



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
MARCH 20, 2017
6:00 PM**

CALL TO ORDER

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

ROLL CALL

Council President Thomas Panso asked for a roll call. Council members Gadaleta, Hayes, Herrington and Panso were present. Administrator Tomas Padilla and Borough Clerk Debbie Dakin were also present. Mayor Carlos Rendo arrived at 6:10 PM, Borough Attorney Ron Dario arrived at 6:10 PM, Councilman Paul Piantino arrived at 6:20 PM and Councilman Corrado Belgiovine arrived at 6:30 PM.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

CLOSED SESSION

Resolution No. 17-82

Resolution Authorizing the Holding of Closed Session

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

RESOLUTION AUTHORIZING HOLDING OF CLOSED SESSION

RESOLUTION NO. 17-82

MARCH 20, 2017

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

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

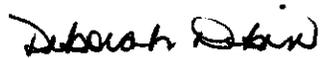
1. Risk Management Strategies
2. COAH Litigation
3. Galaxy Gardens
4. Personnel Matters
5. RLUIPA Litigation

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 March 20, 2017.



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

PRESENTATION OF CERTIFICATES

- Snowman Contest Winners

APPROVAL OF MINUTES

Motion to approve the Minutes of March 6, 2017 (Open Session) was made by Councilman Piantino, seconded by Councilwoman Herrington and approved by Councilwoman Gadaleta,

Councilwoman Hayes, Councilwoman Herrington, Councilman Piantino and Council President Panso. Councilman Belgiovine abstained.

Motion to approve the Minutes of March 6, 2017 (Closed) was made by Councilman Piantino, seconded by Council President Panso and approved by Councilwoman Gadaleta, Councilwoman Hayes, Councilwoman Herrington, Councilman Piantino and Council President Panso. Councilman Belgiovine abstained.

Councilman Belgiovine stated that he wanted to mention one thing with regards to the Minutes. Mr. Belgiovine stated that he thinks Debbie has been doing an excellent job with getting these minutes up. It is actually the next meeting that we are getting these approved and he knows that over the last 4 years it wasn't that way and he wants to commend her on such a great job. Clerk Dakin thanked Councilman Belgiovine for his comments. Councilwoman Herrington stated that the minutes are very detailed and it really makes it easier to remember things.

MAYOR'S COMMENTS

Mayor Rendo stated that last week he forgot to wish everyone a Happy Saint Patrick's Day but since it is still in March and it was Saint Patrick's weekend, he wishes everyone a Happy Saint Patrick's Day and congratulations to everyone who did celebrate. It is a wonderful tradition.

Our Construction Code Official sent a letter regarding 55 Woodcliff Avenue. This is a property that is abandoned in real bad shape. We are putting them on notice and we are moving forward with correcting those violations on that property. Everyone agreed that it is an eyesore and we are looking at different measures to take to enforce it.

Many residents asked for an update on the Affordable Housing litigation. On March 16, 2017 Mayor Rendo attended the mediation along with Council President Panso, Councilman Belgiovine, Marc Leibman, Planning Board Attorney and Richard Preiss, COAH Planner. Mr. Leibman met with Judge Toskos and the Special Master was on the phone as well as Fair Share Housing's attorney. The Judge wanted to see where we were and our plan. This was mostly a status conference. Mr. Leibman gave a synopsis of everything that the Borough has done to meet our Affordable Housing obligation. The Judge was impressed with all of our efforts. They would like to see a settlement of this. This Judge did point out that a lot of municipalities have settled. If we don't settle we go to trial and attorney fees may be awarded to the winning party. He ordered us to come back April 27, 2017. Prior to that meeting he ordered a Court Mandated Mediation with us, Fair Share and the Special Master to see where we are with our plan.

Mayor Rendo stated that he is going to try something a little different. He sees the struggles that a lot of municipalities are going through with this. This is a Supreme Court mandated directive that we must build affordable housing. We are trying to do the best we can for our municipality. We uploaded to our website all of the documents that have been presented to the court. We had a community meeting at the Tice Center where 125 people showed up. Mayor Rendo stated that he thinks it is important for our community to get involved. This Administration believes in

transparency and would like to continue being transparent. Mayor Rendo is going to appoint a Mediation Community of Council members and residents to go to the Court mandated mediation before Judge Toskos. We could present our position and hear what their position is. Mayor Rendo would like to appoint the President of the Reasonable and Responsible Neighbors Association, Cheryl Dispoto. Additionally, Mayor Rendo would like to appoint a member from the Board of Education. It has been said that a lot of people are concerned regarding the influx of students that could come to this municipality. Mayor Rendo believes the Board of Education should have a voice at the table. Mayor Rendo would like to appoint Bob Nathin, should he accept. Also, the ones that might be impacted a lot by this is the people on the east side so Mayor Rendo would like to appoint Craig Padover to the Committee as well as Councilman Piantino, Council President Panso and Councilwoman Hayes. This would enable the residents to get involved in the actual process.

Councilman Piantino stated that he feels privileged to be a part of that Committee. He thanked the Mayor for the appointment and looks forward to hopefully serving with Mrs. Dispoto, an attorney and trained lawyer. Mr. Nathin has a lot to offer. They served on the Board of Education together. He has many, many years of commercial real estate experience. If he watching, Councilman Piantino strongly urges him to accept the Mayor's nomination for this Committee. Councilman Piantino stated that he does not know Mr. Padover but certainly is looking forwarding to meeting him and working with him. Of course, it is always a privilege to serve with Council President Panso and Councilwoman Hayes. Councilman Piantino believes that collectively they will get the job done in mediation.

COUNCIL MEMBERS' REPORTS/COMMENTS

Council President Panso stated that opening day for baseball is April 29, 2017. The Easter Egg Hunt is April 15, 2017. New to the Borough is the Woodcliff Lake Mayor's Wellness Challenge. This is a walking program that will be done at Wooddale Park beginning May 6, 2017 to June 4, 2017. If anyone is interested in walking for wellness, all of the information is on the Park and Recreation website. You can register on that website and participate. Councilman Belgiovine stated that this is for 8 Saturdays in a row and the goal is to get 2 million steps. Councilman Belgiovine stated that the Mayor will be leading the walk. Mayor Rendo stated that it will be a very slow walk. Councilman Herrington stated that with all of the training the Mayor will be able to do the 5K.

Council President Panso stated that this past weekend the Park and Recreation department donated 56 beach towels to the Bergen County Animal Shelter. The towels will be put to good use at the shelter.

Councilman Belgiovine stated that the seasonal applications will be up at the end of this month for the camp counsellors, the counsellors in training, gate attendants and lifeguards. You are encouraged to check Facebook and the community news. The pool, tennis and camp registration for 2017 is now open on Community Pass. For any golf memberships, we do not run that through Community Pass. It is run directly through Old Tappan. Please call Old Tappan directly and sign

up with them at the resident rate.

Mayor Rendo asked that we reach out to Old Tappan to see they could do an Open House for Woodcliff Lake residents.

Councilwoman Hayes stated that she loves that this Mediation Committee is being put together. She has been following this COAH issue and has been getting a lot of questions from residents. She is very glad to be a part of that and absolutely accepts and is looking forward to working with everyone. Councilman Hayes stated that she received an email from a resident over by the reservoir for 29 Old Pascack Road because of the disrepair. Administrator Padilla stated that he will follow up on this. Councilwoman Hayes stated that there is a Resolution on the Agenda tonight for Shade Tree. This Resolution is so that our tree contractors have the appropriate insurance, keep track of trees and we are able to track our contractors. The fee for the contractors is \$100.00. Administrator Padilla stated that there are approximately 25 contractors that do work in Woodcliff Lake for trees, so we will be reaching out directly to them by letter and advise them of this new process. When cranes are used, they need to communicate that to our police department. Registration decals have been ordered and we will have them shortly.

Mayor Rendo stated that we received some complaints concerning the air traffic over Woodcliff Lake. The Pascack Mayors Association is aware of this. We are working together to try and come to a resolution with the FAA. There is a meeting at 90 Moonachie Avenue in Teterboro on April 26, 2017 at 7:00 PM. Mayor Rendo will be there to address our concerns as to the air traffic.

Councilwoman Herrington stated that she has a meeting tomorrow with the Watershed Board with Suez. They worked on their presentation this morning for several hours and Hillsdale, Park Ridge and Woodcliff Lake are going to be together to give the presentation to the Board.

The Reservoir Clean-Up date is Saturday, April 22, 2017. If you would like to be involved and see what is happening and what we are trying to accomplish, please come on down. Everyone will be meeting at the barn next to the train station at 9:00 AM.

ORDINANCE

Introduction Ordinance 17-01

An Ordinance to Amend Chapter 250-14 Entitled "Schedule I: Parking Prohibited at all Times" of the Borough of Woodcliff Lake Code in the Borough of Woodcliff Lake, State of New Jersey

MOTION to Introduce Ordinance 17-01 was made by Councilman Belgiovine, seconded by Council President Panso and unanimously approved.

PUBLIC COMMENT

MOTION to open to the public was made by Councilwoman Herrington, seconded by Council

President Panso and unanimously approved.

Cheryl Dispoto, Woodcliff Lake, stated that she will definitely accept the Mayor's appointment and looks forward to working with everyone on the COAH Mediation Committee. She thinks that this is a great idea and is hopeful that we could all come together for an amicable settlement for Woodcliff Lake. Ms. Dispoto did have a question as to a follow-up from last week regarding the representation of Mayor Goldsmith by separate counsel. It was discussed at the last meeting and Mr. Porro was here and said that it would be discussed and decided in closed session whether or not Mayor Goldsmith would have separate counsel for BMW or Mr. Porro would represent him. She doesn't see a resolution attached so she is assuming Mr. Porro will continue with the representation. Ms. Dispoto gave a bit of background for Mr. Piantino since he wasn't here. Ms. Dispoto could not understand why Mr. Goldsmith needed separate counsel and she doesn't get it. She is hopeful that we will just keep Mr. Porro. What is the outcome? Mr. Dario replied that we discussed this at the last closed session and a resolution should have been on for tonight but he forgot about it and it will be on for the next Mayor and Council meeting. The outcome was that he believes it is best for Ms. Rosendahl represent Mr. Goldsmith and capped at \$2,500.00. Ms. Dispoto does not agree, she understands that it is capped at \$2,500.00 but it makes no sense to her. Mr. Dario replied that it really isn't an extra expense. Someone has to prepare him and whether it be Ms. Rosendahl or Mr. Porro someone will be getting paid for the preparation. Councilman Belgiovine stated that they are both at the same rate. Councilman Piantino stated that the Council has very in depth debate regarding the nature and the scope of the intention. After listening to all counsel, it was deemed to be in the best interest of everyone moving forward that the arrangement stay the way it is and with a cap at \$2,500.00. Councilman Piantino stated that all issues were vigorously debated and considered and we took into substantial consideration the advice of our counsel. Every member of the Council looked at the issue backward, forward and upside down and listened to our attorneys. Mrs. Dispoto stated that since 2014 she thinks that the discovery is compelling and she has a problem with such a huge tax reduction without an appraisal or cost estimate when this Council voted for one. She believes that the facts of this case is damaging to the Borough. She believes that the plaintiff has in some way done the residents a favor by not enforcing a settlement agreement that was concocted out of thin air.

Ms. Dispoto asked if the Borough got the immunity extended. Councilman Piantino replied yes.

Marla Curry, Woodcliff Lake, stated that appreciates the time to speak to the Council. She and her husband are residents of Woodcliff Lake since 1999. Ms. Curry stated that they received a flyer this week that is very disturbing. They had no knowledge of this. Ms. Curry stated that if any part of that flyer was true, it is very hard to phantom that their house value is going to go down significantly. Where are these numbers coming from that are on the backs of Woodcliff Lake residents. They came here tonight thinking that there would be a huge presentation and is very surprised that this parking lot was not full with cars. This is the first time they have ever been to a Council meeting. If there is anything that needs to get Woodcliff Lake residents out it needs to be this particular issue. Mr. Dario replied that the flyer completely distorts the truth. Councilman Piantino stated that the mailing was put out by the plaintiff. Ms. Curry asked why

the east-side of Woodcliff Lake is bearing the burden of the affordable housing. Mayor Rendo stated that that area is not the only site. Ms. Curry asked the Council by a show of hands how many of them live on the east-side of Woodcliff Lake.

Josephine Higgins, Woodcliff Lake, stated that she agrees with Ms. Curry and is shocked that this room is not filled with residents regarding the flyer that went out to all residents. Ms. Higgins stated that she had bought in the previous tax assessor Barbara Potash. She spoke to her many, many times and believes that she did a good job. She believes that this is going to cost us a lot of money and where we are going to get this money from. Mr. Dario replied that all parties, both democratic and republican, Mayor, Council and professionals, and prior Council, agreed with the Agreement. Mr. Dario stated that he cannot say the reasons for their agreement because we are in litigation, but just wanted to point out that it is very rare that everyone agrees on something. Ms. Higgins stated that she is democrat and cannot believe that no one saw that we should get up there and assess it. Ms. Potash was discharged under a democratic Mayor and she thought she did her job very well. Ms. Higgins stated that she believes it is time to stop trying to acquire Galaxy Gardens. We have to prioritize. She has a list of properties that the Borough owns. Maybe they should be sold off to raise revenue. Ms. Higgins asked what the last assessment was of the BMW property. Mr. Dario replied that he cannot comment on the specifics.

Councilwoman Hayes stated that she brought something up at the last meeting and thinks that the public was really appreciative when we put all the COAH information up on the website and wonders if there a statement we can release and put up on the website regarding BMW. She went on the website for "badtaxdeal.com" and went through it for an hour and she is being asked a lot of questions about this website from residents. There is a lot of information on this website. Is there something that the Town could put up on our website to defend our position? Council President Panso stated he does not feel comfortable putting anything on the website that might jeopardize our case. This has been going on for a long time and is now coming to an end hopefully. We are trying to do the best thing possible for the Borough. Council President Panso stated that he feels we should not take a risk and hurting our position and that is his opinion.

Councilman Piantino stated that there are some very favorable rulings by the Judge in this case. Perhaps we could put his opinion up on the website. This is public information. If anyone wanted to go down to the courthouse and ask the Court Clerk to see the jacket, they would pull the jacket out and you could read the Court's opinion. It gives a little bit of factual background about the case. Some of these rulings put the Borough in a good light. This is a mailing that came from the plaintiff themselves. This is a mailing from our adversary. A mailing of someone that is adverse to the entire Borough and that includes everyone in this gallery, everyone on this dais and everyone at home. This man has attempted to sue the Borough over an arbitrary and capricious standard and is spending your money. Councilman Piantino stated that he urges all those that have concern, you are reading one side of it, one person's spin on it, and he is our adversary, not a neutral citizen who has prepared the mailing.

Kelly Kosoff, Woodcliff Lake, stated that she understands what is being said about the plaintiff and being our adversary and the mailing having its own spin but she thinks that the Borough

should give some response to defend themselves. She knows that there is a limitation to what can be said because of litigation. Ms. Kosoff believes it is very risky when the residents hear one side and not the other. She believes that a lot of residents will form opinions based on the limited information that they have. She is offering her opinion as a neutral residents and agrees with what Councilwoman Hayes was suggesting to put a limited scope on the website. Ms. Kosoff had a question pertaining to houses that are in disrepair. Could the Borough potentially take care of the matter and put a lien on those properties. If a person is strapped for cash they might not be able to rehab their property. Council President Panso stated that last year we passed an Ordinance concerning the maintenance of property. Mr. Bechtel, Property Maintenance Official, is the person that takes care of this. He goes out and takes a look at the property and sends his letters. There are a few foreclosures in town. Mr. Bechtel contacts the bank. The bank usually has a company that comes out and does a little work. We put the Ordinance in place with fines that are heavier than existed. If no work is done, we can hire somebody and have that taken care of and put a lien on their property.

John Glaser, Woodcliff Lake, stated that it was mentioned before about the Mediation Committee and having residents participate in the Committee. Mr. Glaser asked why don't we have the same type of transparency and have a Committee for the pump that is going to be installed up on Woodmont. Park Ridge Water hasn't been exactly forthcoming with the information that they have. Mr. Glaser asked what the status is of the discussion with Park Ridge Water concerning the engineering, location, etc. Mr. Dario replied that he spoke with John D'Anton, Borough Attorney in Park Ridge, and he mentioned that he spoke with his people regarding the "air stripping" that Councilwoman Hayes mentioned and their response is that they could not do the air stripping in a small structure because it would be too loud and they didn't think it was appropriate for a residential area. They are going to do some type of carbon/charcoal that is a quieter process. He was not able to give Mr. Dario specs but forwarded some copies of existing sheds and some filters that they want to put in. It is too early to give any type of specs. The property in question is being sold and the closing date should be sometime in May and we are going to speak with the new owners of the property. Mr. Glaser asked what the exact location of the tank was going to be. Mr. Dario replied that they want the pump to be close to the tank. The exact location has not been determined yet. Mr. Belgiovine stated that the pump has to be within 150 feet of the test well.

Councilwoman Herrington asked Mr. Padilla if a date has been set to sit down with the new President of the Board of Utilities. Mr. Padilla stated that he is waiting for a reply.

Councilman Piantino stated that it has only been two weeks since Mr. Glaser has raised these issues and Mr. Vuich stated that he would look into it and get back to us with a full report, probably at the next meeting when he is scheduled to give his Engineer's Update and it would be a component of that report. Councilwoman Hayes asked Mr. Dario if it is okay with him could she follow-up with Joe Vuich and would like to go to the meeting with him and follow up with Mr. D'Anton as well. Mr. Dario replied that it was okay with him. Mr. Glaser stated that he would like to attend the meeting as well.

Josephine Higgins, Woodcliff Lake, stated that all of the wells had to be filtered and the best way was with the carbon. It does not make a lot of noise. Every well had to be done.

Alex Kudo, Woodcliff Lake, stated that he wanted to commend Mayor Rendo for thinking outside of the box and forming the Mediation Committee.

Councilwoman Herrington stated that there was a comment made tonight that we are not looking at other options for COAH and Fair Share Housing. They have been discussing and reviewing a lot of different plans. There was no approach from this Council to exclusively put Fair Share Housing on any one part of this Town. We have been looking at all options and she believes that the final plan that will be presented will include places throughout the town where it makes the most sense for the town. There is no intention of any one area being focused on. We all live here and want this town to be great no matter what part of town you live on.

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

CONSENT AGENDA

Mayor Rendo stated that we are going to add to the Consent Agenda Resolution No. 17-84 which was discussed concerning Galaxy Gardens, not to exceed \$35,000.00 for Langan Engineering to complete the studies on the environmental that is below the house.

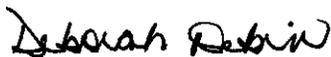
MOTION to Approve the Consent Agenda as Amended to include Resolution No. 17-84 was made by Councilman Piantino, seconded by Councilwoman Hayes and approved by Councilman Belgiovine, Councilwoman Gadaleta, Councilwoman Hayes, Councilwoman Herrington, Councilman Piantino and Council President Panso. Councilwoman Herrington abstained from Resolution No. 17-84.

ADJOURNMENT

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

Meeting was adjourned at 9:45 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR
Borough Clerk

BOROUGH OF WOODCLIFF LAKE
Bergen County, New Jersey

ORDINANCE NO. 17-01

AN ORDINANCE TO AMEND CHAPTER 250-14 ENTITLED "SCHEDULE I: PARKING PROHIBITED AT ALL TIMES" OF THE BOROUGH OF WOODCLIFF LAKE CODE IN THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

WHEREAS, the Borough of Woodcliff Lake Code Chapter §250-14 provides a schedule of streets in where parking is prohibited at all times; and

WHEREAS, on the advice of the Chief of Police, the Mayor and Council of the Borough of Woodcliff Lake wish to revise and update said ordinance so as to add Harriet Drive and portions of Tice Boulevard to said schedule.

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

Section 1. The schedule of streets where parking is prohibited at all times contained in Chapter 250 subsection 14 (§ 250-14) is revised so as to add the following streets:

<i>Street</i>	<i>Sides</i>	<i>Locations</i>
Harriet Drive	Both	Entire Length
Tice Boulevard	Both	Western cul-de-sac
Tice Boulevard	Both	100 ft west of Harriet Drive to intersection of Chestnut Ridge Road

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 in section 1 hereof. 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.



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 17-77
MARCH 20, 2017**

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

Payroll Released 3/15/2017 - \$200,737.25

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:	\$ 975,633.29
Animal Control:	\$ 603.60
General Capital:	\$ 6,305.00
Trust Other:	\$ 101.99

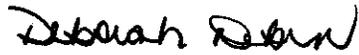
CERTIFICATION OF FUNDS

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 March 20, 2017.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

EMERGENCY TEMPORARY BUDGET APPROPRIATION

RESOLUTION NO. 17-78 MARCH 20, 2017

WHEREAS, an emergent condition has arisen with respect to various Appropriations listed below and no adequate provision has been made in the 2017 temporary appropriations for the aforesaid purpose, and N.J.S. 40A:4-20 provides for the creation of an emergency temporary appropriation for the purpose above mentioned; and

WHEREAS, said total emergency temporary resolutions adopted in the year 2017 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S. 40A:4-20) including this resolution total \$760,000.00.

NOW, THEREFORE, BE IT RESOLVED (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S. 40A:4-20:

1. The following temporary appropriations be and the same are hereby made for:

Financial Administration – Other Expenses	\$ 2,000.00
Information Technology – Other Expenses	2,000.00
Tax Assessment – Other Expenses	30,000.00
Workmen’s Compensation	40,000.00
Group Health Insurance for Employees	50,000.00
Fire Hydrant Services – Other Expenses	2,000.00
Sewer Charges – Borough of Montvale	12,000.00

Social Security	6,985.00
Public Employees Retirement System	74,399.00
Police and Firemen's Retirement System	384,616.00
FEMA Grant – Assistance to Firefighters Grant	156,000.00
Total	\$ 760,000.00

2. That said emergency temporary appropriations will be provided for in the 2017 budget under the various titles listed above.
3. That one certified copy of this resolution be filed with the Director of Local Government Services.

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 March 20, 2017.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION TO TAKE UP THE N.J. CLEAN COMMUNITIES COUNCIL'S 2017 CLEAN WATER CHALLENGE IN THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 17-79 MARCH 20, 2017

WHEREAS, the N.J. Clean Communities Council promotes clean beaches and waterways by organizing volunteer cleanups; and

WHEREAS, The Borough of Woodcliff Lake wishes to take up this organizations 2017 Clean Water Challenge and take part in a clean-up of relevant areas within the Borough; and

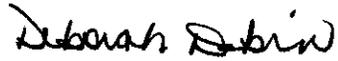
WHEREAS, to ensure the safety of volunteers taking part in the clean up, all participants must read, understand and adhere to the guidelines provided the N.J. Clean Communities Council and those of the Borough of Woodcliff.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake wishes to take up the N.J. Clean Communities Council's 2017 Clean Water Challenge and participate in a clean-up of the Borough of Woodcliff Lake's beaches and waterways as part of its Clean Communities Day celebrations.

BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to the N.J. Clean Communities Council.

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 March 20, 2017.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor

Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOF CAL AGREEMENT FOR STREET SWEEPING SERVICES BY AND BETWEEN THE BOROUGH OF PARAMUS AND THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 17-80
MARCH 20, 2017**

WHEREAS, the Borough of Paramus and the Borough of Woodcliff Lake seek to enter into an Inter-local Agreement wherein the Borough of Paramus will provide Street Sweeping services for the Borough of Woodcliff Lake at a cost of \$4,500 for 2017; and

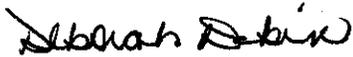
WHEREAS, the Mayor and Council deem it to be in the best interest of the Borough of Woodcliff Lake to enter into such Inter-local Agreement with the Borough of Paramus for Street Sweeping services.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize the Mayor to execute the required shared services agreement with the Borough of Woodcliff Lake for Street Sweeping services for the 2017 calendar year.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to the Borough of Paramus and a copy of the contract for such services shall be on file for public 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 March 20, 2017.



**DEBORAH 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
Belgiovine			X			
Gadaleta			X			
Hayes		X	X			
Herrington			X			
Piantino	X		X			
Panso			X			
Mayor Rendo						

RESOLUTION SETTING REGISTRATION FEE FOR TREE CONTRACTORS FOR 2017 IN THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 17-81
MARCH 20, 2017

WHEREAS, pursuant to Borough Ordinance, tree contractors wishing to perform work within the Borough of Woodcliff Lake are required to register with the Borough and pay the appropriate fee for same; and

WHEREAS, The Mayor and Council of the Borough of Woodcliff lake has determined that such registration fee shall be one hundred dollars (\$100.00) for the calendar year of 2017.

NOW THEREFORE, BE IT RESOLVED, that in accordance with the terms of this resolution and the prevailing ordinance(s), that the registration fee for tree contractors wishing to perform work within the Borough shall be one hundred dollars (\$100.00) for the calendar year of 2017.

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 March 20, 2017.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING HOLDING OF CLOSED SESSION

RESOLUTION NO. 17-82

MARCH 20, 2017

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

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

1. Risk Management Strategies
2. COAH Litigation
3. Galaxy Gardens
4. Personnel Matters
5. RLUIPA 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 March 20, 2017.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION SEEKING DECLARATORY RELIEF SO THE BOROUGH OF WOODCLIFF LAKE IS IN COMPLIANCE WITH ITS AFFORDABLE HOUSING OBLIGATIONS

RESOLUTION NO. 17-83 MARCH 20, 2017

WHEREAS, the New Jersey State Constitution obligates every municipality to provide a realistic opportunity for the development of Affordable Housing; and

WHEREAS, the Council on Affordable Housing has been effectively disbanded and control over Affordable Housing matters has been delegated to the Superior Courts in the State of New Jersey; and

WHEREAS, the Borough has previously directed Marc E. Leibman, Esq. to commence an action seeking declaratory relief that the Borough is in compliance with its Affordable Housing obligations; and

WHEREAS, the Borough has engaged its professional planner Richard Preiss, PP to provide expert services with respect to Affordable Housing; and

WHEREAS, there presently exists 22 units on Centennial Way, which were created as a result of settlement of litigation in the early 1990's whereby said units were restricted from sale pursuant to a second repayment mortgage and the New Jersey Administrative Code rules of Affordable Housing; and

WHEREAS, the restrictions on those 22 units have now all expired; and

WHEREAS, the Borough desires to extend the affordability controls on those 22 units for additional period of thirty (30) years so as to continue to meet its obligation to provide for Affordable Housing within the Borough; and

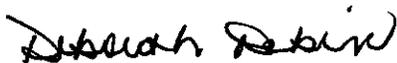
WHEREAS, the Borough's Planner, Attorney, Affordable Housing Consultant and COAH Committee have recommended that the Borough extend the affordability controls on the 22 units on Centennial Way with the payment of a sum of money as set forth in the attached exhibit.

NOW THEREFORE BE IT RESOLVED that the Borough's consultants and professionals are directed to send correspondence to each of the owners listed on the attached exhibit offering the indicated funds in exchange for recordable documents extending the affordability controls on such terms as previously existed on the subject properties; and

IT IS FUTHER RESOLVED THAT the aforementioned professionals shall coordinate their efforts and such meetings as may be necessary with the owners and their counsel, if any, to achieve the extension of the affordability controls on the properties located on Centennial Way and report back to this Governing Body with regular updates on this process.

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 March 20, 2017.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

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Tomas J. Padilla, Borough Administrator

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

RESOLUTION AUTHORIZING THE APPOINTMENT OF LANGAN ENGINEERING & ENVIRONMENTAL SERVICES TO PERFORM ENVIRONMENTAL DUE DILIGENCE SERVICES

RESOLUTION NO. 17-84 MARCH 20, 2017

WHEREAS, there exists a need to perform environmental due diligence services/environmental assessment(s) for the property commonly referred to as "Galaxy Gardens"; and

WHEREAS, the Borough of Woodcliff Lake has identified Langan Engineering & Environmental Services with offices at 300 Kimball Drive, 4th Floor, Parsippany, New Jersey as having the expertise and experience necessary to perform these duties; and

WHEREAS, on March 16, 2017 Langan Engineering & Environmental Services submitted a proposal for such services; and

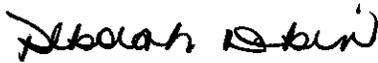
WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) permits the awarding of contracts for professional services without competitive bids and provides that the contract itself must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that the Mayor be and he is hereby authorized and directed to execute, and the Borough Clerk to attest to an agreement to appoint the firm of Langan Engineering & Environmental Services to perform such environmental due diligence for the property commonly referred to as "Galaxy Gardens" pursuant to their March 16, 2017 proposal for services not to exceed \$35,000.00; and

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

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of March 20, 2017.



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