

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MEETING MINUTES
SINE DIE MEETING
January 4, 2016
7:00 PM**

MOMENT OF SILENCE

Mayor Goldsmith asked for a moment of silence for Harold Walsky who recently passed away. Mayor Goldsmith stated that he had the honor of serving with Harold when he was first elected back in 1998.

CALL TO ORDER

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

ROLL CALL

Mayor Jeffrey Goldsmith asked for roll call. Council members Bloom, Chiavelli, Gadaleta, and Panso were present. Borough Attorney Ron Dario, Borough Administrator Tomas Padilla and Borough Clerk Debbie Dakin were present as well. Councilman Belgiovine arrived at 7:20 PM.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance led by Amy Goldsmith.

APPROVAL OF MINUTES

MOTION to approve the Minutes of December 21, 2015 (Open) was made by Councilman Panso, seconded by Councilwoman Gadaleta and approved by Council members Chiavelli, Gadaleta and Panso. Councilman Bloom abstained and Councilman Belgiovine was not in attendance.

MOTION to approve the Minutes of December 21, 2015 (Closed) was made by Councilman Panso, seconded by Councilwoman Gadaleta and approved by Council members Chiavelli,

Gadaleta and Panso. Councilman Bloom abstained and Councilman Belgiovine was not in attendance.

Mayor Goldsmith stated that there will be no Engineer's Report given this evening.

PRESENTATION

Chief Anthony Jannicelli stated that he had 2 presentations to make. One is to his Police Commissioner. Mr. Jannicelli stated that it is a tradition that once a Police Commissioner leaves office, we give him a plaque. Mr. Jannicelli stated that they had a great time, he had great back-up from his Commissioners. Chief Jannicelli stated that Eric was a good student and he learned well.

Chief Anthony Jannicelli also presented Mayor Goldsmith with a letter from him which was his last form of correspondence. The Mayor already received a copy of it but he wanted to have another copy framed for him.

OUTGOING COUNCIL MEMBER STATEMENT

Councilman Bloom thanked everyone and stated that he typically kept his comments short and sweet this statement will be in the same manner.

Councilman Bloom thanked everyone in the Borough of Woodcliff Lake for giving him the opportunity to serve over the last three years. He hoped that he carried himself in a manner worthy of the responsibility that was bestowed on him. He always worked to represent this community in a manner that such a wonderful place deserves.

Councilman Bloom thanked the Mayor for working so tirelessly on behalf of the residents of this community. His efforts will be missed. Mr. Bloom stated that he learned a lot about our town and the fabulous staff that makes Woodcliff Lake such a great place to live. He has not met anyone in any of our departments that hasn't lived up to what the expectations that we as residents have. We are very fortunate to live with such a caring staff from DPW, to Borough Hall to the Police Department.

Councilman Bloom wished the incoming Mayor and Council good luck and hope that they will continue to manage a community in a fiscal, responsible and honorable manner.

PRESENTATION

Mayor Goldsmith presented Councilman Eric Bloom with a plaque and thanked Councilman Bloom for running for office and for everything he did.

PUBLIC COMMENT

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

Diana DiGiralomo, Woodcliff Lake, stated that she wanted to extend her sympathy to the Walsky family. Additionally, Ms. DiGiralomo thanked the Mayor for all that he has done for the town and looks forward to working with Mayor-elect Rendo.

Josephine Higgins, Woodcliff Lake, thanked Eric Bloom for all that he has done for the residents of Woodcliff Lake and wishes him the best. Councilman Bloom thanked Mrs. Higgins for all of her support. Mrs. Higgins commented to Mayor Goldsmith that he had worked so hard with BMW during a very difficult time and hopes that Woodcliff Lake can maintain that relationship. Mrs. Higgins also stated that when the storms hit, Mayor Goldsmith always left his cell phone on and you were always there in every situation.

Donna Abene, Woodcliff Lake, wished everyone a Happy New Year. Mrs. Abene thanked Mayor Goldsmith for the enormous amount of time that he had dedicated to being the Mayor of Woodcliff Lake. During her 20 years here, no one has worked as many hours as being Mayor and he has. Mrs. Abene stated that everyone in this town realizes that the Mayor truly stand among the few who have tried to reach out to everyone in Woodcliff Lake, residents, employees, Borough Council members and we are all better off because of your tireless efforts.

Mrs. Abene stated to Councilman Bloom that there is no one that she could think of who has served with such grace, a true gentleman, and she was honored to have served with him and to call him her friend.

Joseph LaPaglia, Woodcliff Lake, stated to Councilman Bloom that the Borough needs more people like him to serve in local government. He thought that the past 3 years that Mr. Bloom has been on the Council that he was extemporaneous and he was sorry to hear that Mr. Bloom had decided not to run again for Council because we need people with his experience, knowledge and dedication to the town.

Mr. LaPaglia also stated to Mayor Goldsmith that he wanted to congratulate him on his term as Mayor. He didn't always agree with everything that he did, but with many of the things that he did do Mr. LaPaglia agreed with. Mr. LaPaglia thought that Mayor Goldsmith had several significant accomplishments during his term. The Borough needs more people from the Community to serve as elected officials in this town. Mr. LaPaglia agreed with what Donna said about the Mayor's energy and dedication to the town. Mr. LaPaglia also stated, that when he looks back at his term as Mayor, he was impressed with the number of proclamations and certificates that he gave to various individuals and citizens.

Bert Siegel, Woodcliff Lake, stated that every official that is in office now, was in office or is going to be in office, it is a great sacrifice and commitment from everyone.

Randy Swickle, Ridgewood, stated that he knows Mayor Goldsmith for nearly 30 years. They have been close friends but he had the opportunity to do other things with Mr. Goldsmith. He had the opportunity to work with Mayor Goldsmith in the other side of the world and his undying work ethic, integrity, friendship, empathy, caring has been second to none and that is one of the main reasons why he is here tonight. He could only tell Woodcliff Lake residents that they have been lucky. Mr. Goldsmith has been a good friend and human being. He is a charitable person as well and he could only imagine what he did in Woodcliff Lake. It is an honor for him to be here tonight and stand before everyone in the room and Mayor Goldsmith.

Carlos Rendo, Woodcliff Lake, stated that in November, when Council persons decide not to run again, they sometimes check out. Mr. Rendo stated that this certainly was not the case with Councilman Bloom. Eric Bloom has dedicated his entire term to this municipality. On the afternoon of December 31, 2015, Eric Bloom and Carlos Rendo sat in the conference room and worked on Borough business. That is the dedication that they had in Councilman Bloom and he will be missed. Carlos Rendo thanked Eric Bloom for his service to the Community.

Carlos Rendo stated that a former Republican councilperson once told him that Mr. Goldsmith always keeps his word no matter what he does. Mr. Rendo stated that he had learned that for the 1 ½ years that he has been on the Council. Anything that he had entrusted to Jeff Goldsmith he kept his word. He will be sorely missed and he did a lot of good things for this Community and that will benefit this Community for years to come.

MOTION to close to the public was made by Councilman Belgiovine, seconded by Councilman Bloom and unanimously approved.

Councilwoman Jacqueline Gadaleta stated that four years ago she had the pleasure of campaigning with Mr. Bloom. It was the first time that they both decided to do anything political. They were the epitome of newbies – they knew nothing. All they knew was they had to get out there under Jeff's guidance and Donna's guidance and meet the people, find out the issues in town and do the best they could. Eric made it enjoyable and they learned from each other. Mrs. Gadaleta stated that Eric Bloom epitomizes what a true Councilman is. He is honest, conscientious and a man of integrity.

PRESENTATION

Councilwoman Gadaleta presented Mayor Goldsmith with a plaque.

MAYOR GOLDSMITH'S OUTGOING SPEECH

"Tonight is no different than any other night. Okay, maybe a little different.

Tonight we look back on my four years leading this wonderful municipality as its Mayor. We look back on all we have achieved and all that we have endured, as we were not only challenged by human nature, but by Mother Nature.

We have all learned together over my tenure that we have a tremendous amount to be thankful. Tonight we thank the countless volunteers and residents who participated as committee members and through our recreation department. I thank my peers on the Council with whom I served. We discussed and debated, and through stressful moments, we moved the municipality along the proper direction.

I believe that when you take on a role and responsibility, you do not blame the past; rather, you maintain a positive approach and solve the challenges at hand.

Themes of transition and transformation were fixtures of my tenure. I worked with four Borough Administrators, two plus Borough clerks, three Borough attorneys and 13 Council members. We remained focused during these periods of change and brought a best business practice approach to governing Woodcliff Lake.

Over the past few months, knowing this hour would come, I reviewed my Inaugural Address and my three State of the Municipality speeches. The common theme was that that first speech on January 2, 2012 stated the tone set in my first year would be the blueprint for moving forward. Woodcliff Lake led by example in the Pascack Valley. We delivered fiscal responsibility to a community that was in a very difficult financial position.

The facts are the facts and as a direct result of prior financial decisions, our Borough financial health was challenged, one might even say bleak. I stated that our balance sheet and budget would be tested like never before, and they were. By most metrics, we are on a path to long-term growth and prosperity despite a recent history of incessant tax appeals, low reserves and aggravating lawsuits. The next administration, to maintain this progress, must commit to fiscal discipline; continued infrastructure upgrades and a furthering of support for community engagement.

We began 2012 with the approval of a 2011 negotiated settlement of \$900,000 for the Woodcliff Lake Hilton tax appeal, with the funds being paid from municipal receipts from 2012- 2014.

In 2012, the volume of tax appeals was at all-time highs and our Reserve for Tax Appeals fund was near its historical lowest level. We had the Mack-Cali Tax Appeal on the horizon, one that was almost twice the size of the Hilton appeal. It was essential, therefore, that we addressed this problem. The 2014 Council's decision to implement the Rolling Assessment influenced a sharp reduction in tax appeals in 2015. Woodcliff Lake was a pioneer in implementing this strategy, and today, several municipalities in the State are following our lead.

We worked to improve relationships with our largest taxpayers and worked hard to understand their demands, while doing our best to communicate to them the needs of our town. We settled

the Mack Cali appeal for under \$54,000 and then proceeded to negotiate a settlement with BMW, whose claim dated back to 2006.

While this was one of the top priorities for my administration, we are hoping to close this matter after the anticipated dismissal of a lawsuit by a resident, seeking to upend the settlement.

The agreement provides for a \$3,950,000 payment over four years without penalties and interest. Even though BMW's assessment has been reduced by a third these past two years and going forward, the corporate community still provides a significant share -larger than the re-valuation back in 2011 of the gross tax receipts. This resolution with BMW should keep Woodcliff Lake's largest taxpayer in town for generations to come. Senior management of BMW enjoyed their relationship with my Administration and I thank them for their gracious notes I received the past weeks.

Our Police Department.

First, I want to thank Chief Anthony Jannicelli, our Police Chief. I want to "thank you" for your guidance, counsel, support and friendship. You truly love our community, and we all "thank you."

We have seen many changes to our ranks- two new lieutenants and five Sergeants during the past years, culminating with the retirement of Captain Roger Caron, this past Thursday. We had the retirements of Lieutenants Lyle Garcia, Matt Miller and Sergeant Michael Origoni - each with three decades plus of service to our community, that necessitated these promotions. On behalf of our residents, we thank these gentlemen for their dedicated service to Woodcliff Lake.

We successfully negotiated a four-year contract, effective January 1, 2014. The officers were paid the same level as the year prior in 2014, then last year at 1.25%, and 1.75% in subsequent years. We negotiated for, and achieved, additional "steps" or annual increases, moving from 10 levels to 14. This change, compared to the previous PBA contract, should result in savings of \$200,000 per officer, in today's dollars, in combined salary and longevity bonus.

Our Police Officers are now making additional contributions for their health benefits, with many contributing at the maximum premium percentage allowed next year.

We have added a new generator for Borough Hall, and this will allow our police department to operate from their facility uninterrupted. We have returned to providing our force more than 1 new car per year, to averaging 1-1/2 cars per year.

With newer, more fuel-efficient vehicles and lower gas prices, we have dramatically lowered fuel and maintenance costs. Equally important, for our officers, we have new interiors equipped with the latest in technology and safety.

In 2014, the Borough performed an auction, selling non-essential or no longer in use items, thus removing several outdated police vehicles. This auction generated over \$20,000 and provided much needed parking spaces for commuters using Borough Hall for commuter parking.

The department's value to the community is very much appreciated and for being second to none in the State. I know each and every one of you by first and last name, and I will miss our quarterly meetings.

Department of Public Works

Investment continues to be critical in this area, providing essential infrastructure services such as clearing snow, gathering and removing leaves from streets, collecting trash, maintaining the Old Mill Pool and Complex, keeping our sewers functioning – just to name a few!

Highlights of the new equipment purchased include a new garbage truck (the first in over a dozen years) and a generator (the first for their facility and long overdue). Four years ago, almost three-quarters of our roads were beyond their useful life of 12-15 years and 40% were beyond eighteen years. Today, after implementing a road improvement program, Woodcliff Lake will only have about one-quarter of our roads beyond the 15 years useful life.

Several operational and staff changes resulted in tax savings by eliminating certain positions. Dave Antoine was named Superintendent of our Department of Public Works. Chris Behrens was promoted to Recycling Coordinator.

I want to thank Dave for taking my almost daily morning calls, and for his leadership and friendship. I want to thank the entire staff for their dedication to being one of the best DPW's in the State. Great job with the plowing, with our fields, our pool and the leaves!

Fire Department and Emergency Services

Within my first ten months of office, Hurricane Sandy hit our State, and the devastation to our town was tremendous. As most of Woodcliff Lake was without power for seven days, our fire department, Office of Emergency Management and Tri-Boro Ambulance responded with professionalism and precision, even as their own lives were affected by the super storm.

The men and women who serve our municipality have been a true delight, working all hours of the day, to provide the necessary services to those in need. Volunteers spend countless working to help others without financial reward.

Recently, we purchased a new fire truck, to be received in 2016, replacing an older engine that was beyond its useful life of 25 years- it will be 28 years old when the new truck arrives.

It has been a pleasure to work along-side this dedicated group and I thank the Tri-Boro Ambulance Corps, Jared Shapiro, George Lucia, Dan Schuster and Herb Kuehlke (and the entire

Kuehlke family) for their responsiveness and leadership. My thanks to all the men and women that volunteer their time for the safety of our residents, 24 hours a day, 7 days a week.

Improved Services for our Seniors, and Park and Recreation

We provided additional funding for our senior programs, as we needed to reverse a declining trend in this area. I have had the privilege of spending many hours with this group of long-term residents and thank Marilyn Clark for all she does as a leader!

As well, we provided additional funding to our Park and Recreation Department, welcomed Elizabeth Calderone as our new Director and made many improvements to our facilities and programs.

I also want to thank Jay Esposito, for his eighteen years of service. In 2012, it was Jay who came to me with the idea of bringing back the Christmas Tree and Menorah Lighting Celebration. We thank him for his contributions to our community.

Building Community

We recognized more residents and groups with Certificates of Appreciation, building awareness and camaraderie in our community. We gave a "Key to the Municipality" to Jack Antonoff, a Grammy Award winner who grew up in Woodcliff Lake. Dogfest was held the past two years in town and was heralded as a major success. These ideas were the result of listening to our residents; I enjoyed helping to bring them to life.

I had the privilege of representing the Borough numerable times over the past four years, from a ribbon-cutting and several birthday party well wishes at The Bristol, to proclamations at the Upper Pascack Valley Interfaith Holiday Service, to throwing out the first pitch. I always hoped my pitch made it over the strike zone!

We honor our Pascack Hills Basketball and Soccer Teams for winning titles. We honored Eagle and Gold Scouts for their achievements. It was always nice to start a Mayor and Council meeting with those presentations as it set a positive tone for the evening- most of the time.

Borough Hall was the team that I had the greatest interaction, and you guys were tremendous! We accomplished a lot more with less personnel resources and we thank you for your productivity and performance.

For most residents, their primary communication with our municipality is their interaction with the staff at Borough Hall. Even in the face of transition, the staff has consistently provided courteous service to all who enter the doors to 188 Pascack Road.

Our construction department, under the direction of Nick Saluzzi, continues to work with residents and contractors in a manner that presents Woodcliff Lake as a favorable town to

renovate or build a new residence. We are grateful to the entire staff for their dedication to getting the job done!

I am glad that Harold Laufeld will return as our Chief Financial Officer. We made a great team and I thank you for all your assistance in implementing my fiscal policy. I could not have done this without you.

Debbie Dakin, my assistant, was promoted to Borough Clerk, and I thank her for going above and beyond my expectations. She was a true pleasure to work with and I will miss our daily calls. You made my job look easy!

Tom Padilla, our new Borough Administrator will be an asset to our municipality and should bring stability to this position. The employment contract, being discussed is proof that you are the right individual to drive Woodcliff Lake in the years ahead. I am glad that, by my having the ability to work across party lines, the Republican majority accepted my recommendation and hired this well qualified individual.

Open and Transparent Government

As stated, paramount to my Inaugural platform was to have an open and transparent government. According to Bergen Grassroots, a non-partisan organization, Woodcliff Lake, with its live broadcast of Mayor and Council, Planning Board, Board of Adjustment and Board of Health meetings, is the most open and transparent government in the State. We all can be gratified by this accomplishment. You have a right to see your elected officials and residents in action.

This was one of my original goals, and I am proud that we have delivered on this promise. Please continue to watch on Optimum Channel 77 and FIOS Chanel 37.

Development

Intelligent development was a major focus- can we identify properties and determine their highest and best use, while preserving the character of our beautiful community. We embarked on Intelligent Residential Development and are proud of our record of approving two projects that will bring much needed revenue for the Borough.

These two projects should bring several hundreds of thousands of dollars in additional construction fees. The 2015 Council has agreed to sell surplus Borough property for nearly \$300,000- and that should close in early 2016.

The 2014 Council decided to approve a townhouse overlay zone for the County Road and Pickwick Lane neighborhood, and the planning board approved the development of 40 townhouses. The project has the potential to increase the land's appraised value by \$25 million, resulting in an additional \$550,000 in tax revenue.

The Broadway project, known now as the Matsu property will see a restaurant and retail on the ground floor, with rental, multi-family units on the above floors. This is a first for our Borough.

In summary, an additional \$200,000 in construction fees and almost \$800k annually in additional tax revenue will be recognized by these projects.

Galaxy Gardens

This two-acre parcel has been the source of serious discussion since October 2013, when Valley Chabad considered purchasing the property. The Council at that time voted to explore the Borough's purchase of the property, but terminated these efforts in November 2014. The 2015 Council has made the acquisition a priority, and while I commend the Council for its diligence in this matter, I still believe my concept to move an outdated, inefficient Borough Hall to Galaxy Gardens is in our best interest. We would gain a true town center, contiguous to the Old Mill, which would add value to our town and position us as a leader among the many other municipalities in delivering quality services. I think this will also help us take a lead as consolidation of services amongst towns becomes more essential as a vehicle to address budgetary and tax challenges.

Employee Benefits

Rising healthcare costs are a problem for the public and private sector. I have always expressed that it is an unfavorable option to balance a budget by cutting benefits of municipal employees. The Borough policy, however, of providing retirees lifetime healthcare benefits was unsustainable.

Under my recommendation, the 2013 Council voted to eliminate these benefits for employees who did not qualify. The 2015 Council, despite my objection, revised that decision, granting the benefits to four employees if they qualify under certain amended requirements.

Through it all, our employees have been making increased contributions to their choice of healthcare plans since 2011.

High School Funding Formula

The next administration has committed to continue the fight for an equitable funding formula. We must have the State Statute, dated back to 1972, modified. Renewing the original agreement was always our goal. When the regional school was agreed upon over six decades ago, all sending municipalities agreed to pay the same cost per pupil. Unlike today, Woodcliff Lake pays double the cost per pupil then does our neighbor Hillsdale. A favorable negotiation could present savings of ten percent, or over \$4million for our taxpayers and that is an annual savings. We have no issues with Hillsdale, as evidenced by our current mutual shared services study.

Borough Finances

Our reserve for Terminal Leave and Sick Pay was funded at less than half of today's level when I assumed office. Today, the Borough is funded at 95% of its obligations. Back in 2012, the balance was \$318,000 and today the balance will be over \$100,000 higher- and that includes the monies paid out to the four officers that retired.

The Reserve for Tax Appeals will be at its highest level ever (much needed for meeting future obligations to BMW). Let's be specific. In 2012, the Reserve for Tax Appeals was \$153,000 and starting in 2016, that balance will be over \$1Million, for an increase of almost \$900,000.

Our Current Fund (our Surplus Fund), which began the 2012 budget at its historically lowest funding level- at \$1million , will be funded by an additional 50% when I leave office. Most important, the overall tax rate, at 2.24 in 2011 was 2.12 this year- yes, a reduction in the rate.

Let's not forget that the Borough's bond rating was downgraded in February 2012 as a direct result of prior financial decisions. We worked hard to re-establish a strategy and discipline for strengthening our finances. By accepting my financial suggestions, the Council elected not to provide a minor decrease in the Municipal portion of the tax bill for 2014 and 2015. Decisions were made which required sacrifice in the short-run, but end up positioning the town for secure long-term success. Kicking the can down the road was not an option that we considered and I congratulate the Council on making the necessary hard choice. Today, we have restored our bond rating.

Yes, we accomplished a lot and we have provided for a stable 2016 and well beyond. I firmly believe that once our obligation to BMW is complete, municipal taxes in 2020 should be equal to if not lower than today.

Had I remained as Mayor, and I challenge this and every Council going forward, it time for a new community and that would be the Town of Pascack, comprised of the 10 municipalities that are part of the Pascack Valley Mayor's association. I would have spearheaded this initiative, for the consolidation would mean millions of dollars of savings for each tow. We would have 9 less Mayors, 50 less Council people, 9 less Borough Administrators- the possibilities are endless. It's time to make the area affordable for all. Be bold.

With my business message complete, I would like to share some personal thoughts. To Carlos and Michele, Amy and I wish you both all the best and may your years enjoying the mayoralty be as fulfilled as ours. The bond between Amy and I was second to none prior to my being in office, and today, they are stronger. Amy lived the job with me and I know you will have the same support from Michele.

To Carlos- Mayor and friend. We have enjoyed two plus years working together and I wish you nothing but the best in your role as Mayor.

I have a few suggestions for your new role; guidance that I believe will be beneficial for all. As mayor, I always represented the Borough at public functions, for I knew I there as the Mayor of Woodcliff Lake, not Jeff Goldsmith.

Being a leader is not easy, but when your Team excels, we all win. Be that leader that gets the best from your team.

I know you have 2Rs that mean a lot to you. I hope we can still maintain our annual wager for one of those Rs. The other R, the political one presents a challenge to you in your first year as mayor. I know you love our Country; however, within the hour you will take the Oath of Office and that position demands your full attention.

Although I declared my intentions to run for State Assembly back in February, I never acted in a lame duck capacity and always made sure my job that I committed too received my fullest energy. I worked until his afternoon, being at the ribbon cutting. That is the job you were elected to perform and the residents deserve a 100 percent commitment.

You will have your own issues to deal with: Exit 171, finishing the walkway around the Woodcliff Reservoir, determining the future of the VFW building, shared services with our neighbors, but always cherish your beautiful family.

To all, during my tenure, we had our share of tragedies, as we had many moments of silence, for the children and adults slain at Sandy Hook Elementary School in Newtown, Ct, to the victims of the shooting in Aurora, CO and the Charleston Emanuel African Methodist Episcopal church. This has to stop and I was proud to be one of the first Mayors to support "Mayors against illegal weapons."

We lost our beloved Mayor Bernard Kettler- and my friend. We remember him for his foresight that affords us all to appreciate Woodcliff Lake and for the values he stood for.

I was fortunate to be part of delivering Mayors Meals on Wheels for those in need with Jeanne Martin. I always enjoyed performing that duty, something I would not have known had I not been the Mayor.

I was fortunate to partake in several weddings. It was probably the one job I really wanted to perform- announcing a couple married and being there as they begin their journey together. I was proud to have officiated the first same sex marriage in our Borough's history, among the dozen I was privileged to have performed.

And to this day, my main thought is not what we achieved, but rather all that still needs to be done.

Conclusion

And so, four years my Mom was alive, and proud of her son. She was proud of my accomplishments- and I thank her for all that she meant to me. You are missed every day.

To all my friends, "thank you" for your friendship, support and just being there. I need to thank three more individuals. Warren Feldman, Joanne Siegel- my sister, and Amy.

Warren. You were always there for me. Your intuition, intelligence, kindness, compassion and passion will always be welcome. I thank you for your support, but I am most grateful for our five decades of friendship and comradery. You are the best Coach a player would wish.

Joanne. To my sister. What can I say? You always wanted to make sure your little brother did his best. You had many "silent" contributions to my term in office- from being there at the Tice Center in darkness during Hurricane Sandy to making sure I did not miss any details. Several Nixles were the result of your encouragement.

Amy.

You are my rock. You were there with the entire time. You were the voice of reason. It was your demeanor that gave me the light on the best way to govern- the decency and courtesy that emanated from this Mayor started with you. No more having to have discussions on who will attack me next, rather our time will be spent on our family, friends and our future. I love you and as I stated in my first speech four years ago, you were a great "First Lady of Woodcliff Lake!"

Four years ago, the outlook for our municipality was challenged, one might even say bleak. Today, we can look to the future with confidence and hope.

Everyone's hard work made it possible for our town to make the progress I shared with you tonight. Thank you for providing me with the opportunity to be your Mayor. I hope I lived up to your expectations.

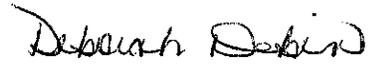
The past four years were among the most rewarding of my life, both personally and professionally. For that, I am grateful. Woodcliff Lake will always hold a special place in my heart.

G-d Bless the men and women in uniform all over the world- keep them safe and we thank them for their service to our country. G-d bless Woodcliff Lake and G-d Bless America".

ADJOURNMENT

MOTION to adjourn at 8:15 PM was made by Councilman Bloom, seconded by Councilman Belgiovine and unanimously approved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Deborah Dakin".

Deborah Dakin
Acting Borough Clerk