



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL AGENDA  
AUGUST 1, 2016  
8:00 PM**

**CALL TO ORDER**

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

**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

July 11, 2016 (Closed)  
July 11, 2016 (Open)

**APPOINTMENT TO ACCESS FOR ALL COMMITTEE**

- Appointment of Cheryl Dispoto to the Access for All Committee for a term expiring on December 31, 2016
- Appointment of Stacy Mandel to the Access for All Committee for a term expiring on December 31, 2016

**APPOINTMENT TO SHADE TREE COMMITTEE**

- Appointment of Andy Lukac to the Shade Tree Committee for a term expiring on December 31, 2016
- Appointment of Ira Zucker to the Shade Tree Committee for a term expiring on December 31, 2016

**MAYOR'S COMMENTS**

**ADMINISTRATOR'S REPORT**

**ENGINEER'S REPORT**

## **NEW BUSINESS**

- Access for All Committee Update, led by Councilwoman Angela Hayes
- Westervelt-Lydecker House Restoration Committee Update, led by Councilwoman Angela Hayes
- Shade Tree Committee Update, led by Councilwoman Angela Hayes

## **ORDINANCES**

Public Hearing            Ordinance 16-12  
                                  "An Ordinance Adding Chapter 411 to the Borough Code Governing Pet Shops and the Sale of Animals"

Public Hearing            Ordinance 16-13  
                                  Revising Various Codes to the Code of the Borough of Woodcliff Lake Relating to the Shade Tree Committee and to Shade Trees within the Borough

## **PUBLIC COMMENT**

(limited to 5 minutes per speaker)

## **CONSENT AGENDA**

|                       |  |
|-----------------------|--|
| Resolution No. 16-200 | Resolution Authorizing Payroll and Payment of Claims   |
| Resolution No. 16-201 | Resolution of the Governing Body Certification of the Annual Audit   |
| Resolution No. 16-202 | Resolution Authorizing Release of Escrow Balance (Kramer)  |
| Resolution No. 16-203 | Resolution Authorizing Release of Escrow Balance (Zizzo)   |
| Resolution No. 16-204 | Resolution Authorizing Release of Escrow Balance (Pollotta)  |
| Resolution No. 16-205 | Resolution Authorizing Release of Escrow Balance (Renken)  |
| Resolution No. 16-206 | Resolution Authorizing Release of Escrow Balance (Piancentile)   |
| Resolution No. 16-207 | Resolution to Approve the Corrective Action Plan for the Fiscal Year 2015 Audit Report of the Borough of Woodcliff Lake  |
| Resolution No. 16-208 | Resolution Requesting Approval of Items of Revenue and Appropriation – Chapter 159 – NJSA 40A:4-87 – NJ Highway Safety – Click It or Ticket  |
| Resolution No. 16-209 | Resolutions Authorizing Tax Appraisals in the Borough of Woodcliff Lake  |
| Resolution No. 16-210 | Resolution Authorizing Tax Appeal Settlement in the Borough of Woodcliff Lake  |
| Resolution No. 16-211 | Resolution Authorizing Tax Appeal Settlement in the Borough of Woodcliff Lake  |
| Resolution No. 16-212 | Resolution for Renewal of Membership in the Bergen County Municipal Joint Insurance Fund   |
| Resolution No. 16-213 | Resolution in the Borough of Woodcliff Lake Endorsing the "Fairness Formula" as Introduced by Governor Christie to Promote Fair Funding for the Borough of Woodcliff Lake Students and to Relieve the Unfair Property Tax Burden |
| Resolution No. 16-214 | Resolution Awarding the Sale of Collected Clothing Contract in the Borough of Woodcliff Lake   |

|                       |  |
|-----------------------|--|
| Resolution No. 16-215 | Resolution Promoting Fariba Negahban as Finance Supervisor in the Borough of Woodcliff Lake                          |
| Resolution No. 16-216 | Resolution Authorizing an Offer of Employment for Finance Clerk in the Borough of Woodcliff Lake                     |
| Resolution No. 16-217 | Resolution Modifying the Position of the Parks and Recreation Director to Full Time in the Borough of Woodcliff Lake |
| Resolution No. 16-218 | Resolution Authorizing Salaries for the 2016 Calendar Year in the Borough of Woodcliff Lake                          |

**ADJOURNMENT**

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

**Subject to Additions and/or Deletions**

**BOROUGH OF WOODCLIFF LAKE**  
**Bergen County, New Jersey**

**ORDINANCE NO. 16-12**

**“AN ORDINANCE ADDING CHAPTER 411 TO THE BOROUGH CODE GOVERNING PET SHOPS  
AND THE SALE OF ANIMALS”**

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**, Borough of Woodcliff Lake recognizes that a significant number of puppies and kittens sold at pet shops come from large-scale, commercial breeding facilities where the health and welfare of the animals are not adequately provided for (“puppy mills” and “kitten mills,” respectively). According to The Humane Society of the United States, it is estimated that 10,000 puppy mills produce more than 2,400,000 puppies a year in the United States and that most pet shop dogs and cats come from puppy mills and kitten mills; and

**WHEREAS**, the documented abuses endemic to puppy and kitten mills include over-breeding; inbreeding; minimal to non-existent veterinary care; lack of adequate and nutritious food, water and shelter; lack of socialization; lack of adequate space; and lack of adequate exercise; and

**WHEREAS**, the inhumane conditions in puppy and kitten mill facilities lead to health and behavioral issues in the animals bred in those facilities, which many consumers are unaware of when purchasing animals from pet shops due to both a lack of education on the issue and misleading tactics of pet shops in some cases. These health and behavioral issues, which may not present themselves until sometime after the purchase of the animals, can impose exorbitant financial and emotional costs on consumers; and

**WHEREAS**, current Federal and State regulations do not adequately address the sale of puppy and kitten mill dogs and cats in pet shops; and

**WHEREAS**, restricting the retail sale of puppies and kittens to only those that are sourced from shelters or rescue organizations is likely to decrease the demand for puppies and kittens bred in puppy and kitten mills, and is likely to increase demand for animals from animal shelters and rescue organizations; and

**WHEREAS**, according to the New Jersey Department of Health 2014 Animal Intake and Disposition Survey, due in large part to pet overpopulation, more than 20,000 dogs and cats are euthanized in New Jersey animal shelters annually, including nearly 1,500 in the County of Camden. Restricting the retail sale of puppies and kittens to only those that are sourced from animal shelters and rescue organizations will likely reduce pet overpopulation and thus the burden on such agencies and financial costs on local taxpayers; and

**WHEREAS**, across the country, thousands of independent pet shops as well as large chains operate profitably with a business model focused on the sale of pet services and supplies and not on the sale of dogs and cats. Many of these shops collaborate with local animal shelters and rescue organizations to offer space and support for showcasing adoptable homeless pets on their premises; and

**WHEREAS**, this Ordinance will not affect a consumer's ability to obtain a dog or cat of his or her choice directly from a breed-specific rescue organization or a shelter, or from a hobby breeder where the consumer can see directly the conditions in which the dogs or cats are bred, or can confer directly with the hobby breeder concerning those conditions; and

**WHEREAS**, the Borough Council believes it is in the best interests of Woodcliff Lake to adopt reasonable regulations to reduce costs to Woodcliff Lake and its residents, protect the citizens of Woodcliff Lake who may purchase cats or dogs from a pet shop or other business establishment, help prevent inhumane breeding conditions, promote community awareness of animal welfare, and foster a more humane environment in Woodcliff Lake.

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

**Section 1:** That Chapter 411 is added to the Borough Code and have the chapter title of "Pet Shops" and shall read in its entirety as:

**Chapter 411: Pet Shops**

**§411-1 Permit Required.**

No establishment, shelter or business shall be maintained for the purpose of selling or raising for sale any animal as pets or for other uses in the Borough unless a permit for that purpose has been obtained from the Board of Health and all animals shall be kept in a suitable shelter, cages, coops or tanks. Such facilities must be kept thoroughly clean and open to inspection at all times by the Board of Health or its agents.

**§411-2 Restrictions on the Sale of Animals.**

1. A pet shop may offer for sale only those dogs and cats that the pet shop has obtained from or displays in cooperation with:
  - a. An animal care facility or animal control center or animal shelter, maintained by or under contract with any state, county, or municipality, whose mission and practice is, in whole, or significant part, the rescue and placement of animals in permanent homes or rescue organizations; or

- b. An animal rescue organization or other type of not-for-profit organization which has tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole or in significant part, the rescue and placement of animals in permanent homes.
2. A pet shop shall not offer for sale a dog or cat that is younger than eight weeks old.

**Section 2:** The terms of this ordinance shall not be deemed and are not intended to impair the provisions and enforcement of any other chapter of this Code, which shall remain in full force and effect.

**Section 3:** The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remain in effect; it being the legislative intent that this ordinance shall stand notwithstanding the invalidity of any part.

**Section 4.** All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all Ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

**Section 5:** This ordinance shall take effect upon passage and publication according to law.

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

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

**DEBORAH DAKIN  
BOROUGH CLERK**

**BOROUGH OF WOODCLIFF LAKE**  
**Bergen County, New Jersey**

**ORDINANCE 16-13**

**REVISING VARIOUS CODES TO THE CODE OF THE BOROUGH OF WOODCLIFF LAKE RELATING  
TO THE SHADE TREE COMMITTEE AND TO SHADE TREES WITHIN THE BOROUGH**

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 Mayor and Council of the Borough of Woodcliff Lake has recognized a need to update the rules and regulations governing the planting, maintenance, and removal of the trees within the Borough in order to protect and control the tree canopy of the Borough; and

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff also recognize a need to update the rules and regulation governing the Sade Tree Committee in order to provide for a more efficient governance to protect and control the tree canopy of the Borough.

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

**Section 1:** That Chapter § 70-5 entitled "Powers and Duties" subsection (g) is stricken and replaced with the following language and shall read as:

- G. Partner with the appropriate experts and advise the governing body as to the administration of treatment to, or the removal of any tree situated upon private property which is believed to harbor a disease or insects readily communicable to neighboring healthy trees in the care of the municipality and enter upon private property for that purpose.

**Section 2:** That Chapter § 70-10 entitled "Liability" is stricken and replaced with the following language and shall read as:

**§ 70-10 Liability.**

Nothing contained in this chapter shall be construed to make the Committee or any member thereof responsible for the death or injury of any person or for any injury to any property or highway, tree or shrub.

**Section 3:** That Chapter § 70-11 entitled "Tree planting in subdivisions, and all new construction" is stricken and replaced with the following language and shall read as:

**§ 70-11 Tree planting in subdivisions, and all new construction**

All shade trees required of developers as a Condition for final approval of a subdivision shall be planted pursuant to the requirements of the Shade Tree Committee by the Developer, or its agents, during regular spring and fall programs, and the cost of the same shall be charged to said developers in an amount and in the manner determined by the Shade Tree Committee.

The tree planting contractor shall supply and plant the trees in accordance with the specifications provide by the Shade Tree Committee. The developer shall provide a 2 yr guarantee of all trees and workmanship to the borough of Woodcliff Lake. The Shade Tree Committee shall determine the acceptance date for all tree planting to start and final acceptance.

**Section 4:** That Chapter § 355-1 entitled "Definitions" shall be amended to replace the definition of the term "Shade Tree" and shall now be read as:

**SHADE TREE**

Shade and ornamental trees and shrubbery now located or which may hereafter be planted in any public highway, park or parkway in the Borough

**Section 5:** That Chapter § 355-2 entitled "Prohibited acts; exception" is stricken and replaced with the following language and shall read as:

**§ 355-2. Prohibited acts; exception.**

- A. No person, firm, corporation or individual connected with such firm or corporation shall do or cause to be done by others to any tree, shrub or plant on a public highway or place, either purposely, carelessly or negligently, without the permission of the Shade Tree Committee, any of the following acts:
  - i. Cut, prune, climb with spikes, break, damage or remove.
  - ii. Cut, disturb or interfere in any way with any root.
  - iii. Spray with any chemical, including pesticides.
  - iv. Fasten any rope, wire, sign or other device.
  - v. Remove or damage any guard or device placed to protect any tree or shrub.
  - vi. Plant any tree contrary to the requirements of the Shade Tree Committee and approval of the governing body.
  - vii. Remove any living woody perennial plant having a diameter at breast height (DBH) greater than six inches without first receiving a permit in accordance with the provisions of this article.
- B. Nothing herein shall prevent any governmental agency from tying a public notice upon a tree in connection with administering governmental affairs.

**Section 6:** That Chapter § 355-5 entitled "Excavations" is stricken and replaced with the following language and shall read as:

**§ 355-6. Excavations.**

- A. In the erection, altering or repairing of any building or structure, the owner or contractor thereof shall place such guards around all nearby trees in public highways or places as will effectually prevent injury to such trees.
- B. No person, firm or corporation shall do any excavating within the drip-line of any tree or shrub without the permission of the Shade Tree Committee.
- C. Shovels and all other implements, machines and tools shall be used or operated in such a manner as not to damage or destroy any tree, shrub or plant in any public highway place.
- D. Where in authorized excavations it becomes necessary to expose or cut roots more than one inch in diameter, it shall be the duty of the contractor to protect such roots (i.e. air spade tool) under advice from the Shade Tree Committee.

**Section 7:** That Chapter § 355-9 entitled "Enforcement" is stricken and replaced with the following language and shall read as:

**§ 355-9. Enforcement.**

The Construction Code Official or duly appointed designee, are the enforcing agents for this article and shall seek inspectors as deemed necessary in connection with said enforcement. Any reference to the term "Code Official" in this or any other section of the Borough Code shall also mean the duly appointed designee where so designated

**Section 8:** That Chapter § 355-10 entitled "Violations and penalties" is stricken and replaced with the following language and shall read as:

**§ 355-10 Violations and penalties.**

- A. Any person, firm, or corporation retained or otherwise engaged to undertake any acts that are regulated by the provisions of this article shall assure that the proper permits have been secured before commencing any work. Any person, firm, or corporation that fails to do so shall be jointly and severally liable for violating the provision of this article.
- B. Any person found guilty of violating any of the provisions of this article shall, upon conviction by the Municipal Judge of the Borough of Woodcliff Lake, be subject to a fine of not more than \$1,000 or imprisonment for up to 90 days, or both, in the discretion of the court. In the event of violations involving more than one lot or more than one tree, a violation as to each such lot or tree shall be considered as a separate offense.

**Section 9:** That Chapter § 355-12 entitled "Definitions" shall be amended to strike the term "Heritage Tree" and its corresponding definition in its entirety.

**Section 10:** That Chapter § 355-12 entitled "Definitions" shall be amended to add the following terms and definitions:

**TREE REMOVAL COMPANY**

Every person, firm, association, partnership, corporation and individual that is engaged in the practice of removing any "tree" as defined by this article is deemed a tree removal company and must register as same with the Borough in compliance with the provisions of this article

**DIAMETER AT BREAST HEIGHT (DBH)**

The tree diameter measured at 4.5 feet above the ground.

**DISEASED TREE**

A tree with sustained and progressive impairment of the structure or function, caused by any variety of factors or agents related to non-living (abiotic) and living (biotic) sources.

**HAZARDOUS TREE**

Dead or dying trees, dead parts of live trees, or unstable live trees, due to structural defects or other factors, that are located within striking distance of people or property.

**PROTECTED SPECIES**

Any tree designated by the Shade Tree Committee due to its unique quality, including but not limited to, species, size, location, age, etc.

**UNDESIRABLE SPECIES**

Any tree that is not native to the area and can cause harm to the environment, can damage public and private lands, may grow quickly or reproduce abundantly, are difficult to eradicate or can negatively impact our native species.

**CLEAR CUTTING**

Any tree removal activity that will reduce the tree canopy to 20% or less is deemed to be clear cutting.

**Section 11:** That Chapter § 355-14 entitled "Restriction on Cutting Trees" is stricken and replaced with the following language and shall read as:

**§ 355-14 Restriction on cutting trees.**

Except as provided for herein, no person, firm, or corporation shall cut or remove trees without a first obtaining a permit. Excepted from this shall be:

- A. All land-clearing operations as authorized in accordance with a site plan approval or subdivision approval and conditions imposed with respect to tree removal and

planting, granted by the Planning Board, the Shade Tree Committee or Board of Adjustments of the Borough of Woodcliff Lake in accordance with the provisions of N.J.S.A. 40:55D-20 (exclusive authority of Planning Board and Board of Adjustment); provided, however, that all applications to the Planning Board or Board of Adjustment shall identify all heritage trees and shall specifically designate all trees to be removed on submitted plans and in the field. Under no circumstances shall clear-cutting be permitted on any property.

- B. Trees located on a commercial nursery or orchard.
- C. The cutting, pruning or trimming of trees in a manner which is not harmful to the health of the tree.
- D. Trees that represent an immediate danger to property or public safety.
- E. The cutting, removal or destruction of any tree pursuant to an order or directive of any municipal, county or state agency or court.
- F. Activities involving trees within the public highways, public rights-of-way or publicly owned properties.
- G. Cutting, pruning or trimming of trees by utility agency to keep high tension power lines clear.
- H. Protected species cannot be removed

**Section 12:** That Chapter § 355-15 entitled "Application for permit" is stricken and replaced with the following language and shall read as:

**§ 355-15. Application for permit.**

- A. Any person, firm or corporation desiring to cut or remove tree(s) shall apply to the Borough of Woodcliff Lake Shade Tree Committee for a permit to remove such tree(s). The applicant shall, on the application:
  - i. Description
    - a. Identify, by street, block and lot number, the land upon which the tree(s) is located.
    - b. Provide the name, address and telephone number of the owner or duly authorized agent of said owner, where applicable.
    - c. Identify and place on the site plan application the location of said tree(s) sought to be cut, removed or destroyed.
    - d. Mark said tree(s) on site by visible, weatherproof and reasonably tamperproof means; said tree(s) not to be sprayed with paint or chemicals or otherwise permanently marked, damaged or defaced.
- B. Permits shall be duly signed by the person or firm undertaking the tree removal work.
  - i. Contractor License, Crane Operator License
- C. In the event a tree is deemed hazardous, by a duly authorized agent of the borough, no permit is required

**Section 13:** That Chapter § 355-15.1 entitled "Fees" is added and shall read as:

**§ 355-15.1. Fees**

The permit fees established by this article are contained within the Borough Fee Ordinance.

**A. Permit Fees.**

- i. Applicants will submit the appropriate permit fee for a tree removal permit
- ii. No permit fees will be required for trees deemed by the Shade Tree Committee as an Undesirable, Unhealthy, Dead, Diseased, Dying, or Pest Infested.

**B. Replacement trees and Replacement fees**

- i. Trees removed should be replaced on the ground of the subject property with a species and type approved by the Shade Tree Committee.
- ii. The borough reserves the right to collect replacement fees when the requested tree removal is deemed by the Shade Tree Committee to create a deleterious impact to the tree canopy.
- iii. Replacement fees may be refunded to the applicant when evidence is presented that replacement trees were planted on the ground of the subject property with a species and type pre-approved by the Shade Tree Committee.
- iv. Replacement fees are forfeited after 6 months, and deposited into the borough treasury and shall thereafter be appropriated to the Shade Tree Trust Fund.
- v. Replacement fees shall be in addition to the permit fees

**Section 14:** That Chapter § 355-16 entitled "Permit required" is stricken and replaced with the following language and shall read as:

**§ 355-16 Permit Required.**

Any person firm, or corporation shall apply for and receive a permit before removing any tree, as defined as in this article. The Construction Code Official, except in accordance with the provisions of N.J.S.A. 40:55D-20 (exclusive authority of Planning Board and Board of Adjustments), shall not issue a certificate of occupancy until a tree removal permit has been issued and approved in accordance with the provisions of this article.

**Section 15:** That Chapter § 355-17 entitled "Protection of existing trees during construction" is stricken and replaced with the following language and shall read as:

**§ 355-17. Protection of existing trees during construction**

All persons subject to the provisions of this article shall comply with the following precautions.

- A. Prior to the commencement of construction, install protection at the dripline of any tree which is designated to be saved and prohibit any construction materials or other materials inside the barrier. The dripline shall not be altered in any way so as to increase the encroachment or the constructions.
- B. Prohibit excavation, grading, drainage and leveling within the driplines of the tree unless approved by the Construction Code Official, with the advice of the Shade Tree Committee.
- C. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline or in drainage channels, swales or areas that may lead to the dripline.
- D. Prohibit the nailing, screwing or other permanent attachment of wires, signs and ropes to any heritage tree or any tree in the municipal right-of-way.
- E. Design utility services (underground utilities) to be located outside of the dripline or tunnel under root line when possible to avoid trenching within driplines wherever possible.
- F. The Construction Code Official shall be notified of any damage that occurs to a tree during construction so that proper treatment may be administered by a certified Tree Expert, retained by the contractor.

**Section 16:** That Chapter § 355-18 entitled "Application review by Shade Tree Committee." is stricken and replaced with the following language and shall read as:

**§ 355-18. Application review by Shade Tree Committee.**

Upon the Shade Tree Committee receiving the application for the cutting or removal, it shall review the site to determine whether the removal or destruction of said tree(s) shall change the drainage conditions, cause soil erosion, increase the dust, decrease the fertility of the soil or deteriorate the property value and shall further determine the overall physical conditions of the land and the deleterious effect thereon. In reviewing the aforesaid items, the Shade Tree Committee may utilize the services of the Borough Engineer, or industry expert, and request and consider a report and recommendation from him with regard to same. In addition to the aforesaid items, the Shade Tree Committee shall also consider the following in making its determination to issue or deny the permit:

- A. Whether the area where the tree is located shall be used for a building or other structure or a sewerage line, said tree located within 12 feet of any of the foregoing; whether the area where the tree is located shall be used for a patio, a driveway, a recreation area, a roadway or a drainage right-of-way, said tree located within four feet of any of the foregoing.
- B. Whether the tree or trees are likely to cause a hardship upon the applicant or place the community in danger or affect deleteriously an adjacent property owner.
- C. Whether the cutting, removal and destruction of trees shall affect the drainage conditions, cause or contribute to soil erosion, increase the dust and decrease the fertility of the soil on the land under consideration.

D. Whether the application abides by the borough ordinances as defined herein.

**Section 17:** That Chapters § 355-22 entitled "Enforcement" is stricken in its entirety and replaced by a new chapter entitled "Replacement and treatment of trees." with the following language and shall read as:

**§ 355-22. Replacement and treatment of trees.**

- A. Any tree destroyed or removed in violation of this article shall be replaced by the owner with another four trees of the same species at least three inches in diameter measured at a point one foot above the ground. In the event that a tree which is not permitted to be removed is injured during building or other construction work, such tree(s) shall be promptly treated in an approved manner.
- B. The Construction Code Official of the Borough may order any tree work or other activity which is carried on in violation of any tree removal permit or any provision of this article to be stopped forthwith. The order shall be issued in writing and a copy served upon any person engaged in tree work upon the subject lot. If no such person is present upon the lot, then the order shall be served upon the applicant; but if no permit has been issued as to such lot, then the order shall be served upon the owner of the lot. Thereafter, except for such work as is necessary to remedy the violation, any further work shall comply with the terms and conditions of any permit and the provisions of this article.
- C. Any imposition of duties under this chapter shall be in addition to the penalties contained in § 355-23.

**Section 17:** That Chapters § 355-23 entitled "Replacement and treatment of trees" is stricken in its entirety and replaced by a new chapter entitled "Violations and penalties" with the following language and shall read as:

**§ 355-23. Violations and penalties.**

- A. Any person violating the provisions of this article shall be subject to a fine not exceeding \$1,000 or imprisonment for up to 90 days, or both, for each and every offense. In the event of violations involving more than one lot or more than one tree, a violation as to each such lot or tree shall be considered as a separate offense. The penalties herein may be levied against the property owner or any person, firm, or corporation retained or otherwise engaged to undertake any acts that are regulated by the provisions of this article. Any person, firm, or corporation that fails assure that the proper permits have been secured before commencing any work shall be jointly and severally liable from the property owner for violating the provisions of this article.
- B. If required replacement work is not completed within 30 days of written notification to do so, a municipal lien shall be placed upon all affected lots, and such lien shall not be discharged from such lots until such replacement work is completed.
- C. In addition to all other remedies set forth in this article or otherwise provided by law, the following remedies shall be available to the Borough for violation of this article:

stop work - temporary moratorium. If a violation occurs during development, the Borough in the discretion of the Construction Code Official, may issue a stop-work order suspending and prohibiting further activity on the property pursuant to the grading, demolition, and/or building permit(s) (including construction, inspection and issuance of certificated of occupancy) until a mitigation plan has been filed with, and approved by, the Construction Code Official, agreed to in writing by the property owner(s), and either implemented or guaranteed by the posting of adequate security. The mitigation plan shall include measures for protection of any remaining trees on the property, and shall provide for replacement of each tree removed on the property or at locations approved by the Shade Tree Committee and Construction Code Official. The replacement shall be in accordance with the standards set forth in this article, and shall be greater than that required where tree removal is permitted pursuant to the provisions of this article.

**Section 18:** That Chapters § 355-24 entitled "Obligation for New and added construction" is added with the following language and shall read as:

**§ 355-24 Obligation for New and added construction**

All new or added construction shall be subject to the above regulations. Upon receiving a building permit, it is understood that the builder or property owners will cooperate with the Shade Tree Committee of the Borough of Woodcliff Lake. Any new structure, home, business, industry or improvement to existing structures is not complete until properly planted, that is:

- A. Where advisable, shade trees are to be planted, but not closer than 40 feet, on center, with a minimum of two per lot, within property designated as reserved to the Borough of Woodcliff Lake by easement or other reservation.
- B. With a minimum of two per lot, shade trees shall be planted within 10 feet from the edge of the street curb as permitted and approved by the Shade Tree Committee.
- C. Parking lots must have areas set aside for shade trees and/or evergreens and shrubs, or both, and planting for screening where advisable.
- D. Trees shall be two inches or more in diameter and of the species designated by the Committee.
- E. Failure to comply with the provisions of this article shall be deemed a violation as defined in 355-10 and/or 355-24 of this chapter. No certificate of Occupancy will be issued until such provisions are met.
- F. Provide Tree Coverage to specifications dictated by the Shade Tree Committee
- G. Submit a landscaping plan identifying the trees to be removed from the property, and the proposed trees to be replanted, and expected canopy coverage after 10 years.

**Section 19:** That Chapters § 355-25 entitled "Obligations for Major Site Renovations" is added with the following language and shall read as:

**§ 355-25 Obligations for Major Site Renovations**

Any property renovations impacting trees to a degree deemed significant by the Shade Tree Committee will be considered a major site renovation, and subject to the provisions outlined in 355-24.

**Section 20:** That Chapters § 355-26 entitled "Tree Removal Company; registration." is added with the following language and shall read as:

**§ 355-26 Tree Removal Company; registration.**

Every person, firm, association, partnership, corporation and individual that is engaged in the practice of removing any "tree" as defined by this article must register annually with the Borough. Said annual registration fees re contained within the Borough Fee Ordinance.

**Section 21:** The terms of this ordinance shall not be deemed and are not intended to impair the provisions and enforcement of any other chapter of this Code, which shall remain in full force and effect.

**Section 22:** The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remain in effect; it being the legislative intent that this ordinance shall stand notwithstanding the invalidity of any part.

**Section 23.** All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all Ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

**Section 24:** This ordinance shall take effect upon passage and publication according to law.

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

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

**DEBORAH DAKIN  
BOROUGH CLERK**

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

**RESOLUTION NO. 16-200**

**August 1, 2016**

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

Payroll Released 7/15/2016 - \$216,864.60

Payroll Released 7/31/2016 - \$213,235.98

**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: | \$5,355,124.89 |
| Capital:      | \$ 798.75      |
| Escrow:       | \$ 9,743.24    |

**CERTIFICATION OF FUNDS**

I, Harold Laufeld, Chief Financial Officer of the Borough of Woodcliff Lake, hereby duly certify that fund(s) are available for Payroll Disbursements and Payment of Claims.

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Harold Laufeld  
Chief Financial Officer

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of August 1, 2016.

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

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

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### Resolution No. 16-201

August 1, 2016

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

**WHEREAS**, the Annual Report of Audit for the year 2014 has been filed by a Registered Municipal Accountant with the "Borough Clerk" pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

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

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

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

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

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

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

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

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 1, 2016.

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

**RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE**

**RESOLUTION NO. 16-202**

**August 1, 2016**

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

**RADU KRAMER  
22 Anton Court  
Woodcliff Lake, New Jersey  
Escrow Refund: \$1675.00**

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

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$1675.00 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 August 1, 2016.

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

**RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE**

**RESOLUTION NO. 16-203**

**August 1, 2016**

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

**TRACEY ZIZZO  
121 S. Carnot Avenue  
Woodcliff Lake, New Jersey  
Escrow Refund: \$270.00**

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

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$270.00 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 August 1, 2016.

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

**RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE**

**RESOLUTION NO. 16-204**

**August 1, 2016**

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

**MARISA POLLOTTA  
118 Rose Avenue  
Woodcliff Lake, New Jersey  
Escrow Refund: \$200.00**

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

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$200.00 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 August 1, 2016.

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

**RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE**

**RESOLUTION NO. 16-205**

**August 1, 2016**

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

**KATHLEEN RENKEN  
165 GLEN ROAD  
Woodcliff Lake, New Jersey  
Escrow Refund: \$100.00**

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

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$100.00 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 August 1, 2016.

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

**RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE**

**RESOLUTION NO. 16-206**

**August 1, 2016**

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

**JOSEPH PIACENTILE  
25 ANGLEA COURT  
Woodcliff Lake, New Jersey  
Escrow Refund: \$270.20**

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

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$270.20 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 August 1, 2016.

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

**RESOLUTION TO APPROVE THE CORRECTIVE ACTION PLAN FOR THE FISCAL YEAR 2015 AUDIT  
REPORT OF THE BOROUGH OF WOODCLIFF LAKE**

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**Resolution No. 16-207  
August 1, 2016**

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

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

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

**NOW THEREFORE, BE IT RESOLVED**, that the Borough Council of the Borough of Woodcliff Lake hereby approved the "Corrective Action Plan" for the Fiscal Year 2015 Audit Report submitted by the Chief Financial Officer.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 1, 2016.

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

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION - -  
CHAPTER 159 – N.J.S.A. 40A: 4-87 – NJ HIGHWAY SAFETY – CLICK IT OR TICKET**

**RESOLUTION NO. 16-208  
August 1, 2016**

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

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

**WHEREAS**, the Borough of Woodcliff Lake has received \$5,000.00 from NJ Highway Safety- Click It or Ticket Grant and wishes to amend its 2016 Budget to include this amount as a revenue.

**NOW, THEREFOR BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake requests the Director of Division of Local Government Services to approve the insertion of an Item of Revenue in the 2016 Budget in the sum of \$5,000.00 which is now available as a revenue from State and Federal Grants off-set by revenue; and

**BE IT FURTHER RESOLVED**, that a like sum of \$ 5,000.00 and the same is hereby appropriated under the caption

General Appropriations  
Operations Excluded from CAPS  
State and Federal Programs Offset by Revenues  
Click It or Ticket Grant

**CERTIFICATION**

I, Deborah Dakin, Borough 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 a meeting on August 1, 2016.

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

**A RESOLUTION AUTHORIZING TAX APPRAISALS  
IN THE BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 16-209  
August 1, 2016**

**WHEREAS**, it is the advice and recommendations of the Borough Tax Counsel to seek formal appraisals for five (5) properties with matters pending before the Tax Court of New Jersey; to wit

1. Block 402, Lot 2 on the Borough Tax Map owned by plaintiff 400 Chestnut Realty, LLC (c/o Mack-Cali); a proposal for such appraisal services is attached hereto in the amount of \$4,000 to cover the years 2012, 2013, 2014, 2015, and 2016;
2. Block 202, Lot 4.01 on the Borough Tax Map owned by Plaintiff Mack-Cali Realty, LP (c/o Danscuk) and sold to Plaintiff H Y2 530 Chestnut Ridge, LLC; a proposal for such appraisal services is attached hereto in the amount of \$3,000 to cover the years 2012, 2013 and 2014.
3. Block 202, Lot 4.01 on the Borough Tax Map owned by Plaintiff Mack-Cali Realty, LP (c/o Danscuk) and sold to Plaintiff H Y2 530 Chestnut Ridge, LLC; a proposal for such appraisal services is attached hereto in the amount of \$2,500 to cover the years 2015, and 2016;
4. Block 202, Lot 4.02 on the Borough Tax Map owned by Plaintiff Mack-Cali Realty, LP (c/o Danscuk) and sold to Plaintiff H Y2 470 Chestnut Ridge, LLC; a proposal for such appraisal services is attached hereto in the amount of \$3,000 to cover the years 2012, 2013 and 2014.
5. Block 202, Lot 4.02 on the Borough Tax Map owned by Plaintiff Mack-Cali Realty, LP (c/o Danscuk) and sold to Plaintiff H Y2 470 Chestnut Ridge, LLC; a proposal for such appraisal services is attached hereto in the amount of \$2,500 to cover the years 2015, and 2016;
6. Block 301, Lot 3.03 on the Borough Tax Map owned by Plaintiff 300 Tice Realty Association, LLC (c/o Mack-Cali); a proposal for such appraisal services is attached hereto in the amount of \$6,000 to cover the years 2015 and 2016;
7. Block 301, Lot 3.01 on the Borough Tax Map owned by Plaintiff Mack-Cali Realty, LP (c/o Danscuk); a proposal for such appraisal services is attached hereto in the amount of \$6,000 to covers the years 2015 and 2016;

**WHEREAS**, the total cost for said appraisals is \$27,000.00 pursuant to the proposals submitted by Mason Helmstetter Associates, Inc. is attached hereto, and

**WHEREAS**, it is in the best interest of the Borough to order such appraisals; and

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 1, 2016.

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

**A RESOLUTION AUTHORIZING TAX APPEAL SETTLEMENT  
IN THE BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 16-210  
August 1, 2016**

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

- Block 301, Lot 3.04 on the Borough Tax Map owned by plaintiff Deloitte & Touche for the Tax Years 2012, 2013, and 2014;
- Block 301, Lot 3.04 owned by Plaintiff CP Woodcliff Lakes LLC for the Tax Years 2015 and 2016;
- The proposed Stipulations of Settlement are attached hereto to cover the years 2012, 2013, 2014, 2015, and 2016.

**WHEREAS**, it is in the best interest of the Borough to approve the proposed Stipulation of Settlements based upon the uncertainty and cost of litigation as well as fair market data produced.

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 1, 2016.

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

**A RESOLUTION AUTHORIZING TAX APPEAL SETTLEMENT  
IN THE BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 16-211  
AUGUST 1, 2016**

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

1. Block 1707, Lot 11.01 on the Borough Tax Map owned by plaintiff Linrich Realty, LLC; the proposed Stipulation of Settlement is attached hereto to cover the years 2014, 2015, and 2016.

**WHEREAS**, it is in the best interest of the Borough to approve the proposed Stipulation of Settlements based upon the uncertainty and cost of litigation as well as fair market data produced.

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 1, 2016.

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

**RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE BERGEN COUNTY  
MUNICIPAL JOINT INSURANCE FUND**

**RESOLUTION NO. 16-212  
AUGUST 1, 2016**

**WHEREAS**, the Borough of Woodcliff Lake is a member of the Bergen County Municipal Joint Insurance Fund; and

**WHEREAS**, said renewed membership terminates as of December 31, 2016 unless earlier renewed by agreement between the Municipality and the Fund; and

**WHEREAS**, the Municipality desires to renew said membership.

**NOW, THEREFORE, BE IT RESOLVED**, as follows:

1. The Borough of Woodcliff Lake agrees to renew its membership in the Bergen County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and/or Administrator and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereto and to deliver same to the Bergen County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 1, 2016.

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

**A RESOLUTION IN THE BOROUGH OF WOODCLIFF LAKE ENDORSING THE "FAIRNESS  
FORMULA" AS INTRODUCED BY GOVERNOR CHRISTIE TO PROMOTE FAIR FUNDING FOR  
THE BOROUGH OF WOODCLIFF LAKE STUDENTS AND TO RELIEVE  
THE UNFAIR PROPERTY TAX BURDEN**

**RESOLUTION NO. 16-213  
AUGUST 1, 2016**

**WHEREAS**, Woodcliff Lake Public Schools receive State funding pursuant to the funding formula known as the School Funding Reform Act; and

**WHEREAS**, the State of New Jersey does not fully fund the program as currently constructed; and

**WHEREAS**, recent figures demonstrate the State funds school districts at a Statewide average of 85.3% of what is called for under the funding formula; and

**WHEREAS**, in order to operate its local and regional school systems, the Borough of Woodcliff Lake has had no alternative but to raise supplemental funding through a local school tax based upon real estate owned within the Borough; and

**WHEREAS**, utilizing real estate taxes to subsidize the school systems places an undue and unfair burden upon owners of property within the Borough, particularly since those same taxpayers are overfunding other school districts by way of allocation of New Jersey State taxes through the School Funding Reform Act; and

**WHEREAS**, Governor Christie has introduced a "Fairness Formula" in which each District will receive an equal amount of State aid per student, and, in so doing, will provide substantial property tax relief to owners of real property within the Borough of Woodcliff Lake and allow for the Borough's schools to operate on a more fiscally responsible basis and provide the tools and staffing to provide a quality education to our Borough's students; and

**WHEREAS**, Governor Christie's "Fairness Formula" for the coming school year would result in each district receiving \$6,599.00 in State aid for each student enrolled; and

**WHEREAS**, such an equitable redistribution of State aid based upon number of pupils educated in a given school district is expected to yield a local tax savings for the average property owner in the Borough of Woodcliff Lake; and

**WHEREAS**, Governor Christie's "Fairness Formula" will eliminate the gross overfunding of other local school districts within the State of New Jersey that have not experienced the

overwhelming surge in population experienced in the Borough of Woodcliff Lake and the County of Bergen; and

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake wishes to take action to foster and improve the health, safety, welfare and education of its local population.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen and State of New Jersey, hereby endorses the "Fairness Formula" as introduced by Governor Chris Christie as a means of approaching a fair level of funding for local schools and provide relief from overly burdensome property taxes experienced by owners of real property in the Borough of Woodcliff Lake.

**BE IT FURTHER RESOLVED**, that a copy of this resolution shall be served upon the offices of the Governor of the State of New Jersey, the Senate President of the New Jersey Senate, and the Assembly Speaker of the New Jersey General Assembly.

#### **CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 1, 2016.

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

**RESOLUTION AWARDING THE SALE OF COLLECTED CLOTHING CONTRACT  
IN THE BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 16-214**

**August 1, 2016**

**WHEREAS**, the Borough of Woodcliff Lake has identified the benefits of offering for sale its collected used clothing; and

**WHEREAS**, the Borough of Woodcliff Recycling Coordinator has identified the corporation of **USAGAIN** as having the expertise, equipment and experience necessary to perform this service for the Borough pursuant to the terms on the June 22, 2016 contract attached hereto; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) permits the awarding of contracts that fall below the bidding threshold and/or because of their dealing with recyclables materials to be done without competitive bids and provides that the contract itself must be available for public inspection.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake authorizes the execution of the contract between the Borough and **USAGAIN**, for the purchase of collected recyclable clothing Lake pursuant to the terms of the June 22, 2016 contract and permits the installation of a collection bin to be installed in the appropriate location of Borough property.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 1, 2016.

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

**RESOLUTION PROMOTING FARIBA NEGAHBAN TO FINANCE SUPERVISOR  
IN THE BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 16-215  
August 1, 2016**

**WHEREAS**, the Borough of Woodcliff Lake has determined the need to hire full time finance supervisor; and

**WHEREAS**, the Borough of Woodcliff Lake has determined the finance supervisor shall work at the direction and with the approval of the Chief Financial Officer as well as the Borough Administrator who shall set her work hours; and

**WHEREAS**, the Borough of Woodcliff Lake has codified such full time employment within the salary ordinance of the Borough; and

**WHEREAS**, the Borough of Woodcliff Lake has identified the current finance clerk Fariba Negahban as possessing the necessary skills and experience to hold the position of payroll; and

**WHEREAS**, Ms. Negahban has been acting in such position since the beginning of 2016.

**NOW THEREFORE, BE IT RESOLVED**, that Fariba Negahban is promoted to the position of finance supervisor made retroactive to January 1, 2016 with salary pursuant to the Woodcliff Lake Salary Ordinance and resolutions passed pursuant to same.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 1, 2016.

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

**RESOLUTION AUTHORIZING AN OFFER OF EMPLOYMENT FOR FINANCE CLERK  
IN THE BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 16-216**

**August 1, 2016**

**WHEREAS**, the Borough of Woodcliff Lake has determined the need to hire a part time finance clerk; and

**WHEREAS**, the Borough of Woodcliff Lake has determined the finance clerk shall work at the direction and with the approval of the Borough Administrator who shall set her work hours; and

**WHEREAS**, the Borough of Woodcliff Lake has determined that such part time employment shall not exceed twenty nine (29) hours per work week; and

**WHEREAS**, the Borough of Woodcliff Lake has identified candidates for offer of employment, to wit, Rosemarie Blackton; and

**WHEREAS**, the Borough of Woodcliff Lake has determined that Rosemarie Blackton possess the necessary skills and experience to hold the position of payroll specialist; and

**WHEREAS**, it is in the Borough's best interest to hire the part-time finance clerk with a payment rate of \$20.00 per hour; and

**WHEREAS**, said offers are contingent upon successful completion of background and reference investigation.

**NOW THEREFORE, BE IT RESOLVED**, that Rosemarie Blackton is hired as part time finance clerk at a payment rate of \$20.00 per hour and that such part time employment shall not exceed twenty nine (29) hours per work week.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 1, 2016.

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

**RESOLUTION MODIFYING THE POSITION OF THE PARKS AND RECREATION DIRECTOR TO FULL TIME  
IN THE BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 16-217**

**August 1, 2016**

**WHEREAS**, the Borough of Woodcliff Lake Park and recreation programs continue year round and touch all segments of the residents of the Borough of Woodcliff Lake from the youth to senior citizens; and

**WHEREAS**, the Parks and Recreation department, in addition to working with Borough sports associations, also sponsors various year round activities such as the Town Pool, Summer Camps, and is responsible for the coordination and use of town facilities and pools; and

**WHEREAS**, the Parks and Recreation Director must oversee the Park and Recreation Department, its programs, facilitates and also act as liaison with the Board of Education in the use of the Borough's facilities; and

**WHEREAS**, as the Parks and Recreations programs have and continue to grow and expand, thereby it has become necessary to make the Parks and Recreation Director position one of fulltime employment; and

**WHEREAS**, the Borough of Woodcliff Lake has determined that it is in the Borough's best interest to make the position of Parks a Recreations Director a full time position.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that effective July 1, 2016, the Parks and Recreation director position is hereby made a full time position within in the Borough and its salary made pursuant to the salary ordinance of the Borough.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 1, 2016.

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

**CERTIFICATION OF FUNDS**

I, Harold Laufeld, Chief Financial Officer of the Borough of Woodcliff Lake, hereby duly certify that fund(s) are available for Payroll Disbursements.

---

Harold Laufeld  
Chief Financial Officer

**RESOLUTION ESTABLISHING SALARIES FOR THE 2016 CALENDAR YEAR  
IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 16-218  
AUGUST 1, 2016**

**WHEREAS**, N.J.S.A. § 40:48-1 et. seq. permits the Mayor and Council of the Borough of Woodcliff Lake to adopt salaries for those employees that fall within the ranges permitted within the Borough of Woodcliff Lake salary ordinance; and

**WHEREAS**, the schedule attached to this Resolution establish the salaries for those positions indicated for the 2016 calendar year.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake that the salary schedule attached hereto is hereby adopted and the Chief Financial Officer and/or the Borough Administrator is directed to make all payments, retroactive and future, pursuant to same.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 1, 2016.

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