



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES**

July 11, 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 at the Borough Hall and two newspapers, The Record and The Ridgewood News, have been notified.

ROLL CALL

Mayor Carlos Rendo asked for a roll call. Council members Chiavelli, Gadaleta, Hayes, Herrington and Panso were present. Borough Attorney Ron Dario was present, as well as Borough Administrator Tomas Padilla and Borough Clerk Debbie Dakin. Council President Belgiovine was absent.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance led by Isabella Rossi.

MOMENT OF SILENCE – BRENDA BOFFA AND SIGRID FRAWLEY

Mayor Rendo also asked for a Moment of Silence for all the police officers who died in Dallas from that senseless act. Please have them in your prayers.

CERTIFICATE OF ACHIEVEMENT

- Isabella Rossi, Girl Scout Silver Award Project

APPROVAL OF MINUTES

Motion to approve the Minutes of June 6, 2016 (Closed) was made by Councilwoman Hayes, seconded by Councilwoman Chiavelli and approved by Councilwoman Chiavelli, Councilwoman Gadaleta, Councilwoman Hayes, Councilwoman Herrington and Councilman Panso. Council President Belgiovine was absent.

Motion to approve the Minutes of June 6, 2016 (Open) was made by Councilman Panso, seconded by Councilwoman Herrington and approved by Councilwoman Chiavelli, Councilwoman Gadaleta, Councilwoman Hayes, Councilwoman Herrington and Councilman Panso. Council President Belgiovine was absent.

Motion to approve the Minutes of June 15, 2016 was made by Councilwoman Chiavelli, seconded by Councilwoman Hayes and approved by Councilwoman Chiavelli, Councilwoman Gadaleta, Councilwoman Hayes, Councilwoman Herrington and Councilman Panso. Council President Belgiovine was absent.

APPOINTMENT OF ZONING BOARD MEMBER

Appointment of James Vercelli as Alternate #2 member of the Zoning Board of Adjustment with the term expiring on December 31, 2016

CORRESPONDENCE

- Letter from Ronald Dario, Esq. to Elliot Urdang, Esq., dated June 13, 2016
- Letter from Elliot Urdang, Esq. to Ronald Dario, Esq., dated June 22, 2016
- Letter to Mayor & Council from Best Friends Animal Society, dated July 8, 2016

MAYOR'S COMMENTS

Mayor Rendo stated that he wanted to address the letter from Ron Dario to Mr. Urdang and the letter from Mr. Urdang to us. Mayor Rendo stated that he has been practicing law for approximately 23 years. He has argued cases in Superior Court, represented Houses of Worship in very controversial applications, and presented a case that was decided by the NJ Supreme Court in our favor. During his time as Zoning Board Attorney, for municipalities and representing developers, Mayor Rendo has never seen an attorney act the way Mr. Urdang has been acting with our Zoning Board. Mayor Rendo stated that he was incensed by the letter. Throughout the course of the hearings with the Zoning Board, Mr. Urdang has threatened litigation without hearing all the facts and without having the Zoning Board make a decision on the matter. That is not the way to conduct business. Mayor Rendo stated that he would like to remind Mr. Urdang that this municipality will enforce its zoning laws and the Certificate of Occupancy. Mr. Urdang has every right to file any lawsuit that he wants after the matter is concluded. The municipality has every responsibility to enforce its zoning regulations. It is a fact that Valley Chabad is not a House of Worship. It is a fact the Valley Chabad is a single-family residence limited to 15 people for worshipping. Anything above that is a violation of our Certificate of Occupancy and a violation of our zoning ordinance. So before Mr. Urdang makes the allegations that he makes in his letter, he should think long and hard as to what he is saying and the allegations that he is making. Mayor Rendo asked our Borough Administrator to look at our website and see if they are on our website as a House of Worship. They have an application before the Zoning Board for a change of use. Until the Zoning Board acts, a Change in Use has not been granted. Until the Zoning Board acts, a House of Worship has not been approved. It is our responsibility no matter who it is to enforce the zoning regulations. The bullying of this gentleman to the Board is unacceptable. To say that

to this Board after they took a 4 month hiatus and to come back to the Board and say you must vote on this application by August 31, 2016 is ridiculous. This Board has bent over backwards to accommodate this gentleman. There are residents who have applications before the Zoning Board that have not been heard. Special meetings have been done. The Board is working throughout the summer to accommodate this gentleman and his applicant and he is demanding that we vote on this application otherwise he is going to sue us in Federal Court.

Mayor Rendo stated that he received a call from Governor Christie's office about a month ago with some very good news. Governor Christie has proposed a fair funding formula that will help our property tax payers see a significant decrease in property taxes. Under Governor Christie's proposal, each municipality will receive \$6,500 per student in educational relief. Currently, Woodcliff Lake is subsidized by the State of New Jersey to the tune of \$650,000 in educational aid. Under Christie's proposal, our school district will receive \$8.2 million. Mayor Rendo stated that he urges the Council to pass a Resolution supporting Christie's proposal.

Mayor Rendo stated that this past weekend was Woodcliff Lake Day. It was a great event and every year it gets better. Mayor Rendo stated that he is very proud of our Parks and Recreation Director Elizabeth Calderone and our liaisons for putting it together this year. Mayor Rendo stated that a resident had an idea for Lydecker and he will construct, donate and maintain it. He would like to do a Community Fruit and Vegetable Garden.

ADMINISTRATOR'S REPORT

Administrator Padilla stated that we recently sent out the estimated tax bills. Just so our residents are aware, our tax collector is out on an illness and will be out for a little bit. There have been some questions coming into the Borough so in order to address some of them, Mr. Padilla asked our Tax Assessor, Mr. James Anzevino, to stop in tonight and give us a brief explanation of how the system works.

Mr. Anzevino stated that after the estimated tax bills were sent out, there were a few questions coming in. Mr. Anzevino reminded everyone that he is the assessor, not the collector. Mr. Anzevino went over the formula for preparing estimated taxes. Mr. Anzevino stated that the bills are only estimated and within the next 60 days you are going to receive the fourth quarter bills. The Borough does not want to send out the fourth quarter bills too early because some people might get confused with the estimated. Mr. Anzevino stated that any resident who has question to feel free to contact him.

Mayor Rendo stated that there has been some confusion with the rolling assessment. Mr. Anzevino state that there has been some miscommunication with the company.

Mr. Padilla stated that we have been discussing the road program. In the State, the Transportation Trust Fund has not been initiated. Any projects related to that work has been put on hold through the Governor's office.

Mr. Padilla stated that there is a Resolution on the Agenda tonight to reappoint our Grant Writers. It is a one year appointment. They have been very accommodating and useful. We have obtained \$233,000 in grants, not including some that we are awaiting final approval on.

ENGINEER'S REPORT

(Please see attached report)

NEW BUSINESS

- Park and Recreation Update, led by Councilwoman Jeanine Chiavelli

Councilwoman Jeanine Chiavelli stated that we are in the height of our summer season. We had a great Father's Day weekend at the pool. Special games were tailored to fathers and children, Elizabeth Calderone secured a barber from Upper Saddle River to come and give complimentary haircuts to a handful of dads, Bid Daddy's offered that you could order a dinner ahead of time so you could have it waiting for you that night. There were different events scheduled for Fourth of July. Frozen drinks, smoothies and milk shakes are now available at the snack stand. There was a kayak race from Pascack Hills High School. A second life-saving course was held at the pool. Camp started off great and enrollment is up from last year. There are a lot of towels left at the pool so Elizabeth Calderone called North Shore Animal Shelter and at the end of the season we will donate the towels to the puppy shelter. Movie night is coming up on July 13th at 8:30 PM. July 21st will be the Night under the Stars at the pool from 7:00 PM – 11:00 PM. Please sign up ahead of time for this event. Councilwoman Chiavelli thanked everyone who volunteered for Woodcliff Lake Day. Our police came, emergency services people came and cooked all day, DPW and Borough Hall staff.

- DPW Update, led by Councilwoman Jeanine Chiavelli

Councilwoman Jeanine Chiavelli stated that our DPW has been busy the last few month with the usual... sewer back-up, trimming hedges, fixing sprinklers, replacing various street signs, installing stop signs, removing trees by Toddler Park, trim trees, blacktop repair, cleaning up concrete islands, preparing for leaf season, fixing police and DPW vehicles, and assembled new tables, chairs and umbrellas at the pool. We also did some filter house training with our pool managers. The book bin arrived a few weeks ago and is already full. The rebates for cardboard and newspaper are up. Shredding Day is Saturday, July 16th from 9:00 AM – 1:00 PM.

PUBLIC HEARING - FIELD LIGHTS AT DORCHESTER SCHOOL

MOTION to open to the public regarding the field lights was made by Councilwoman Gadaleta, seconded by Angela Hayes and unanimously approved.

No comments received from the public.

MOTION to close to the public was made by Councilwoman Hayes, seconded by Councilwoman

Gadaleta and unanimously approved.

ORDINANCES

Public Hearing Ordinance 16-08

“An Ordinance Amending Chapter 380: Zoning by Adding Article XVI Entitled
“Short Term Vacation Rentals Of/In Residential Properties Prohibited”

MOTION to introduce was made by Councilman Panso and seconded by Councilwoman Chiavelli.

MOTION to open to the public was made by Councilwoman Hayes, seconded by Councilwoman Gadaleta and unanimously approved.

No comments received.

MOTION to close to the public was made by Councilwoman Gadaleta, seconded by Councilman Panso and unanimously approved.

ROLL CALL:

Introduction: Mr. Panso

Second: Mrs. Chiavelli

Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso

Nays: None

Abstain: None

Absent: Mr. Belgiovine

Public Hearing Ordinance 16-09

“An Ordinance Amending Chapter 380: Zoning By Adding Article XVII Entitled
“Unlawful Residential Units”

MOTION to Introduce Ordinance 16-09 was made by Councilwoman Hayes and seconded by Councilman Panso.

MOTION to open to the public was made by Councilman Panso, seconded by Councilwoman Gadaleta and unanimously approved.

No comments received.

MOTION to close to the public was made by Councilwoman Herrington, seconded by Councilwoman Gadaleta and unanimously approved.

ROLL CALL:

Introduction: Mrs. Hayes

Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

Public Hearing Ordinance 16-11

“An Ordinance Amending the Definition of Boardinghouse Contained in Chapter 380-6(A)”

MOTION to Introduce Ordinance 16-11 was made by Councilwoman Gadaleta and seconded by Councilwoman Chiavelli.

MOTION to open to the public was made by Councilwoman Hayes, seconded by Councilwoman Chiavelli and unanimously approved.

No comments received.

MOTION to close to the public was made by Councilman Panso, seconded by Councilwoman Gadaleta and unanimously approved.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mrs. Chiavelli
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

Introduction Ordinance 16-12

“An Ordinance Adding Chapter 411 to the Borough Code Governing Pet Shops and the Sale of Animals”

MOTION to introduce Ordinance 16-12 was made by Councilwoman Gadaleta, seconded by Councilwoman Hayes and unanimously approved.

PUBLIC COMMENT

Motion to open to the public was made by Councilwoman Gadaleta, seconded by Councilwoman Chiavelli and unanimously approved.

Judy Ogden, Woodcliff Lake Animal Rescue Club, thanked the Mayor and Council for introducing Ordinance 16-12.

Josephine Higgins, Woodcliff Lake, asked if the COAH litigation was settled for the Overlay Zone property. Mr. Dario replied that it is still being litigated but we are getting there.

Cheryl Dispoto, Woodcliff Lake, stated that she is looking at the letter that was sent to the Borough from Mr. Urdang. Specifically #8 where it states in the interim we will continue to conduct services at our present location which is our constitutional right in New Jersey. Ms. Dispoto stated that she just wanted to point out that she noticed at a recent Zoning meeting that there was mention that the Rabbi no longer lives at 100 Overlook Drive, he lives at 27 Mill Road Ext. If it is not his primary residence, she does not believe the constitutional right applies to 100 Overlook. Therefore, #8 would be admission to continually violate the law. Ms. Dispoto further stated that she believes he moved in January, 2016. Ms. Dispoto stated that if she is correct, this may be an ongoing violation. What would prevent any resident from purchasing multiple homes in the Borough and conducting services and saying that you are constitutionally protected? If it is his private residence, then absolutely, everyone in this room is protected by the constitution. It is Federal Law. Ms. Dispoto urged Mr. Dario to please look into this. Ms. Dispoto stated that she is bringing this to everyone's attention because these types of threats of litigation against this Borough affects every single tax payer in this Community.

MOTION to close to the public was made by Councilwoman Gadaleta, seconded by Councilwoman Hayes and unanimously approved.

CONSENT AGENDA

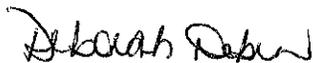
MOTION to approve the Consent Agenda was made by Councilwoman Chiavelli, seconded by Councilwoman Herrington and unanimously approved.

ADJOURNMENT

Motion to adjourn was made by Councilwoman Chiavelli, seconded by Councilwoman Herrington and unanimously approved by voice call vote.

Meeting was adjourned at 10:00 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR
Borough Clerk

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❖PLEASE RESPOND TO HACKENSACK OFFICE❖

June 13, 2016

Elliot W. Urdan, Esq.
19 Engle Street
Tenafly, New Jersey 07670

Re: Valley Chabad

Dear Sir,

This office serves as the Borough Attorney for the Borough of Woodcliff Lake. In such capacity, I am supplying this letter in reply to yours of June 3, 2016 with regards to your client's use of 100 Overlook Drive.

By way of some historical background, in 2003 Rabbi Drizin filed a Registration of Business with Fire Prevention giving a description for the use/occupancy of the building/business as "Home for Rabbi – occasional use for services with no more than 10-15 people and occasional counseling or meeting". The 2005 Certificate of Occupancy reflects this description and limits Saturday services for "family members only – 15 people max permitted". I have attached copies of these documents for your review.

By your own admission, this single family dwelling is being used twice weekly to host a regular service of non-family members well in excess of the 15 person cap. Further, the Borough is in receipt of a flyer inviting the general public to take part in services. These regular gatherings stand in stark contrast to your client's Business Registration and Certificate of Occupancy.

This is not the first time that the Borough has had to address this issue with your client. I draw your attention to the August 29, 2005 letter in where your client was reminded of the zoning and safety issues caused by these large gatherings. In fact, a number of years ago your clients plead guilty in the Municipal Court to charges regarding the overloading of the property in a similarly unlawful manner. Sadly, the Borough finds itself having to again remind your client of his responsibilities to the community pursuant to the zoning and safety requirements of the Borough.

100 Overlook Drive is a R-5 residential dwelling with an occupancy rating of 15 persons. Your faulty analogy to a large family gathering is without merit as your client is hoisting at least two (2) regular weekly gatherings that well exceed the capacity of the home, its available parking, and its specified use as described by your own client. Presently, these regular

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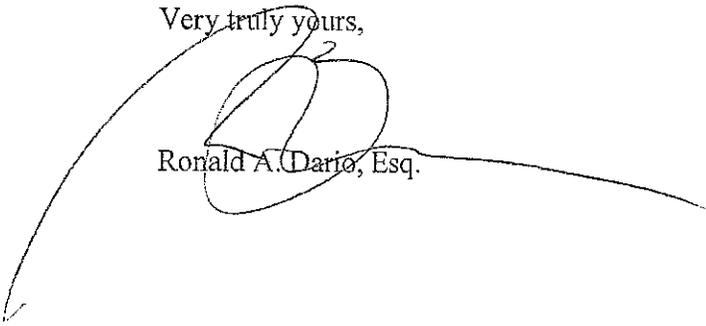
large services result in a fire hazard within the home, parking issues on the street and limit the ability of emergency services to access the local neighborhood.

While you site religious freedom as a basis for your requests, I am obliged to point out that all the places of worship in the Borough are not single family homes but buildings designed for assembly, provide ample parking, and are well protected in accordance to code. Further, these buildings are inspected at least twice per year to assure code compliance.

References to the matter before the Zoning Board fails to address the reality that your client is utilizing this single family home in an unlawful manner. Accordingly, the Borough of Woodcliff Lake is mandated to enforce the law and can no longer ignore zoning code infringements, parking violations and/or fire violations that may cause a potential major disaster.

Thank you for your attention to these matters. Should you have any questions, please do not hesitate to contact me. I remain,

Very truly yours,



Ronald A. Dario, Esq.

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June 22, 2016

Ronald A. Dario, Esq.
343 Union Street
Hackensack, NJ 07601

Re: Valley Chabad

Dear Mr. Dario:

In response to your letter to me of June 13th, I offer the following response on behalf of Valley Chabad:

1. I have been representing Valley Chabad since at least 2008 and am obliged to say that your historical background is not accurate. For example, I cannot recall any occasion when Rabbi Drizin pleaded guilty nor do I recall any municipal court summons or appearance.

2. What I do recall is this. The principal complaint of Mr. Bechtel was that there were some Saturday services involving bar mitzvahs as well as some religious holiday services were generating more attendees. Valley Chabad then transferred these large gatherings to other locations.

3. This rapprochement has existed for the last eight years without incident. It is only now, while Valley Chabad has been before the Board of Adjustment for no less than thirteen hearings, that Mr. Bechtel's concerns have been rekindled. It is obvious that his present zeal has been sparked by the neighbors who have actively opposed Valley Chabad's application. While interest parties clearly have a right to express their opposition to an application, they do not have the right to enlist governmental officials to enhance their position.

4. It is, at the very least, ironic that the Borough is complaining about the use of the existing house for Friday and Saturday services when Valley Chabad has spent well over a year trying to obtain approval for a house of worship which will adequately house religious services and the ancillary functions associated with a house of worship. See *Shim v. Washington Tp. Planning Board*, 298 N.J. Super. 395 (App. Div. 1997).

Ronald A. Dario, Esq
June 22, 2016
Page 2

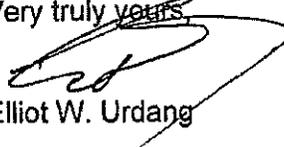
While you "sadly" bemoan the situation the Borough finds itself in, perhaps the Borough should consider the position in which it has placed Valley Chabad. Chabad, which has been in Woodcliff Lake for sixteen years, has been searching for most of that time for a property upon which a location to construct a proper house of worship. On two separate occasions, after having found suitable sites, the Borough asked Valley Chabad to relinquish those properties so the Borough could govern their use. Subsequently, when Valley Chabad went into contract with Galaxy Gardens to build a house of worship, adjacent to Our Lady Mother of the Church, the Borough, bullied by objecting neighbors who stormed the Council Chambers, decided it would exercise eminent domain to purchase the property for an unnamed use. These actions are facially discriminatory. That is not only "sad", it is shameful.

6. Valley Chabad is now reduced to building a house of worship on the only feasible property, the Rabbi's house. There have been thirteen hearings already and no end in sight. If the Borough is truly concerned about the present use of the house for services perhaps it could urge the Board to grant the variance.

7. It is quite within the realm of possibility that the Board will turn down Valley Chabad's application, despite its attempts to bring its property as close to conformity as possible. As we have made clear to the Board of Adjustment in a separate letter, if the application is denied we will proceed immediately to Federal Court based on RLUIPA and the Civil Rights Act. Both call for attorneys' fees, costs and punitive damages. I would respectfully advise that you put your insurance carrier on notice.

8. In the interim we will continue to conduct Sabbath services at our present location, which is a constitutional right in New Jersey. Article I, Paragraph 3 of the New Jersey State Constitution; *Kali Bari Temple v. Readington Bd. Of Adj.*, 271 N.J. Super. 241 (App. Div. 1994). Moreover, RLUIPA (42 U.S.C. 2000cc, prohibits governments to interfere with a person's right to religious exercise as well as the religious institution. Valley Chabad is not a membership organization. It is also the only place in the Pascack Valley that conducts services in accordance with the Jewish Orthodox ritual. It has not and will not turn away those who wish to worship at these services just as it has done for the last sixteen years.

Very truly yours,


Elliot W. Urdang

EWU/hs

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❖ PLEASE RESPOND TO HACKENSACK OFFICE ❖

To: Residents within 200 feet
of Dorchester School Field

Re: Field Lights at Dorchester School

Dear Sir or Madam,

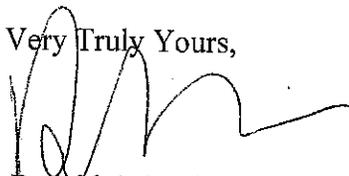
This office serves as attorney for the Borough of Woodcliff Lake. In such capacity, I am supplying this letter to you to inform you of the proposed changes to the lighting schedule for the Field Lights at Dorchester School in accordance with the Stipulation of Settlement filed on October 27, 2000 with the Superior Court of New Jersey.

It is proposed that the lighting be allowed to begin on April 1st. No changes are being made to the hours or manner of the lighting.

You have been preciously noticed on this issue, however, the second hearing date has changed. Accordingly, the hearings on this issue are now scheduled to be heard on **June 6, 2016** and **July 11, 2016**.

Thank you for your courtesy and cooperation herein. Should you have any questions, please do not hesitate to contact the undersigned.

Very Truly Yours,



Ronald A. Dario, Esq.

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**Best
Friends
Animal
Society**

SAVE THEM ALL™

8 July 2016

Woodcliff Lake Mayor and Council
188 Pascack Road
Woodcliff Lake, NJ 07677

Re: Support for Retail Pet Sales Ordinance

Dear Mayor Rendo, Council President Belgiovine and members of the Council,

On behalf of Best Friends Animal Society, a national animal welfare organization in its thirty-third year, I would like to offer support for the recently introduced ordinance to restrict the retail sale of dogs and cats in Woodcliff Lake pet stores. We applaud you for taking this step to join more than 160 municipalities that have made the change to no longer allow pet stores to sell commercially bred pets, unless the pets come from shelters or rescue groups.

Pet mills, particularly puppy mills, are a serious problem in the U.S. These facilities, which supply nearly 100% of retail pet stores and online retailers, are cruel and inhumane breeding factories in which profit and maximum productivity take priority over the welfare of the animals.

Although the USDA regulates these breeders, the minimum federal standards do not ensure a humane life for dogs. These types of kennels can legally have more than a thousand dogs in one facility, and these dogs are allowed to be confined to very small cages for their entire lives, breeding continuously in order to produce as many puppies as possible for the pet trade. And USDA inspection reports show that many USDA-licensed breeders continue to sell animals to local pet stores even after being cited for serious violations at their facilities.

Because the goal is to make a profit, pet mill owners must cut corners to keep expenses low and profits high. For the unsuspecting consumer, this frequently results in the purchase of a pet facing an array of immediate veterinary problems or harboring genetic diseases that surface down the line. This creates a financial burden on the consumer and results in many of these animals being surrendered to overcrowded shelters.

It makes little sense to continue manufacturing dogs and cats when so many are being killed for lack of space. Public education has been effective, but until communities take the initiative to limit the supply of pets being imported from substandard commercial facilities, there can be no hope of preventing these unnecessary deaths.

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1 Angel Canyon Road
Provo, UT 84741

Best Friends Animal Society – Los Angeles
15321 Brand Blvd.
Mission Hills, CA 91345

Best Friends Animal Society –
New York City
contactnyc@bestfriends.org

Best Friends Animal Society – Utah
2005 South 1100 East
Salt Lake City, UT 84106



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Animal
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Those who benefit most from companion animal sales in pet stores are the retailers themselves. While they may profit from the practice of buying these pets at a low price from commercial brokers and then selling them (typically without first spaying or neutering them) at a high price, it is the taxpaying public who pays for animal control to house and kill unwanted animals in the community.

Puppy mill-supplied pet stores can choose to be part of the solution rather than the problem by phasing out the sale of commercially bred pets in favor of other common revenue streams such as pet product sales, grooming and day care, and by offering space for animal rescue organizations to adopt out animals from those stores.

Best Friends has partnered with several of the many pet stores that have transitioned from selling milled dogs and cats to offering rescued pets for adoption, and we have found this humane model to be both viable and embraced by the communities in which the stores are located. Thus, a restriction on the retail sale of pets would *not* preclude pet stores from staying in business, but would, in fact, alleviate a significant burden on local shelters by increasing pet adoptions. Further, it would not prevent anyone from purchasing a pet directly from a private breeder.

Best Friends and our members thank you for taking a compassionate, common sense initiative to addressing the pet mill problem in your community and setting a positive example for the rest of the country to follow. We have been proud to work with the majority of municipalities throughout New Jersey and the U.S. (including Camden County, Los Angeles, Boston, Las Vegas and Chicago) that have enacted similar ordinances, and we will do all we can to help Woodcliff Lake do the same.

Thank you for your approval of this important reform.

Respectfully,

Elizabeth Oreck

Elizabeth Oreck
National Manager, Puppy Mill Initiatives
Best Friends Animal Society
bestfriends.org/pupmills
elizabetho@bestfriends.org

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Best Friends Animal Society –
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**BOROUGH OF WOODCLIFF LAKE
Bergen County, New Jersey**

ORDINANCE NO. 16-08

**"AN ORDINANCE AMENDING CHAPTER 380: ZONING BY ADDING ARTICLE XVI
ENTITLED "SHORT TERM VACATION RENTALS OF/IN RESIDENTIAL PROPERTIES PROHIBITED"**

WHEREAS, the Borough's primary housing goals including preserving its housing stock and preserving the quality and character of its existing neighborhoods. In order to continue to flourish, the Borough must preserve its available housing stock and the character and charm which result, in part, from cultural, ethnic and economic diversity of its resident population; and

WHEREAS, the Borough must also preserve its unique sense of community which it derives, in large part, from residents' active part participation in civic affairs, including local government, cultural events, and educational endeavors; and

WHEREAS, operations of vacation rentals, where residents of the Borough rent-out entire dwellings or portions thereof to visitors are detrimental to the community's welfare and are prohibited by local law, because occupants of such vacation rentals do not have any connections to the Borough community and to the residential neighborhoods in which they are visiting; and

WHEREAS, the presence of such visitors within the Borough's residential neighborhoods can sometimes disrupt the residential character of the neighborhoods and adversely impact the community; and

WHEREAS, judicial decisions have upheld local governments' authority to prohibit vacation rentals, boarding houses and rooming houses; and

WHEREAS, the Board of Commissioners of the Borough of Woodcliff Lake finds it to be in the best interest of the Borough and its citizens to adopt an ordinance to prohibit such short-term vacation rentals in residential properties that may jeopardize the community's welfare and degrade the quality of life within 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: Chapter 380 entitled Zoning of the Borough of Woodcliff Lake is hereby amended and revised to add and create a new Article XVI entitled, "Short Term Vacation Rentals in Residential Properties - Prohibited" and new Section beginning at §380-112 entitled "Short Term Vacation Rentals in Residential Properties – Prohibited" to read as follows:

ARTICLE XIV: Short Term Vacation Rentals in Residential Properties - Prohibited

§380-112 DEFINITIONS.

- a. **HOSTING PLATFORM.** A market place in whatever form or formal which facilitates the Vacation Rental, through advertising, match-making or any other means, using any medium of facilitation and from which the operator of the hosting platform derives revenues, including booking fees or advertising revenues, from providing or maintaining the market place.
- b. **VACATION RENTAL.** Rental of any dwelling unit, in whole or in part, within the Borough of Woodcliff Lake, to any person(s) for exclusive or partial transient use of thirty (30) consecutive days or less, whereby the dwelling is only approved for permanent residential occupancy and not approved for transient occupancy by this Chapter. Rental of dwellings within the Borough approved hotels, motels and bed and breakfasts shall not be considered Vacation Rentals.

§380-113 PROHIBITIONS.

- a. No person, including any Hosting Platform operator, shall undertake, maintain, authorize, aid, facilitate or advertise any Vacation Rental activity that does not comply with this Code.

§380-114 REGULATIONS.

- a. The Mayor and Council of the Borough may promulgate regulations, which may include but are not limited to permit conditions, reporting requirements, inspection frequencies, enforcement procedures, advertising restrictions, disclosure requirements, or insurance requirements, to implement the provisions of this Chapter. No person shall fail to comply with any such regulation.
- b. The Mayor and Council of the Borough may establish and set by Resolution all fees and charges as may be necessary to effectuate the purpose of this Chapter.

§380-115 ENFORCEMENT.

- a. Violation of any provision of this chapter shall be cause for a Municipal Court summons to be issued by the Police Department, Code Enforcement Official, or Health Officer.
- b. Violation of the provisions of this chapter shall be punishable as a minimum fine of two hundred fifty (\$250.00) dollars and a maximum of one thousand (\$1000.00) per day of the violation for first time offenders. Second and subsequent offenders Violation of the provisions of this chapter shall be

punishable as a minimum fine of seven hundred fifty (\$750.00) dollars and a maximum of one thousand (\$1000.00) per day of the violation. All fines shall be payable through the Municipal Court Violations Bureau.

- c. Any person convicted of violating any provision of this Chapter in a criminal case or found to be in violation of this Chapter in a civil case brought by a law enforcement agency shall be ordered to reimburse the Borough and other participating law enforcement agencies their full investigative costs and remit all illegally obtained rental revenue to the Borough so that it may be returned to the victims of legal short term rental activities.
- d. Any interested person may seek an injunction or other relief to prevent or remedy violations of this Chapter. The prevailing party in such an action shall be entitled to recover reasonable costs and attorney's fees.
- e. The remedies provided in this section are not exclusive, and nothing in this Section shall preclude the use or application of any other remedies, penalties or procedures established by law.

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.

ROLL CALL:

Introduction: Mr. Panso

Second: Mrs. Chiavelli

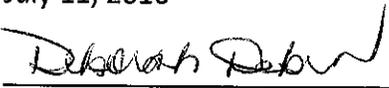
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso

Nays: None

Abstain: None

Absent: Mr. Belgiovine

Date: July 11, 2016

Attest: 

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

BOROUGH OF WOODCLIFF LAKE
Bergen County, New Jersey

ORDINANCE 16-09

**“AN ORDINANCE AMENDING CHAPTER 380: ZONING BY ADDING ARTICLE XVII
ENTITLED “UNLAWFUL RESIDENTIAL UNITS”**

WHEREAS, The Mayor and Council hereby determines that the use and occupancy of illegal residential apartments, as set forth above, are detrimental to the general health, safety and welfare of the Borough, and that such illegal occupancies generate the utilization of Borough services, including fire, police, sanitation, public works and general administration, and further generate the use of motor vehicles which take parking spaces and create traffic, while escaping real estate taxation. The Borough finds this to be an unfair and inequitable situation; and

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake finds it to be in the best interest of the Borough and its citizens to adopt an ordinance to prohibit such units and related provisions.

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: Chapter 380 entitled Zoning of the Borough of Woodcliff Lake is hereby amended and revised to add and create a new Article XVII entitled, “Unlawful Residential Units” and new sub article sections beginning at §380-116 to read as follows:

ARTICLE XIV: UNLAWFUL RESIDENTIAL UNITS

§ 380-16. Rental or payment for use prohibited.

- A. No person shall charge, demand, receive or accept any rent or other payment for the use or occupancy of any residential premises within the Borough of Woodcliff Lake which is used or occupied in violation of the Zoning Ordinance of the Borough of Woodcliff Lake. Each such charge, demand, receipt or acceptance of such rent or other payment in violation hereof shall constitute a separate offense.

- B. No person, specifically including but not limited to those persons commonly known as "real estate agents," "brokers" or "salespersons," shall assist, aid or facilitate in the rental, sale, use or occupancy of any residential premises within the Borough of Woodcliff Lake which is used or occupied or intended to be used or occupied in violation of the Zoning Ordinance of the Borough of Woodcliff Lake. For purposes of this article, the acts of listing for rental or sale, advertising or otherwise offering for rent, lease or sale any residential premises within the

Borough of Woodcliff Lake which are used or occupied or intended to be used or occupied in violation of the Zoning Ordinance of the Borough of Woodcliff Lake shall be deemed to constitute a violation of this article. Any person who is to receive a commission, profit or other form of remuneration or emolument as a result of a rental, lease or sale of residential premises shall have a duty to make reasonable inquiry to determine whether or not the use or occupancy or intended use or occupancy is or will be in violation of the Zoning Ordinance of the Borough of Woodcliff Lake.

§ 380-17. Notification of occupants.

Within 10 days following receipt of a notice to abate an unlawful occupancy in violation of the Zoning Ordinance of the Borough of Woodcliff Lake or within 10 days following receipt of a summons for violation of this article or the Zoning Ordinance of the Borough of Woodcliff Lake or prior to the institution of dispossession proceedings to correct an illegal occupancy, whichever first occurs, the owner of residential premises within the Borough of Woodcliff Lake shall serve upon all of the unlawful occupants using or occupying said residential premises a copy of this article and shall post a copy of this article in a common area of the premises accessible to all the occupants thereof for inspection.

§ 380-18. Violations and penalties.

- A. Any person violating any provision of this article shall be subject to a fine of not less than \$500 nor more than \$2,000 or by imprisonment for a term not exceeding 90 days, or both, for each separate violation of same.
- B. In addition to requiring reimbursement from the owner-landlord of the structure for relocation assistance paid to a displaced tenant, and notwithstanding the provisions of Subsection A of this section, the Court may impose an additional fine for zoning or housing code violation for an illegal occupancy up to an amount equal to 6 times the monthly rental paid by the displaced person to be paid to the municipality by the owner-landlord of the structure pursuant to the provisions of N.J.S.A. 2A:18-61.1g(c). Notwithstanding the penalties provided above, a second or subsequent violation for an illegal occupancy as provided in this subsection by any owner-landlord for a second or subsequent violation, the Court may impose a fine equal to the annual tuition costs of any resident of the illegally occupied unit attending a public school, which fine shall be recovered in a civil action by a summary proceeding in the name of the municipality pursuant to Penalty Enforcement Law of 1999, (N.J.S.A. 2A:58-10 et seq.). The Municipal Court and the Superior Court shall have jurisdiction of the proceedings for the enforcement of the penalty provided by this

section. The tuition costs shall be determined in the manner prescribed for nonresident pupils pursuant to N.J.S.A. 18A:38-19, and the payment of the fines shall be remitted to the appropriate school district.

- C. In those instances where a violation of this section is based on the maintenance of residential dwelling units above the number of units permitted by the Zoning Ordinance on a particular parcel of land (e.g., the maintenance of a structure with two residential dwelling units in a zoning district where single family homes are permitted), the defendant who is the owner of a property shall be required to permanently remove the kitchen, bathroom, bedroom, point of entrance/egress or any other offending illegal structure, appliance or fixture. The Borough Construction Official or his designee shall inspect the premises to insure that said removal is accomplished within 30 days of the date of the entry of the judgment of conviction by the Municipal Court.

§ 380-19. Costs of moving to be borne by violator.

- A. Any tenant who receives a notice of eviction pursuant to the provisions of N.J.S.A. 2A:18-61.2 that results from zoning or code enforcement activity for an illegal occupancy shall be considered a displaced person and shall be entitled to relocation assistance in an amount equal to six times the monthly rental paid by the displaced person. The owner-landlord of the structure shall be liable for the payment of relocation assistance pursuant to this section.
- B. The Borough of Woodcliff Lake may pay relocation assistance to any displaced person who has not received the required payment from the owner-landlord of the structure at the time of eviction pursuant to Subsection A. All relocation assistance costs incurred by a municipality pursuant to this subsection shall be repaid by the owner-landlord of the structure to the municipality in the same manner as relocation costs are billed and collected under the provisions of N.J.S.A. 20:4-4.1 and N.J.S.A. 20:4-4.2.

§ 380-20. Finder's fee authorized.

The Mayor and Council are authorized to enact, by adopting an appropriate resolution, a program whereby any person providing information which leads to the discovery of, and elimination of, a violation of § 380-16 of this article be paid a finder's fee not to exceed \$500. If such a program is established by the Mayor and Council, by duly adopted resolution, the resolution shall establish the amount of the finder's fee, which shall not exceed the amount specified in this article, as well as the terms, conditions and provisions of how same is to be paid.

§ 380-21. Restitution to Borough.

The Mayor and Council hereby determines that the use and occupancy of illegal residential apartments, as set forth above, are detrimental to the general health, safety and welfare of the Borough, and that such illegal occupancies generate the utilization of Borough services, including fire, police, sanitation, public works and general administration, and further generate the use of motor vehicles which take parking spaces and create traffic, while escaping real estate taxation. The Borough finds this to be an unfair and inequitable situation. The Borough further determines that the harm and detriment to the Borough is difficult to measure and hereby determines that the most reasonable way to calculate the damage and detriment caused to the Borough by illegal occupancies is by calculating same as a percentage of the rental payment charged by the owner to the occupant on account of the illegal occupancy. The Borough determines that a percentage of 10% of the rent to be fair and reasonable as a measure of the damage and detriment caused to the Borough, and the Mayor and Council may authorize the Borough Attorney to recover from any person who charges, demands, receives or accepts rent or payment for such an illegal occupancy to make restitution to the Borough for the damage and detriment caused to the Borough during a period of illegal occupancy.

§ 380-22. Findings and declarations.

The Mayor and Council hereby finds and declares that there has been a proliferation of what are commonly known as "illegal apartments", meaning residential dwelling units which are occupied in violation of zoning laws. Most typically, these illegal apartments manifest themselves as a second residential unit in a building in a one-family zone, and a third residential unit in a building in a two-family zone. The Mayor and Council hereby further finds and declares that such illegal units have a deleterious effect on the quality of life of Borough residents, require the provision of Borough services, generate young people who attend Borough schools, increase the utilization of Borough programs and services, contribute to the costs of the Borough by increasing the generation of refuse (garbage) and sewer flow, contribute to overcrowding, generate traffic within the Borough, generate automobiles which contribute to parking shortages throughout the Borough and lead to the maintenance of dwelling units which often fail to meet health, safety and building code standards. By their nature, such units generally escape taxation as their maintenance and existence is normally hidden and not used for tax assessment purposes. The use and maintenance of said illegal apartments is also unfair to the vast majority of Borough residents who abide by zoning laws.

§ 380-23. Declarations of policy.

The Borough of Woodcliff Lake hereby declares it to be the policy of the Borough to eliminate all illegal dwelling units within the Borough of Woodcliff Lake and prevent them from reoccurring.

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 effect 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.

ROLL CALL:

Introduction: Mrs. Hayes

Second: Mr. Panso

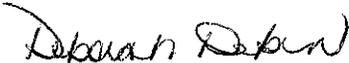
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso

Nays: None

Abstain: None

Absent: Mr. Belgiovine

Date: July 11, 2016

Attest: 

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

BOROUGH OF WOODCLIFF LAKE
Bergen County, New Jersey

ORDINANCE NO. 16-11

**“AN ORDINANCE AMENDING THE DEFINITION OF BOARDINGHOUSE CONTAINED
IN CHAPTER §380-6 (A)”**

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake finds it to be in the best interest of the Borough and its citizens to clarify the definition of Boardinghouse contained in chapter §380-6 (a).

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: Chapter 380-6 (a) which gives the definition of the term “Boardinghouse” for the Zoning Code of the Borough of Woodcliff Lake is hereby amended and revised to read as follows:

A. BOARDINGHOUSE

— Any building, together with any related structure, accessory building, any land appurtenant thereto and any part thereof which contains:

1. two or more units of dwelling space arranged or intended for single-room occupancy, exclusive of any such unit occupied by an owner or operator, and wherein personal or financial services are provided to the residents, including any residential hotel or congregate living arrangement, but excluding any hotel, motel or established guesthouse wherein a minimum of 85% of the units of dwelling space are regularly offered to the general public for limited tenure only.
2. any resource home as defined in Section 1 of P.L. 1962, c. 137 (N.J.S.A. 30:4C-26.1)
3. any community residence for the developmentally disabled as defined in Section 2 of P.L. 1977, c. 448 (N.J.S.A. 30:11B-2)
4. any dormitory owned or operated on behalf of any private corporation
5. any dormitory owned or operated on behalf of any nonprofit institution
6. any dormitory owned or operated on behalf of any primary, secondary, higher or other education for the use of its students
7. any building arranged for single-room occupancy wherein the units of dwelling space are occupied exclusively by students enrolled in a full-time course of study

at an institution of higher education approved by the Department of Higher Education

8. any facility or living arrangement operated by or under contract with any state department or agency, upon the written authorization of the Commissioner.

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 effect 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.

ROLL CALL:

Introduction: Mrs. Gadaleta

Second: Mrs. Chiavelli

Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso

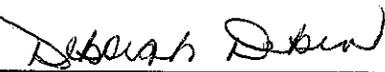
Nays: None

Abstain: None

Absent: Mr. Belgiovine

Date: July 11, 2016

Attest:



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

**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**



**ENGINEER'S REPORT
BOROUGH OF WOODCLIFF LAKE
July 11, 2016**

Joseph E. Neglia, PE, PP, PLS
CEO, Chairman of the Board

Michael J. Neglia, PE, PP, PLS
President

Gregory Polyniak, PE, PP

Michael F. Berliner

Thomas R. Solfaro, PE, CME

Daniel Kaufman, PE, PP

Brian Intindola, PE

Civil Engineering

Municipal Engineering

Landscape Architecture

Traffic Engineering

Planning

Land Surveying

Construction Management

Locations:

■ 34 Park Avenue
P.O. Box 426
Lyndhurst, NJ 07071
Tel: 201.939.8805
Fax: 201.939.0846

■ 1119 Raritan Road
Suite 2
Clark, NJ 07066
Tel: 732.943.7067
Fax: 732.943.7249

www.negliaengineering.com

Our file: WDLAMUN15.010
Project: 2015 Municipal Road Paving Program
Start Date: Week of October 5th
End Date: April 2016 (weather dependent)
Budget Cost: \$327,422.75
Budget Status: \$288,308.48 thru Payment Voucher #1

The Borough of Woodcliff Lake is no longer participating in the Pascack Valley Cooperative Pricing Road Paving Program. Initial assessment of the roads was undertaken by Neglia Engineering Associates and the Department of Public Works to establish project estimates and prioritize the roads to be included in the Base Bid of the 2015 Municipal Road Program. The Base Bid has been identified as Wright Street, Wright Street North, Wright Street South, Hathaway Drive, Carnot Drive, Old Mill Road, Natmark Court, Orchard Street, and Angela Court. Daniel Court has been identified as Alternate Bid A while Fern Street and Balsam Road has been identified as Alternate Bid B. Wildwood Road has been excluded from this year's road program due to funding limitations.

Construction plans and specifications were completed on Friday, August 7th. Final discussion of the project scope and bid structure occurred at the Monday, August 10th Council meeting. The Borough Clerk advertised the Bid Notice with the local newspapers and Contractor Pickup was scheduled for Wednesday, August 12th.

The Bid Opening was held on Thursday, September 3rd at Borough Hall. One (1) bid was received, submitted by D&L Paving Contractors of Nutley, NJ. All three portions of their bid [Base, Alt. A, & Alt. B] were each below the respective construction value in Neglia's August 12, 2015 Cost Estimate. After review by Council, a Construction Contract was awarded to D&L Paving at the September 8th Council meeting in the amount of \$327,422.75 for Base Bid only.

A Pre-Construction meeting was held on Friday, September 18th. The Borough issued a Resident Notice on the affected project streets the week of September 21st. Notice to Proceed was issued by NEA to D&L Paving on Thursday, October 1st.

The Contractor mobilized to the project and began concrete curb repairs by mid-October. In late October, NEA coordinated the addition of the Olde Woods Lane cul-de-sac resurfacing to the project scope at the request of the Borough. Milling and paving of was performed the weeks of October 26th and November 2nd.

During milling of Old Mill Road, it was observed that prior damage had occurred to the culvert at the intersection with Werimus Road. NEA performed inspection with assistance from a structural engineering sub-consultant and coordinated for TV inspection of the culvert the week of December 7th. The extent of the necessary repair was identified and a quote was obtained from Dutra Excavating to be processed as a direct purchase order by DPW. The repair was initially scheduled for early January and later postponed until the last week of January due to inclement weather. The repair is now complete. NEA has coordinated with DPW to obtain tandem dump truck from Park Ridge under shared services to haul asphalt for paving to be performed by DPW to realize additional cost savings for municipality.

D&L Paving returned to install line striping, pavement markings, and address all punch list items the week of April 25th. Final Payment & Project Closeout is being processed with the Contractor for the Borough's acceptance of the improvements.

Our file: **WDLAADM16.001**
Project: **Wierimus Lane Bridge Repair**
Start Date: **October 1, 2015**
End Date: **May 13, 2016**
Budget Cost: **\$9,000.00**
Budget Status: **Part 1 Repairs Completed**

On October 1, 2015 TranSystems, a structural engineering consultant for NJDOT, sent a letter to the Borough of Hillsdale regarding routine inspection of the Wierimus Lane bridge over the Musquapsink Brook. This inspection letter identified the presence of cracking within the interior walls as well as the presence of voids in the concrete slab and stone walls of the structure. It also identified the undermining of some and absence of other gabion walls which protect against erosion by flood waters nearest the foundation of the structure. TranSystems recommended repairs based on a Priority 2 basis, which is defined by NJDOT as 'medium' urgency for suggested repair within +3 months to avoid additional deterioration.

On October 22, 2015 the Borough of Hillsdale solicited quotes for repair of all cracks and voids in the bridge structure for submission by October 30th. The lowest bidder, M. Ingannamorte & Sons, was recommended for award with a total contract value of \$18,000. Additionally, the Borough of Hillsdale obtained a project cost estimate and design proposal for the gabion wall replacement which totaled \$325,000.

In November 2015, the Borough of Hillsdale coordinated with the Borough of Woodcliff Lake to discuss mutual responsibility for the repair as review of current tax maps for both municipalities indicated that the centerline of the bridge is also the municipal boundary. It was agreed that both municipalities would share the \$18,000 cost for repair of all cracks and voids in the bridge structure. This component of the project was then awarded by Hillsdale to M. Ingannamorte & Sons and a pre-construction meeting was held on December 23, 2015 in order to schedule the repair as soon as practical. The contractor mobilized and completed this component of the project the week of May 9th. The contractor submitted for payment to Neglia Engineering shortly thereafter. Neglia Engineering has processed and submitted Payment Vouchers in the lump sum amount of \$9,000 to each municipality. This component of the bridge repair is now complete.

The Borough of Hillsdale remains the lead agency for the remaining repairs recommended in the TranSystems' inspection report. This includes repair and replacement of gabion walls estimated at \$325,000. Prior to discussion of potential shared responsibilities between municipalities, NEA recommends review by the Borough Attorney to determine if clear ownership exists for the whole and/or portions of the bridge.



Our file: WDLAADM16.001
Project: Glen Road Culvert
Start Date: To Be Determined
End Date: To Be Determined
Budget Estimate: \$310,316.00 (by Brooker Engineering, revised July 6, 2016)

On February 1, 2016 Borough Administrator Tom Padilla received a letter from Borough of Park Ridge Administrator Kelley R. O'Donnell regarding rehabilitation of the Glen Road Culvert as a collaborative effort. The letter indicated that in July 2014 the Mayor and Council of the Borough of Park Ridge had requested that their Borough Engineer (Eve Mancuso, P.E. of Brooker Engineering) review the condition of the culvert. This assessment deemed the culvert to be in poor condition and of questionable structural integrity. As a result of these findings it was recommended that the Borough of Park Ridge make rehabilitation of this culvert a top priority.

Seeking assistance to finance this project, the Borough of Park Ridge applied for and obtained a \$149,000 grant through the NJDOT Municipal Aid Grant Program on May 22, 2015. After receiving the award, the Borough of Park Ridge conducted a survey where it discovered that the municipal boundary with the Borough of Woodcliff Lake followed both the approximate centerline of the Bear Brook and the centerline of the road. The Borough of Park Ridge then concluded that only the northeast quadrant of the culvert was located within their municipality, therefore inferring that the remaining three quadrants were located within the Borough of Woodcliff Lake.

As a result of these findings, the Borough of Park Ridge scheduled a meeting between both municipalities to discuss the rehabilitation of this public facility as a collaborative effort. This meeting was held at Borough Hall in Park Ridge on Wednesday, March 16th with the Administrators and Engineer's for each municipality present. Woodcliff Lake acknowledged that a joint repair project appears to be necessary and requested a copy of all relevant project files compiled by Park Ridge to date for review prior to agreement between parties as to the division of project costs including construction, design, and permitting.

Through continued coordination with Park Ridge, our office has confirmed that the necessary repairs identified by Brooker Engineering in July 2014 are located equally between both municipalities on the upstream (northern) side of the culvert. Should the costs be amenable, the Borough of Woodcliff Lake can negotiate with Park Ridge to evenly divide the soft costs of the Brooker Engineering survey, design, and bid proposal previously awarded by Park Ridge so that the project can be permitted and ready for bid by Spring 2017 as not to jeopardize the current grant funding that Park Ridge has. After which, the Boroughs can jointly prepare a grant application this Fall to obtain additional funding through the NJDOT's Local Bridges, Future Needs and Municipal Aid Grant Programs, or jointly agree to proceed without pursuing a 2nd grant and make joint municipal appropriations to share the remaining construction costs evenly divided.

Our file: WDLAADM15.001
Project: Bear Brook & Glen Road Erosion Repairs
Start Date: To Be Determined
End Date: To Be Determined
Budget Cost: To Be Determined
Budget Status: To Be Determined

On July 16th Construction Code Official, Nick Saluzzi, was notified by Park Ridge Borough Clerk, Kelley O'Donnell, that severe erosion was observed on the Bear Brook directly upstream from 38 Glen Road in the Borough of Woodcliff Lake. This observation was made by Park Ridge Borough Engineer, Eve Mancuso, P.E., while responding to a complaint from the property owner at 27 Glendale Road in the Borough of Park Ridge. Her concern is that this area of the bank is adjacent to Glen Road and any further deterioration or erosion would severely impact the structural integrity of Glen Road.

On Wednesday, August 5th a joint site inspection was performed by Neglia Engineering, Nick Saluzzi, and Councilman Belgiovine on behalf of the Borough of Woodcliff Lake with Peter Wayne (DPW Supervisor) and Mrs. Mancuso on behalf of the Borough of Park Ridge. Severe erosion of the stream bank was observed between the private property at 38 Glen Road and a Borough stormwater outfall 200-300 feet upstream. The erosion was observed to have compromised the embankment of the elevated Glen Road at this location.

Also observed was the significant transport of sediments and large quantities of both rip rap and river stone by previous flood waters from their upstream origin through the subject area, residential properties at 38 Glen Road (Woodcliff Lake) and 27 Glendale Road (Park Ridge), and to the existing bridge culvert over the Bear Brook west of the intersection of Glen Road and Glendale Road. As such, Mrs. Mancuso suggested coordination of a joint stream restoration project between Boroughs. Park Ridge intends to perform minor de-silting and de-snagging to remove accumulated river stone for the diverted portion of the stream adjacent to 27 Glendale Road to normalize the channel back to its prior cross-section. She also suggested that the Borough do the same for the diverted portion of the stream adjacent to 38 Glen Road while addressing the critical concern of the severely eroded embankment upstream.

Prior, in July 2014, the Borough of Woodcliff Lake had assisted the homeowner at 38 Glen Road with removal of large fallen trees, tree limbs, and a gabion basket from their property and the Bear Brook by the Bergen County Mosquito Commission under the limitations of the Flood Hazard Area Control Act Permit By Rule statute after a significant flash flood event. The homeowner was also provided direct contact to staff at NJDEP who could assist the homeowner with any further desired stream stabilization that would require permits.

Our office recommends that the Borough address the severe erosion that has compromised the embankment of the elevated Glen Road at this location immediately. The potential of working with Park Ridge on a joint project provides cost savings opportunities in both NJDEP Permitting as well as construction.

Our file: **WDLAMUN13.011**
 Project: 77 Brookview Drive Drainage Repairs
 Start Date: To Be Determined
 End Date: To Be Determined
 Budget Cost: \$107,000.00
 Budget Status: To Be Determined

On February 1, 2013 a site visit was performed at the above referenced address in response to a resident complaint and to evaluate damage that occurred to a drainage outfall that is apparently owned by the Borough. The site visit was performed with former Borough Administrator Wolfgang Albrecht, Superintendent of Public Works David Antoine, and this office. In response, NEA developed a preliminary estimate of the repair work to be as follows:

- Construction (head wall and repair)	\$ 75,000.00
- Engineering and permitting	\$ <u>20,000.00</u>
	\$ 95,000.00
- If NJDEP requires a stream study add	\$ <u>12,000.00</u>
	\$107,000.00

On March 11, 2013 a second site visit was performed with Park Ridge Water and Sewer representatives William Beattie, Director of Operations, and William Hahn, General Supervisor. This meeting was held on-site to discuss the potential reductions in engineering and permitting costs for both entities by coordinating a joint project. Park Ridge Water and Sewer was supportive of this proposal as both sides indicated that the close proximity of the damaged outfall and exposed utility crossing will, at minimum, require the coordination of design drawings as not to adversely affect the adjacent repair.

On May 15, 2013 an on-site meeting was held with the homeowner Peter Goldsmith, former Borough Administrator Wolfgang Albrecht, and our office. The project status was discussed and the property owner was notified that the Borough has made proper appropriations in the FY2013 municipal budget to address this issue in conjunction with Park Ridge Water and Sewer's utility repair.

In late August, 2014 Park Ridge Water and Sewer indicated that an appropriation of funds for this project is now being made to address this repair as soon as practicable. Further coordination with Park Ridge Water and Sewer in May, 2015 indicates that they are prepared for design and bidding of the required water system repairs. In an effort to provide cost savings for both municipalities, Park Ridge Water is amenable to considering the preparation of permitting and bid documents for a collaborative project to be publicly bid as a joint project. NEA will coordinate a project meeting between the Borough and Park Ridge Water to identify the exact scope of both repairs for the purposes of providing a design and bid proposal for this collaborative effort. Coordination will then be made with the homeowner to review their proposed bank stabilization project to provide permitting assistance at the request of the Borough.

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

Sincerely,
Neglia Engineering Associates



Joseph R. Vuich, PE
For the Borough Engineer



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

RESOLUTION AUTHORIZING HOLDING OF CLOSED SESSION

Resolution No. 16-172

July 11, 2016

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. COAH Fee Litigation
2. Risk Management Strategies
3. Personnel Matters
4. BMW Litigation
5. Mack-Cali Tax Appeals

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.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Hayes, Mrs. Gadaleta, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine, Herrington (arrived 7:05 PM)

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 July 11, 2016.

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

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

RESOLUTION NO. 16-173

July 11, 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 6/30/2016 - \$201,045.78

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

Current Fund:	\$1,383,932.31
Animal Control:	\$ 9.60
Trust/Other:	\$ 652.84
Affordable Housing:	\$ 4,216.25
General Capital:	\$ 9,125.70
Escrow:	\$ 10,726.39

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

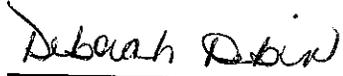
CERTIFICATION OF FUNDS

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 July 11, 2016.



**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

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-174

July 11, 2016

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

DAVID YOO
22 Fairview Avenue
Woodcliff Lake, New Jersey
Escrow Refund: \$291.79

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 \$291.79 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.


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
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RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-175

July 11, 2016

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

DAVID EDELMAN
48 Rose Avenue
Woodcliff Lake, New Jersey
Escrow Refund: \$838.50

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 \$838.50 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



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Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
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RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-177

July 11, 2016

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

KRISTA LASKI
74 Wyandemere Drive
Woodcliff Lake, New Jersey
Escrow Refund: \$327.50

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 \$327.50 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

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201-391-4977
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RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-178

July 11, 2016

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

NICHOLAS BOTTA
37 Brookview Drive
Woodcliff Lake, New Jersey
Escrow Refund: \$496.50

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 \$496.50 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



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RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-179

July 11, 2016

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

**SANJEEV DEHWAN
37 Old Pascack Road
Woodcliff Lake, New Jersey
Escrow Refund: \$173.50**

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 \$173.50 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

**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
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RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-180

July 11, 2016

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

ELYSSA SCHECTOR
11 Shield Drive
Woodcliff Lake, New Jersey
Escrow Refund: \$202.50

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 \$202.50 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



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201-391-4977
Fax 201-391-8830

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-181

July 11, 2016

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

DIANE LYNCH
57 Highview Avenue
Woodcliff Lake, New Jersey
Escrow Refund: \$155.00

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 \$155.00 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta

Second: Mr. Panso

Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso

Nays: None

Abstain: None

Absent: Mr. Belgiovine

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 July 11, 2016.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

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Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
- Fax 201-391-8830

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-182

July 11, 2016

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

BONNIE O'KEEFE
24 Claire Circle
Woodcliff Lake, New Jersey
Escrow Refund: \$114.75

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 \$114.75 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

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

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-183

July 11, 2016

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

**JOHN JOHNSON
56 Shield Drive
Woodcliff Lake, New Jersey
Escrow Refund: \$1042.90**

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 \$1042.90 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

**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

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-184

July 11, 2016

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

**MARY LEE HARRISON
56 Heather Hill Lane
Woodcliff Lake, New Jersey
Escrow Refund: \$126.25**

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 \$126.25 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

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



BOROUGH OF WOODCLIFF LAKE

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Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-185

July 11, 2016

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

JENNIFER KLEIN
10 Birchwood Drive
Woodcliff Lake, New Jersey
Escrow Refund: \$145.00

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 \$145.00 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

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

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-186

July 11, 2016

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

JEREMY ZEFF
40 Woodcrest Drive
Woodcliff Lake, New Jersey
Escrow Refund: \$258.50

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 \$258.50 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

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Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

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RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-187

July 11, 2016

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

**CANDICE FEILER
96 Brookview Drive
Woodcliff Lake, New Jersey
Escrow Refund: \$479.00**

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 \$479.00 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

**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

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-188

July 11, 2016

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

JOHN SEMELBERGER
1 Balsam Road
Woodcliff Lake, New Jersey
Escrow Refund: \$258.85

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 \$258.85 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

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

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-189

July 11, 2016

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

JEFF DAVIS
19 S. Carnot Avenue
Woodcliff Lake, New Jersey
Escrow Refund: \$65.50

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 \$65.50 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

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

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 16-190

July 11, 2016

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

JENNIFER ALBANESE
12 Rose Avenue
Woodcliff Lake, New Jersey
Escrow Refund: \$50.50

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 \$50.50 in connection with the aforementioned.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

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

RESOLUTION HONORING THE BERGEN VOLUNTEER CENTER ON ITS 50TH ANNIVERSARY

JULY 11, 2016
RESOLUTION NO. 16-191

WHEREAS, the Bergen Volunteer Center was founded in 1966 to meet community needs through the power of volunteers. Its direct service programs organize volunteers to provide invaluable support to some of Bergen County's most vulnerable citizens. The Mentoring Youth program has recruited, trained and supervised volunteer mentors for children who have been abused or neglected; since 1978 Mentoring Youth has provided a trusted mentor to more than 3,700 children. The Mentoring Moms program recruits, trains and supervises mentors for mothers whose children are at-risk for abuse or neglect; since 1995 more than 500 mothers have been matched with a mentor. The Chore Service provides home safety repairs for senior citizens and the disabled free of charge through the volunteer efforts of senior citizens. The Business Volunteer Council organizes corporations to help eliminate hunger and illiteracy; and

WHEREAS, the Bergen Volunteer Center ensures that Bergen County has a pipeline of committed, civic leaders through its training programs: Bergen LEADS for adults and Teen LEADS and Ready-Set-Serve for young people. They also strengthen the nonprofit community by maintaining a database of volunteer opportunities, providing volunteer managers' training and the Expert Exchange workshops and webinars; and

WHEREAS, Woodcliff Lake Municipality has benefitted from the efforts of the Bergen Volunteer Center since 2010 in the following ways:

- 47 residents received safety repairs from the Chore Service
- 1 mother received a mentor
- 3 residents participated in Bergen LEADS; and

WHEREAS, residents of Woodcliff Lake Municipality have supported the Bergen Volunteer Center since 2010 in the following ways:

- 7 served as Mentoring Youth mentors
- 1 served as a Mentoring Moms mentor
- 78 supported the Bergen Volunteer Center with their philanthropy; and

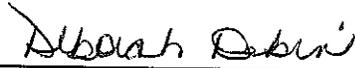
NOW, THEREFORE, BE IT RESOLVED that the Borough Council of Woodcliff Lake Municipality, County of Bergen, hereby honors the Bergen Volunteer Center for its 50 years of turning caring into action and knowing that the Bergen Volunteer Center is not getting old, it is just getting started.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.



**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

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION – CHAP 159 – N.J.S.A 40A 4-87 – CLEAN COMMUNITIES

RESOLUTION NO. 16-192
JULY 11, 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 \$ 17,047.07 from State of NJ Clean Communities Program 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 \$17,047.07 which is now available from Clean Communities Program.

BE IT FURTHER RESOLVED, that a like sum of \$ 17,047.07 is hereby appropriated under the caption

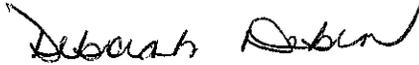
General Appropriations
Operations Excluded from CAPS
State and Federal Programs Offset by Revenues
Clean Communities Program

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.



**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

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION – CHAP 159 – NJSA 40A 4-87 – ALCOHOL EDUCATION REHABILITATION FUND

**RESOLUTION NO. 16-193
JULY 11, 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 \$ 543.88 from State of NJ Alcohol Education Rehabilitation Enforcement Fund 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 2015 Budget in the sum of \$543.88 which is now available from Alcohol Education Rehabilitation Fund.

BE IT FURTHER RESOLVED, that a like sum of \$543.88 is hereby appropriated under the caption:

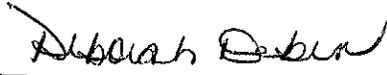
General Appropriations
Operations Excluded from CAPS
State and Federal Programs Offset by Revenues
Alcohol Education Rehabilitation Fund

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.



**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

RESOLUTION RENEWING LIQUOR LICENSE FOR WOODCLIFF FARMS dba WOODCLIFF MANOR

Resolution No. 16-194
July 11, 2016

WHEREAS, WOODCLIFF MANOR, has applied for renewal of their respective Plenary Retail Consumption License; and

WHEREAS, the said applicant has, in the opinion of the Mayor and Council, complied with the requirements of the Alcoholic Beverage Control Commission, and the Ordinance of the Borough of Woodcliff Lake.

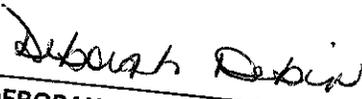
NOW THEREFORE, BE IT RESOLVED, that Plenary Retail Consumption License No. 0268-33-004-002 is hereby granted to **WOODCLIFF MANOR**, for the sale of alcoholic beverages for the period of July 1, 2016 to June 30, 2017, in accordance with the requirements of said Act and said Ordinance, on premises located at 25 Prospect Avenue.

ROLL CALL:

Introduction:	Mrs. Gadaleta
Second:	Mr. Panso
Ayes:	Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays:	None
Abstain:	None
Absent:	Mr. Belgiovine

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 July 11, 2016.



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

**RESOLUTION AUTHORIZING AN INTER-LOCAL AGREEMENT
BETWEEN THE BOROUGHS OF PARK RIDGE AND WOODCLIFF LAKE FOR THE PAYMENT OF
ENGINEERING, SURVEY AND PERMITTING COSTS FOR REPAIRS TO THE GLEN ROAD CULVERT
IN THE BOROUGH OF WOODCLIFF LAKE**

RESOLUTION NO. 16-195

July 11, 2016

WHEREAS, the Borough of Park Ridge (Park Ridge), has previously adopted a Resolution (015-246) authorizing certain Engineering, Surveying and Permitting services to be performed by Brooker Engineering, PLLC, Engineer for the Borough of Park Ridge; and

WHEREAS, in light of the fact that portions of said culvert fall within the borders of both the Borough of Park Ridge and the Borough of Woodcliff Lake (Woodcliff Lake), Woodcliff Lake wishes to share the total cost for said services (\$27,100.00) with Park Ridge; and

WHEREAS, to secure said services both Boroughs have agreed to enter into an inter-local agreement to provide for the equal sharing of said costs; and

WHEREAS, pursuant to N.J.S.A. 40A:65-1, et seq., any municipality of the State of New Jersey may contract with any other municipality or municipalities for the shared provision of any service that any party to the agreement is empowered to provide within its own jurisdiction.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Woodcliff Lake that the Mayor and/or Administrator is authorized and the Borough Clerk shall attest to an Inter-Local Agreement between the **BOROUGH OF PARK RIDGE** and the **BOROUGH OF WOODCLIFF LAKE** for the equal sharing of the aforementioned engineering, survey and permitting services; and

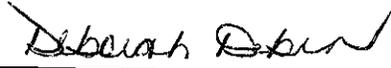
BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to the Borough of Park Ridge.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.



**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

RESOLUTION ADOPTING BY-LAWS FOR THE MAYOR AND COUNCIL IN THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 16-196
JULY 11, 2016

WHEREAS, N.J.S.A. § 40A:60-1 et. seq. permits the Mayor and Council of the Borough of Woodcliff Lake to adopt and from time to time amend and/or repeal suitable bylaws for the management of its affairs; and

WHEREAS, the bylaws attached to this Resolution would aid in the efficient management and establish the process for Council decisions and other matters relating to Council operations

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake that the by-laws attached hereto are adopted as the governing bylaws for the Mayor and Council.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.

Deborah Dakin

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

RESOLUTION DIRECTING MAYOR TO SIGN DEVELOPER'S AGREEMENT ON BEHALF OF THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 16-197

July 11, 2016

WHEREAS, on September 28, 2015, the Planning Board of the Borough of Woodcliff Lake ("Board") approved a resolution after hearing an application filed by Woodcliff Lake Investors I, LLC, the contract purchaser of property consisting of: Block 33.01 Lots 3 and 4, Block 303 Lots 1 and 2, Block 401 Lots 1.01, 1.02 and 1.03; and

WHEREAS, condition (e) of the Board's approval requires the entry by the Applicant into a Developer's Agreement with the Board and the Borough of Woodcliff Lake; and

WHEREAS, all of the subject properties have all been acquired by Pulte Homes of NJ, Limited Partnership ("Pulte") from individual owners and not Woodcliff Lake Investors I, LLC; and

WHEREAS, Pulte has demanded to proceed with the approved Planned Development; and

WHEREAS, a Developer's Agreement has been prepared by Board counsel and reviewed by the Borough Attorney; and

WHEREAS, the governing body is desirous of entering into the Developer's Agreement so as to compel the property owner to meet its obligations under the resolution of approval and according to the terms of the Developers Agreement; and

WHEREAS, the governing body has considered the demand, made through counsel, of Pulte to enter the Developer's Agreement and promptly commence the project; and

WHEREAS, the governing body has received advice of counsel and concluded that the variances run with the land and belong to the property owner, Pulte.

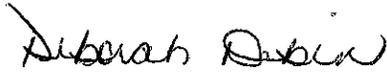
IT IS HEREBY RESOLVED that the Mayor is directed to execute the Developer's Agreement on behalf of the Borough of Woodcliff Lake upon presentation of the Developer's Agreement signed by a duly authorized agent of Pulte together with the required escrows, fees and bonds.

ROLL CALL:

Introduction: Mrs. Gadaleta
Second: Mr. Panso
Ayes: Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays: None
Abstain: None
Absent: Mr. Belgiovine

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 July 11, 2016.



**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 Council

RESOLUTION AUTHORIZING THE APPOINTMENT OF GRANT CONSULTANT IN THE BOROUGH OF WOODCLIFF LAKE

201-391-4977
Fax 201-391-8830

RESOLUTION NO. 16-198

July 11, 2016

WHEREAS, the Borough of Woodcliff Lake has recognized a need to retain the services of a grant consultant; and

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake wish to extend the contract with the current Borough grant consultant, Millennium Strategies, LLC, to provide such service to the Borough; and

WHEREAS, the Borough shall engage the grant consultant to render grants consulting services to the Borough for a term of one (1) year commencing on September 1, 2016 and expiring August 31, 2016. The Agreement shall be automatically extended for three (3) six month extension periods subject to termination by the Borough pursuant to the agreement between the parties; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids must be publicly advertised.

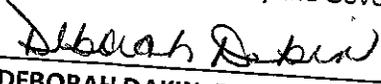
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Woodcliff Lake that of the firm of Millennium Strategies, LLC is hereby appointed as Borough Grant Consultant pursuant to the terms of their previous executed contract.

ROLL CALL:

Introduction:	Mrs. Gadaleta
Second:	Mr. Panso
Ayes:	Mrs. Chiavelli, Mrs. Gadaleta, Mrs. Hayes, Mrs. Herrington, Mr. Panso
Nays:	None
Abstain:	None
Absent:	Mr. Belgiovine

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 July 11, 2016.


DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK