We cannot ask for a grant to put benches on Suez property because it is a private entity. Ms. Borrelli asked if there was a plan to form a Broadway Beautification Committee. Mayor Rendo replied that we have an informal Broadway Committee that reviews development applications that come into the Borough. Councilwoman Hayes asked Mayor Rendo to say it one more time for her that we have a Committee to review applications that come in from potential developers or inquiries. Mayor Rendo replied that it is for inquiries. For example, we recently had a Borough resident who is interested in buying the halfway house on Broadway. He wanted to purchase it for a non-for-profit for taking of animals such as dogs and cats from shelters and placing them from that organization to different locations. They wanted to build that property as a Victorian style house where they could fit their administrative offices. Once a realtor contacted him that this person is interested in purchasing this property, he contacted the Committee, the Committee met and they give advice. The Committee is only an advisory board. Mayor Rendo stated that the Committee is made of mainly of residents from the east side. Councilwoman Herrington asked who was on the Committee. Mayor Rendo replied Mr. Marson, Cheryl Dispoto, Hasmig Yetemian,

and Michael Fritz. Councilwoman Herrington asked Mr. Marson if he attended this meeting. Mr. Marson replied yes.

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

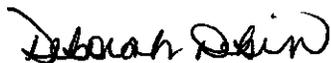
CONSENT AGENDA

MOTION to approve the Consent Agenda was made by Councilwoman Gadaleta, second by Council President Belgiovine 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 9:55 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR
Borough Clerk

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 MULTI-UNIT 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 multi-unit 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 a 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 § 380-11A.1 Veterans Affordable Housing Overlay District (AH-VO)

§ 380-11A.1 Intent.

The intent of this overlay zone is to permit the development of an affordable veterans multi-unit 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. Such homes shall be made available to Veterans as defined by the United States Department of Veterans Affairs.

§ 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 multi-unit housing units are principal permitted uses.
- C. Accessory uses and structures associated with veterans affordable multi-unit 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 multi-unit housing development in the AH-VO 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.

§ 380-11A.5 Other requirements.

Veterans' affordable multi-unit 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 4. This ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.

Date: September 4, 2018
Attest: Deborah A. 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 interest 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 multi-unit 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 multi-unit 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 multi-unit housing units, as defined in this chapter, are principal permitted uses.
- C. Accessory uses and structures associated with age-restricted multi-unit 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 36 feet and (3) three stories. If parking may be provided beneath the building fully below grade and not constitute a story for the purpose of determining the maximum number of permitted stories.
- 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.

§ 380-57A.4 Site Plan and Building Guidelines

Age-restricted multiunit development in the ARHO-2 District 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 free-standing 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. Sidewalks. Sidewalks shall be provided along the frontage of all public streets upon with the property fronts.
- D. 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.
- E. 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.

F. **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: September 4, 2018

Attest: Deborah A. 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			
Gross			X			
Hayes	X		X			
Herrington			X			
Singleton			X			
Belgiovine		X	X			
Mayor Rendo						

RESOLUTION AUTHORIZING HOLDING OF CLOSED SESSION

**RESOLUTION NO. 18-205
SEPTEMBER 4, 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. Litigation Update

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 September 4, 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		X			
Gross			X			
Hayes			X			
Herrington			X			
Singleton			X			
Belgiovine		X	X			
Mayor Rendo						

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

RESOLUTION NO. 18-206 SEPTEMBER 4, 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 8/15/2018	\$ 409.36
Payroll Released 8/31/2018	\$192,277.34

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:	\$2,112,537.06
Animal Control:	\$ 15.60
General Capital:	\$ 34,652.33
Escrow:	\$ 838.35

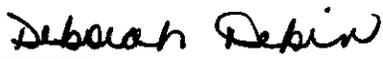
CERTIFICATION OF FUNDS

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 September 4, 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

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

RESOLUTION AUTHORIZING A REFUND OF OVERPAYMENT OF TAXES

RESOLUTION NO. 18-207

SEPTEMBER 4, 2018

WHEREAS, the property tax on the following parcel were overpaid by Pulte Homes and by the mortgage company; and

WHEREAS, this has resulted in the overpayment of property tax on this parcel by \$4039.32; and

WHEREAS, Pulte Homes of NJ, LLC listed below have 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 \$4039.32 to Pulte Homes of NJ, LLC.

B/L	Prior owner	AMT.	REASON
303.02/1/C0403	Pulte Homes, LLC	4039.32	DUPLICATE PAYMENT

PAYMENT MAILED TO:
Pulte Homes of NJ, LLC
150 Allen Road #303
Basking Ridge, NJ 07920

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 September 4, 2018.

A handwritten signature in black ink that reads "Deborah Dakin". The signature is written in a cursive style with a horizontal line underneath it.

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

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 18-208

SEPTEMBER 4, 2018

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

**VALLEY CHABAD
100 OVERLOOK DRIVE
WOODCLIFF LAKE, NJ 07677
\$838.35**

WHEREAS, the Borough Construction Code Official, Borough Engineer and Zoning Board attorney 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 \$838.35 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 September 4, 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

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

**RESOLUTION AUTHORIZING A REFUND OF OVERPAID TAXES CAUSED BY TAX COURT JUDGEMENT
DOCKET NO. 000205-2009 FOR THE YEAR 2007**

**SEPTEMBER 4, 2018
RESOLUTION NO. 18-209**

WHEREAS, the owners of Block 1906 Lot 3.01, 197 Pascack Road. Woodcliff Lake New Jersey has been successful in their appeal to The Tax Court of New Jersey and having agreed upon a settlement adjusting their assessed value as follows:

<u>2007 Assessment from Tax Duplicate</u>	<u>Tax Court Judgment</u>
239,300.00 LAND	0 LAND
0 IMPROVEMENTS	0 IMPROVEMENTS
<u>239,300.00 TOTAL ASSESSMENT</u>	0 <u>TOTAL ASSESSMENT</u>
\$4738.14 taxes paid	

WHEREAS, this has resulted in their overpaying their property tax for the year **2007** in the amount of **\$4738.14**; and

WHEREAS, they have been awarded this judgment and therefore are entitled to a refund.

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 **\$4738.14** for the year **2007** to the owner of record **Barbara S. Smith c/o Kenneth Rush, Attorney**

**MAIL VOUCHER TO:
DILorenzo & RUSH
ONE UNIVERSITY PLAZA
SUITE 210
HACKENSACK, NJ 07601**

PAY BY: October 19, 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 September 4, 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		X			
Gross			X			
Hayes			X			
Herrington			X			
Singleton			X			
Belgiovine		X	X			
Mayor Rendo						

RESOLUTION AUTHORIZING THE DONATION OF FIRE ENGINE TO THE COUNTY OF BERGEN

**RESOLUTION NO. 18-210
SEPTEMBER 4, 2018**

WHEREAS, with the purchase of the new Saber pumper truck, the Borough of Woodcliff Lake owns certain personal property, to wit, a 1990 Pierce Arrow 1500 GPM Pump with 750 gallon tank fire engine with Vin No.: MG82XY4P1CT02G1MA000109, that is no longer needed for public use and has been out of service with the department for over 16 months; and

WHEREAS, the Borough of Woodcliff Lake, pursuant to N.J.S.A. 40A:11-36(2) may by resolution donate public safety and public works vehicles and equipment to assist other local government agencies that have a need for such vehicles, trucks and equipment which includes public safety and fire fighting vehicles and equipment; and

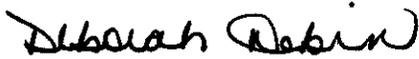
WHEREAS, the County of Bergen has the need for a fire engine and the Borough of Woodcliff Lake desires to assist the County of Bergen by donating the fire engine referenced above.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Borough Council of the Borough of Woodcliff Lake authorizes the donation of the 1990 Pierce Arrow 1500 GPM Pump with 750 gallon tank with Vin No.: MG82XY4P1CT02G1MA000109 fire engine to the County of Bergen and the Mayor, Borough Administrator and/or Chief Financial Officer shall execute and the Borough Clerk shall attest to any documentation necessary to facilitate same; and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be forwarded to the Clerk of the County of Bergen.

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 September 4, 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		X			
Gross			X			
Hayes			X			
Herrington			X			
Singleton			X			
Belgiovine		X	X			
Mayor Rendo						

RESOLUTION APPOINTING RALPH MAURRASSE AS THE WOODCLIFF LAKE FIRE PREVENTION INSPECTOR

RESOLUTION NO. 18-211
SEPTEMBER 4, 2018

WHEREAS, Borough of Woodcliff Lake has recognized the need to hire a Fire Prevention Inspector;
and

WHEREAS, the Borough of Woodcliff Lake has determined that Ralph Maurrasse possesses the necessary skills and experience to hold the position.

NOW THEREFORE, BE IT RESOLVED, that Ralph Maurrasse is appointed as Fire Prevention Inspector with the Borough of Woodcliff Lake in accordance with the policies of the Borough of Woodcliff Lake and the laws of the State of 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 Mayor and Council at the meeting of September 4, 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		X			
Gross			X			
Hayes			X			
Herrington			X			
Singleton			X			
Belgiovine		X	X			
Mayor Rendo						

RESOLUTION REQUIRING THE TRANSITION FOR THE NEXT CHIEF OF POLICE OF THE WOODCLIFF LAKE POLICE DEPARTMENT IN THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 18-212 SEPTEMBER 4, 2018

WHEREAS, the Borough's Appropriate Authority/Police Committee has conducted the promotional process for the next Chief of Police of the Borough of Woodcliff Lake Police Department and has identified and will recommend Woodcliff Lake Police Lt. John Burns as the best candidate for the position; and

WHEREAS, it is necessary to have a smooth evolution to new leadership and begin the transition process for Chief of Police.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that Police Chief Anthony Jannicelli shall begin working with Lt. John Burns to facilitate the transition for the next Chief of Police of the Borough of Woodcliff Lake Police Department.

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 September 4, 2018.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK