



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

**April 20, 2026**

**5:45 PM CLOSED SESSION**

**7:00 PM OPEN SESSION**

**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**

Council President Stern asked for a roll call. Council members Bonanno, Brodsky, Margolis, Marsh, Pollack and Stern were present. John Schettino, Borough Attorney, Tomas Padilla, Borough Administrator and Debbie Dakin, Borough Clerk were present as well. Mayor Rendo was absent.

**CLOSED SESSION**

Resolution No. 26-94 A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

- Litigation Update
- Risk Management Strategies

MOTION to approve Resolution No. 26-94 was made by Council President Stern, second by Councilman Pollack and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack, and Council President Stern.

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**MOMENT OF SILENCE**

Raymond Stupienski, Jr.

Council President Stern stated that one of the things that we brought back over the past couple of years was recognizing youth sports teams. It has been a great pleasure of his since he has two sons that play basically every sport. These kids work tremendously hard. The parents work hard and the coaches work even harder. There are always administrators that help run these teams as they are all volunteers. This evening, we have three teams here. We have the Pascack Middle School Hockey Team, Woodcliff Lake Fifth Grade Girls Travel Basketball Team and the Woodcliff Lake Fifth Grade Boys Travel Basketball Team.

**PROCLAMATIONS**

- Pascack Middle School Hockey
- Woodcliff Lake Fifth Grade Girls Travel Basketball Team
- Woodcliff Lake Fifth Grade Boys Travel Basketball Team
- Arbor Day

**FIRE HYDRANT HOMETOWN HERO CERTIFICATES**

**APPROVAL OF MINUTES**

MOTION to approve the Minutes of March 16, 2026 (Open), was made by Councilman Pollack, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

MOTION to approve the Minutes of March 16, 2026 (Closed), was made by Councilman Pollack, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

**PUBLIC COMMENT**

(limited to 3 minutes per speaker)

MOTION to open to the public was made by Councilman Pollack, second by Councilwoman Marsh and unanimously approved.

No Comments.

MOTION to close to the public was made by Councilwoman Margolis, second by Councilman Bonanno and unanimously approved.

Clerk Dakin stated that she received two emails from Skip Dolan dated April 17, 2026, and April 20, 2026, requesting that she forward these messages to the Mayor and Council and to make it part of the meeting minutes. The subject of Mr. Dolan's email was to provide a history of BMW Tax Litigation. Clerk Dakin did forward the emails and attachments to Mayor and Council and is now making this a part of the minutes.

**ORDINANCES**

Public Hearing Ordinance No. 26-08  
An Ordinance Amending Chapter 380, Section 66.2, "AHO4 Affordable Housing Overlay Zone"

MOTION to adopt Ordinance No. 26-08 was made by Councilwoman Brodsky, second by Council President Stern and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

Introduction Ordinance No. 26-09  
Year 2026  
Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank N.J.S.A. 40A:4-45.14

MOTION to introduce Ordinance No. 26-09 was made by Councilman Pollack, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

Introduction Ordinance No. 26-10  
Bond Ordinance to Authorize the Making of Various Public Improvements and the Acquisition of New Additional or Replacement Equipment and Machinery, New Additional Furnishings, New Communication and Signal Systems Equipment, and New Automotive Vehicles, Including Original Apparatus and Equipment, In, By and For the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey, to appropriate the Sum of 2,355,000 to Pay the Cost Thereof, to Make a Down Payment, to Authorize the Issuance of Bonds to Finance Such Appropriation and to Provide for the Issuance of Bond Anticipation Notes in Anticipation of the Issuance of Such Bonds

MOTION to introduce Ordinance No. 26-10 was made by Councilman Pollack, second by Councilwoman Brodsky and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

Introduction Ordinance No. 26-11  
An Ordinance Vacating a Paper Street Within the Borough of Woodcliff Lake,

MOTION to introduce Ordinance No. 26-11 was made by Councilman Pollack, second by Councilwoman Brodsky and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

## COUNCIL MEMBERS' REPORTS

Councilwoman Brodsky stated that she just wanted to recognize longtime resident and Borough supporter Marilyn Clark. She recently resigned from the Shade Tree Committee. She served on the Committee for 21 years, 20 years as Chairwoman of Arbor Day, and 19 years in charge of Tree City, USA and Woodcliff Lake was just recognized for 20 years as Tree City USA as a community. As she thanked so many in her letter, we cannot thank her enough for all that she has given to our community. With that, Arbor Day is Friday, April 24, 2026, 9AM at the Dorchester lower lot. All are welcome. The Shade Tree Committee will be donating a tree which is coming from the tree farm. They plant a tree every year, switching off between Dorchester and the Middle School. Something new that we are looking to do and hopefully can implement is that anyone who wants to request a street tree today must print out the form, fill it out and turn it into Borough Hall. We are hoping to digitize it so it can all be done at once. We have a community app update. We are looking to launch on May 1<sup>st</sup>. The Hills Valley Coalition at the beginning of the month held a moving presentation in partnership with the police departments from the four towns – Woodcliff Lake, Montvale, Hillsdale and River Vale, along with the school counsellors. Real parents who lost children to cyberbullying, counterfeit pills bought through social media and sextortion all spoke about their firsthand experiences, the dangers of social media and most of all the importance of being involved in your child's life. A program that they talked about is called Waiting Til Eighth, which really is a grass roots program where the parents engage in grouping together as a community with everyone agreeing within their circle of friends that they will wait until eighth grade to give their kids phones. If anyone would like more information about this, please contact Councilwoman Julie Brodsky and she can point you in the right direction. Regarding Park and Recreation, Resolution No. 26-100 references the Swim Gym. We are excited for the success in this partnership as they offer swim lessons to the Borough at the pool. Resolution No. 26-107 which will begin the process of the renovations of the Lydecker House which we have been talking about for a very long time. Our first major event of the season is SpringFest which will be held on Saturday, May 16<sup>th</sup> at the Woodcliff Park from 11AM to 4PM.

Councilwoman Margolis stated that we have an event coming up tomorrow at the Tice Senior Center. It is dubbed Pascack Valley 250 by the County. We are hosting it. It will be service projects for anyone and everyone to attend from all different municipalities. It was also promoted by Park Ridge, Montvale, Hillsdale and River Vale. It is from 3:30 PM to 5:30 PM. It is free. It is to do service projects for the week of service. It is called United We Service, part of National Volunteer Week. The Middle School play is Wednesday and Thursday this week. It is Wizard of Oz. Next week, on the 28<sup>th</sup>, is the Treps Marketplace at the Middle School where you have school entrepreneurs selling their goods and the proceeds go to charity. On the 2<sup>nd</sup> of May at Demarest Farms is the Sippy Poo Barbeque by our resident, Scott McDowell, who raises money for veterans. As Councilwoman Brodsky mentioned, on the 16<sup>th</sup> of May we have our SpringFest, which we have a different set up this year with different bands playing in smaller groups, cover bands. There will be a lot of them. We will also have kids' activities and plenty of food trucks. On the 25<sup>th</sup> of May there will be the Tri-Boro Memorial Day parade which starts in Montvale and ends in Woodcliff Lake. They are looking for more participants in the parade or if anybody would like to have a float. There will be a July 4<sup>th</sup> event that will be happening with the three towns,

Woodcliff Lake, Park Ridge and Montvale and it is still coming together. As Julie mentioned, we are doing swimming lessons with a new company at the pool. We also have camp and Jack's Café is coming back again as well.

Councilwoman Marsh stated that our next Planning Board meeting will be next Tuesday at 7PM at Borough Hall. We are hearing an application from Valley Chabad to put a pre-school in at the building that they have at 530 Chestnut Ridge Road. They are seeking a variance to put in a daycare center with a parking lot, pergola, barbeque station, archway and privacy fence at the building. If you have any comments or questions, please come to the meeting.

Councilman Pollack stated that as Council President Stern mentioned earlier, we did have a fire emergency here in Woodcliff Lake this past Saturday. We do want to extend our thanks and appreciation to the Woodcliff Lake Police Department and Fire Department as well as our mutual aid partners from Westwood, Saddle River, Park Ridge and Hillsdale as well as Tri-Boro Ambulance. On the topic of mutual aid. Councilman Pollack just wanted to let the rest of the Council know that we have been requested to assist with mutual aid for the upcoming World Cup. Our police officers and first responders will be requested to assist. In so doing that, will put a bid of a burden on the municipality, and I would ask our State partners to continue to work claw back some of those dollars. There will inevitably be additional overtime hours as we support that event over a 40-day period. From a health department perspective, our annual Rabies Clinic will be held on Saturday, April 25<sup>th</sup> at Borough Hall from 10AM to 12PM. This is free to all Bergen County residents. Rain or shine. All residents should have seen various communications that Park Ridge water has instituted a water restriction in place such that all residents are required to only water their lawn on Tuesdays, Thursdays and Saturdays from April 1<sup>st</sup> through September 1<sup>st</sup>. Lastly, and we will spend more time on this at the next Mayor and Council meeting, but he just wanted to thank Council President Stern, Councilman Bonanno, Administrator Padilla, as well as all of our finance professionals for their assistance over the last couple of months in getting our budget and capital plan to a point where we can introduce it to the public. Councilman Pollack feels confident in the plan that we are introducing and that it will meet the needs of residents while balancing our overall tax program at a reasonable rate going forward. We will have a presentation at our next meeting, which is May 18, 2026, at 6:00 PM at Borough Hall.

Councilman Bonanno stated that the Council has covered Parks and Recreation and he has nothing to add.

Council President Stern stated everyone has covered everything.

#### **ENGINEER'S REPORT**

(please see attached report)

#### **ADMINISTRATOR'S REPORT**

Administrator Padilla stated that the DPW took the cover off the pool today. They will continue during the week to drain it and clean it. The initial observation looks good. Regarding the FIFA

issue, Mr. Padilla has been speaking with Chief Regula, and just want to let you know that another Mayor has reached out to Bergen County League of Municipalities to have some of the FIFA entities attend next month's League of Municipalities meeting to discuss how this is going to impact smaller towns. We are concerned because we do know that the Federal Government provided a certain amount of money to New York and New Jersey, and we feel that any monies that are used by some of our towns should be reimbursed back to these towns. Nobody wants to walk away from our obligation or responsibility to assist but we do not believe that it should fall on our taxpayers.

### CONSENT AGENDA

MOTION to table Resolution No. 26-109 as the engineer still needs to give us the estimates for the bonds and move Resolution No. 26-102 to the Non-Consent Agenda as Councilwoman Marsh and Councilman Pollack will be recusing themselves was made by Councilman Pollack, second by Councilwoman Brodsky and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern. MOTION to approve the Consent Agenda as amended was made by Councilman Pollack, second by Councilwoman Margolis and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

MOTION to approve Resolution No. 26-102 was made by Councilwoman Brodsky, second by Councilman Bonannos and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, and Council President Stern. Councilwoman Marsh and Councilman Pollack recused themselves.

MOTION to add a Resolution to approve the Sale of Mallard Avenue, Block 2801, Lot 2 was made by Councilman Pollack, second by Councilwoman Brodsky and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

### ADJOURNMENT

MOTION to adjourn was made by Council President Stern, second by Councilman Pollack, and unanimously approved. The meeting was adjourned at 7:10 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR  
Borough Clerk

## PROCLAMATION

**WHEREAS**, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

**WHEREAS**, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

**WHEREAS**, the Borough of Woodcliff Lake acknowledges the importance of trees and the positive effect they have on our environment by moderating the temperature, cleaning the air, producing oxygen and providing habitat for wildlife; and

**WHEREAS**, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

**WHEREAS**, trees in our borough increase property values and enhance the economic vitality of business areas; and

**WHEREAS**, the Borough of Woodcliff Lake is celebrating its twentieth year as a Tree City USA community.

**NOW, THEREFORE**, I, Carlos Rendo, Mayor of the Borough of Woodcliff Lake, New Jersey, do hereby proclaim Friday, April 24, 2026

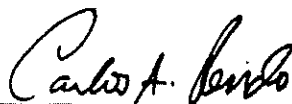
### ARBOR DAY

The Mayor and Council of Woodcliff Lake acknowledge the Administration and Staff of Dorchester Elementary School for hosting the Arbor Day celebration on their campus.

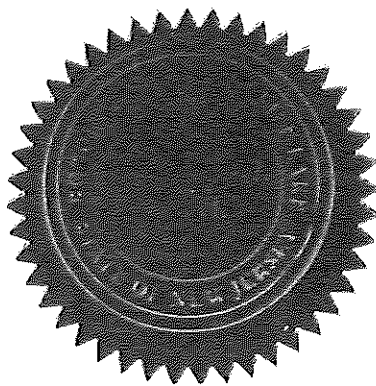
Further, we urge all citizens to plant trees to promote the well-being of present and future generations.

Council President Joshua Stern  
Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh

Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack



Mayor Carlos Rendo



APRIL ENGINEERS REPORT  
BOROUGH OF WOODCLIFF LAKE  
APRIL 16, 2026



1. Werimus Lane Pump Station Flood Resilient Improvements

Contract awarded to J.Fletcher Creamer and Sons for the amount of \$1,892,500.00. Preconstruction meeting was held January 21, 2025. Remaining sitework includes installation of stairs to deck, fencing and final site restoration and plantings to be installed by either Borough's landscape contractor (Downes) or JFC pending review of final pricing. The estimated date for the Automatic Transfer Switch (ATS) and remaining equipment is mid-May with pump station startup & DPW training tentatively scheduled for 5/28 pending receipt of the ATS followed by punch list and project closeout. JFC Payment package #7 provided to Borough for processing.

2. Werimus Road/Woodcliff Avenue Pedestrian Improvements

Neglia prepared plans and details for proposed pedestrian improvements to enhance pedestrian safety at the Werimus Road/Woodcliff Avenue/Old Mill intersection consisting of striping, signage, ADA ramps, missing sidewalk connection for review and comment by Bergen County and Borough in accordance with our proposal and Resolution No. 25-244 dated August 18. Ordinance for new crosswalk on Woodcliff Avenue provided to Borough for adoption as required by Bergen County for the crossing. Neglia to incorporate into next bid package following Borough approval of the same.

3. MS4 Revised Municipal Stormwater Management Plan (MSWP), Revised Stormwater Pollution Prevention Plan (SPPP), Revised Stormwater Control Ordinance (SCO)

Per the NJDEP MS4 Municipal Stormwater Management Program requirements, the Borough of Woodcliff Lake must update their Stormwater Control Ordinance (SCO), Municipal Stormwater Management Plan (MSWP) and Stormwater Pollution Prevention Plan (SPPP) to be current with the NJDEP's latest requirements. This includes the recently adopted NJDEP's New Jersey's Protecting Against Climate Threats (NJPACT) Resilient Environment and Landscapes (REAL) Rules. These Rules were adopted on January 20, 2026. The Revised Stormwater Control Ordinance must be adopted and effective by January 29, 2027.

Neglia has provided a proposal to prepare the Revised Municipal Stormwater Management Plan (MSWP), Revised Stormwater Pollution Prevention Plan (SPPP), and Revised Stormwater Control Ordinance (SCO).

4. Watershed Improvement Plan Phase II - Watershed Assessment Report

The Borough of Woodcliff Lake, along with all other municipalities in the State of New Jersey must prepare a Watershed Improvement Plan as part of the NJDEP Municipal Stormwater Management Program. Phase 1 of this Plan was prepared in 2025 and was the Watershed Inventory Report. Phase II of this Plan is the Watershed Assessment Report. This Report must be submitted to the NJDEP no later than January 26, 2027.

Neglia has provided a proposal to prepare this NJDEP-required document for review and authorization by the Borough.

LYNDHURST

34 Park Avenue  
PO Box 426  
Lyndhurst, NJ 07071  
p. 201.939.8805 f. 201.939.0846

MOUNTAINSIDE

200 Central Avenue  
Suite 102  
Mountainside, NJ 07092  
p. 201.939.8805 f. 732.943.7249

**5. Broadway Corridor Streetscape Improvement Project (NJDOT MA-2024)**

The Borough of Woodcliff Lake received a grant in the amount of \$233,364.00 from the NJDOT for the Broadway Corridor Streetscape Improvements Project (Prospect to Campbell) as per the November 1, 2023 NJDOT grant award letter. Neglia has completed the design and bid documents along with PSEG street lighting coordination and received NJDOT approval to bid. Bids were opened on March 5, 2025 and project awarded to A.A. Berms. Pre-construction meeting was held on April 9, 2026. Construction start date pending PSEG providing the electrical red-line plans for use by our contractor to install the street lighting conduits and foundations. Start date, working hours and traffic control to be coordinated with the Borough.

**6. West Hill Road (NJDOT MA-25) and Brookview Drive Roadway Improvements**

The Borough of Woodcliff Lake received a grant in the amount of \$133,035.00 from the NJDOT for West Hill Road Improvements Project as per the November 13, 2024 grant award letter. Neglia completed plans and specifications for bidding included NJDOT pre-bid submissions for West Hill Road. Neglia met with DPW to add include the replacement of a compromised storm drain in Brookview Drive near the intersection of Colonial Avenue into the bid specifications. Plans approved by NJDOT and bids were opened on July 24, 2025. Project awarded to D&L Paving in the amount of \$542,132.02.11 for the Base Bid – West Hill Road (\$161,979.19) and Alternate Bid 1 – Brookview Drive (\$380,152.82). Change Order No. 1 for additional paving of Lyons Court and Stephen Court (\$76,704.32) was approved as per Resolution No 25-246. Pre-Construction meeting was held on 8/20/2025. Paving of West Hill Road, Stephen Court, Lyons Court, and Brookview Drive was completed. Punch list, NJDOT final inspection of West Hill, final payment and project closeout to be addressed asap.

**7. Old Barn Site and Train Station Parking Lot**

Bids were opened on June 26, 2025 and recommendation package recommending award of contractor to AJM Contracting in the amount of \$635,995.00 pending available funds, attorney review and Borough approval of the same. Pre-Construction meeting with Borough, NJ Transit, and Contractor was held on 8/7/2025. Milling and paving of the south parking lot across street was completed. Sitework, temporary paving and striping has been completed for re-opening of parking lot thru winter. Landscaping of the pollinator garden, final site restoration, final paving, striping, repair of the clock tower and punch list to be completed asap.

**8. Woodcliff Lake Tennis Courts**

Preliminary Concept Plan and estimate was provided to the Borough for new courts, drainage, and associated sitework. We understand the Borough will be receiving a Bergen County Open Space grant agreement in the amount of \$80,704. A proposal for full engineering design, bidding and NJDEP permitting was provided to the Borough and resent following our meeting with the Borough to review the preliminary pricing obtained by the Borough from Vendors. Neglia is prepared to proceed with the design and the NJDEP pre-bid submissions once our proposal is approved/authorized by the Borough.

**9. Digital Tax Maps**

Neglia provided a proposal to the Borough for Surveying and GIS services to provide updated Digital Tax maps to meet all current NJ Regulations and Standards as requested.

**10. Major Field Improvements**

We understand the Borough is considering improvements to Major Field including but not limited to infield turf conversion, new backstop with possible relocation, new fencing, drainage improvements, new dugouts and associated site improvements and site restoration. Neglia completed the Survey and Preliminary Scope of Work plans and provided to vendors for updated co-operative pricing for review by the Borough. Quotes received from BC CoOp vendors and are under review by the Borough.

Neglia provided a proposal for Final Engineering and Construction Administration should the Borough wish to proceed with the work following the 2026 baseball season.

**11. Year 2026 Municipal Paving Project**

Neglia provided preliminary engineer's estimates for Hunter Ridge Road, Clairmont Road, Somerset Road, Woodcrest Drive (including sewer force main replacement) and Andrea Court for review as requested by the Borough. Borough to select and confirm all roads to be paved.

Neglia has provided a proposal for design, bidding, and construction administration services for the Year 2026 Municipal Paving Project (Hunter Ridge, Clairmont, and Somerset) to complete the bid documents with the bidding and desired paving schedule to be reviewed and confirmed with the Borough.

**12. Overlook Drive Section 1 & Section 2 Paving Project**

The Borough of Woodcliff Lake received a NJDOT LA26 grant in the amount of \$172,747.00 for the Overlook Drive Section 1 paving project as per the November 17, 2025 grant award letter. Our engineer's estimate for Overlook Drive Section 1 (Springhouse to Saddle River Road) is approximately \$584,000 and our engineer's estimate for Overlook Drive Section 2 (Municipal border to Springhouse) is approximately \$470,000. We understand the Borough will be applying to the NJDOT for additional funding with the intention of bidding out section 1 and 2 simultaneously prior to the November 2027 NJDOT MA26 grant award deadline for Section 1.

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.

Respectfully submitted,  
**Neglia Group**



Anthony Kurus, P.E., P.P., C.M.E.  
For the Borough Engineer  
Borough of Woodcliff Lake

ORDINANCE NO. 26-08

**AN ORDINANCE AMENDING CHAPTER 380, SECTION 66.2, "AHO4 AFFORDABLE HOUSING OVERLAY ZONE"**

WHEREAS, on March 16, 2026, the Mayor and Council of the Borough of Woodcliff Lake adopted Ordinance 26-04 creating the AHO4 Affordable Housing Overlay Zone; and

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake wish to amend the Zone to provide for side and rear yard setbacks.

NOW, THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, that §380-66.2 of the Code of the Borough of Woodcliff Lake is hereby amended as follows.

**SECTION 1:** §380-66.2.A(5) is amended as follows (Bold, underlined text represents additions to be adopted):

§380-66.2

- A. There is hereby created the AHO4 Affordable Housing Overlay 4 Zone, consisting of Block 301, Lot 3.05, for the purposes of addressing the Borough's Fourth Round Affordable Housing "Unmet Need". The parameters and provisions of this overlay zone shall be as follows:

...

(5) Bulk Requirements

- (a) Minimum Tract Size: 12 Acres
- (b) Minimum Building Setback from Tice Boulevard:
  - 1. Townhomes: 32 feet
  - 2. All other Buildings: 175 feet
- (c) Minimum Building Setback from Harriet Drive:
  - 1. Townhomes: 32 feet
  - 2. All other Buildings: 100 feet
- (d) **Minimum Side Yard Setback (yard opposite of Tice Boulevard frontage): 160 feet**
- (e) **Minimum Rear Yard Setback (yard opposite Harriet Drive frontage): 25 feet**
- (f) Minimum Distance between Buildings:
  - 1. Front to Front/Side: 70 feet
  - 2. Rear to Rear: 50 feet
  - 3. Side to Side: 25 feet
  - 4. Townhouse to All Other Building Types: 70 feet
- (g) Coverage:
  - 1. Buildings: 25%
  - 2. Total Surface: 50%

- (h) Density: 7.6 du/ac, not to exceed 91 total units
- (i) Building Height:
  - 1. Age-Targeted Townhomes: 2.5 stories, 35 feet
  - 2. All Other Buildings: 3.5 stories, 42 feet

**Section 2.** If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

**Section 3.** Any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

**Section 4.** To the extent that any portion of the Ordinance conflicts with or amends or modifies any provision of any other of the Borough' s development regulations, the conflicts shall supersede or amend or modify, as applicable, such development regulations and the zoning district map included in the Borough' s zoning ordinance shall be deemed amended accordingly.

**Section 5.** This Ordinance shall take effect upon passage and publication in accordance with applicable law.

**ORDINANCE NO. 26-09**

**BOROUGH OF WOODCLIFF LAKE  
CALENDAR YEAR 2026  
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO  
ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff lake in the County of Bergen finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

**WHEREAS**, the Mayor and Council hereby determines that a 1.5% increase in the budget for said year, amounting to \$190,168 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

**WHEREAS** the Mayor and Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Woodcliff Lake shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$443,726 and that the CY 2026 municipal budget for the Borough of Woodcliff Lake be approved and adopted in accordance with this ordinance; and

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

ORDINANCE NO. 26-10

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW ADDITIONAL FURNISHINGS, NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT, AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$2,355,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

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BE IT ORDAINED by the Borough Council of the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey, as follows:

Section 1. The Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to make various public improvements and to acquire new additional or replacement equipment and machinery, new additional furnishings, new communication and signal systems equipment, and new automotive vehicles, including original apparatus and equipment, in, by and for said Borough, as more particularly described in Section 4 hereof. The cost of the improvements includes all work, materials and appurtenances necessary and suitable therefor.

Section 2. There is hereby appropriated to the payment of the cost of making the improvements described in Sections 1 and 4 hereof (hereinafter referred to as "purposes"), the respective amounts of money hereinafter stated as the appropriation for said respective purposes. Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that the making of such improvements is not a current expense of said Borough.

Section 4. The several purposes hereby authorized for the financing of which said obligations are to be issued are set forth in the following "Schedule of Improvements, Purposes and Amounts" which schedule also shows (1) the amount of the appropriation and the estimated cost of each such purpose, and (2) the amount of each sum which is to be provided by the down payment hereinafter appropriated to finance such purposes, and (3) the estimated maximum amount of bonds and notes to be issued for each such purpose, and (4) the period of

usefulness of each such purpose, according to its reasonable life, computed from the date of said bonds:

SCHEDULE OF IMPROVEMENTS, PURPOSES AND AMOUNTS

A. Acquisition of new additional or replacement equipment and machinery and a new automotive vehicle, including original apparatus and equipment, for the use of the Fire Department consisting of (i) an SUV and (ii) turnout gear.

Appropriation and Estimated Cost	\$ 140,000
Down Payment Appropriated	\$ 7,000
Bonds and Notes Authorized	\$ 133,000
Period of Usefulness	5 years

B. Acquisition of new communication and signal systems equipment consisting of portable radios for the use of the Fire Department.

Appropriation and Estimated Cost	\$ 50,000
Down Payment Appropriated	\$ 2,390
Bonds and Notes Authorized	\$ 47,610
Period of Usefulness	10 years

C. Acquisition of new automotive vehicles, including original apparatus and equipment, consisting of SUVs for the use of the Police Department.

Appropriation and Estimated Cost	\$ 120,000
Down Payment Appropriated	\$ 6,000
Bonds and Notes Authorized	\$ 114,000
Period of Usefulness	5 years

D. Acquisition of new communication and signal systems equipment consisting of portable radios for the use of the Police Department.

Appropriation and Estimated Cost	\$ 20,000
Down Payment Appropriated	\$ 960
Bonds and Notes Authorized	\$ 19,040
Period of Usefulness	10 years

E. Acquisition of a new automotive vehicle (with a gross vehicle weight rating (GVWR) in excess of 15,000 pounds), including original apparatus and equipment, consisting of a hook lift truck with various attachments for the use of the Department of Public Works ("DPW").

Appropriation and Estimated Cost	\$ 525,000
Down Payment Appropriated	\$ 25,000
Bonds and Notes Authorized	\$ 500,000
Period of Usefulness	10 years

F. Acquisition of new additional or replacement equipment and machinery for the use of the DPW consisting of (i) a leaf blower and (ii) a mower with various attachments.

Appropriation and Estimated Cost	\$ 39,500
Down Payment Appropriated	\$ 1,890
Bonds and Notes Authorized	\$ 37,610
Period of Usefulness	15 years

G. Acquisition of new additional furnishings for use at Old Mill Swim Pool consisting of (i) lounges, (ii) tables, (iii) chairs and (iv) umbrellas.

Appropriation and Estimated Cost	\$ 8,000
Down Payment Appropriated	\$ 2,580
Bonds and Notes Authorized	\$ 5,420
Period of Usefulness	5 years

H. Undertaking of various improvements to the Old Mill Sports Complex and other recreation facilities.

Appropriation and Estimated Cost	\$ 550,000
Down Payment Appropriated	\$ 26,200
Bonds and Notes Authorized	\$ 523,800
Period of Usefulness	15 years

I. Undertaking of the 2026 Road Improvement Program (including drainage, curb and sidewalk improvements, where necessary) at various locations, as set forth on a list prepared by the Borough Engineer on file or to be placed on file with the Borough Clerk, and hereby approved as if set forth herein in full. Depending upon the contract price and other exigent circumstances, and upon approval by the Borough Council, there may be additions to or deletions from the aforesaid list. It is hereby determined and stated that said roads being improved are of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law").

Appropriation and Estimated Cost	\$ 902,500
Down Payment Appropriated	\$ 42,980

Bonds and Notes Authorized	\$ 859,520
Period of Usefulness	10 years

---

Aggregate Appropriation and Estimated Cost	\$2,355,000
Aggregate Down Payment Appropriated	\$ 115,000
Aggregate Amount of Bonds and Notes Authorized	\$2,240,000

Section 5. The cost of such purposes, as hereinbefore stated, includes the aggregate amount of \$152,500 which is estimated to be necessary to finance the cost of such purposes, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 6. It is hereby determined and stated that moneys exceeding \$115,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purposes. The sum of \$115,000 is hereby appropriated from such moneys to the payment of the cost of said purposes.

Section 7. To finance said purposes, bonds of said Borough of an aggregate principal amount not exceeding \$2,240,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 8. To finance said purposes, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$2,240,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 9. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within

the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 10. It is hereby determined and declared that the average period of usefulness of said purposes, according to their reasonable lives, taking into consideration the respective amounts of bonds or notes authorized for said purposes, is a period of 10.68 years computed from the date of said bonds.

Section 11. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$2,240,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 12. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purposes, shall be applied to the payment of the cost of such purposes, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purposes shall be reduced accordingly.

Section 13. The Borough intends to issue the bonds or notes to finance the cost of the improvements described in Sections 1 and 4 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 14. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 15. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 16. This ordinance shall take effect twenty days after the first publication thereof after final passage.

**BOROUGH OF WOODCLIFF LAKE**  
**Bergen County**

**ORDINANCE NO. 26-11**

**AN ORDINANCE VACATING A PAPER STREET WITHIN THE BOROUGH OF WOODCLIFF LAKE**

**Section 1. AUTHORITY AND PURPOSE.**

This ordinance is adopted pursuant to the authority granted to municipalities under N.J.S.A. 40:67-1 to vacate any street, highway, lane, alley, square, place or park, or any part thereof, dedicated to public use but not accepted by the municipality N.J. Stat. § 40:67-1. The governing body finds that the public interest will be better served by releasing the lands described herein from such dedication N.J. Stat. § 40:67-19.

**Section 2. FINDINGS.**

**WHEREAS**, there has been a dedication of lands as a public street which has not been accepted or opened by the Municipality; and

**WHEREAS**, the governing body of the Municipality has determined that the public interest will be better served by releasing those lands from such dedication N.J. Stat. § 40:67-19; and

**WHEREAS**, notice of the intention of the Governing Body to consider this ordinance and a hearing thereon has been given as provided in N.J.S.A. 40:49-6 concerning ordinances for the vacation of streets N.J. Stat. § 40:67-19; and

**WHEREAS**, the Municipality has complied with all publication requirements for municipal ordinances, including those set forth in J.J.S.A. 40:49-2.1 for ordinances adopted pursuant to the Municipal Land Use Law N.J. Stat. § 40:49-2.1; and

**WHEREAS**, all procedural requirements for the adoption of this ordinance have been satisfied.

**Section 3. VACATION OF PAPER STREET**

The Municipality hereby releases and extinguishes the public right arising from the dedication of the paper street described as Maillard Avenue and Lincoln Avenue to be dedicated as Block 2801, Lot 6; Block 2801, Lot 5; Block 2801, Lot 2; and Block 2801, Lot 18, and said lands are hereby effectually discharged from such dedication as though the dedication had not taken place N.J. Stat. § 40:67-19. The word vacate shall be construed for all purposes to include the release of all public rights resulting from the dedication of land not accepted by the municipality N.J. Stat. § 40:67-1.

**Section 4. RESERVATION OF UTILITY RIGHTS.**

This vacation ordinance expressly reserves and excepts from vacation all rights and privileges then possessed by public utilities, as defined in R.S. 48:2-13, and by any cable television company, as defined in the "Cable Television Act" P.L. 1972, c. 186 (C. 48:5A-1 et seq.), to maintain, repair and replace their existing facilities in, adjacent to, over or under the street or any part thereof to be vacated N.J. Stat. § 40:67-1.

**Section 5. NOTICE OF PASSAGE.**

Upon passage of this ordinance, notice of passage or approval shall be published in accordance with subsection d. of R.S. 40:49-2 N.J. Stat. § 40:49-2.1. A copy of this ordinance and of any summary published in connection with its adoption shall be forthwith transmitted to the tax assessor of the Municipality N.J. Stat. § 40:49-2.1.

**Section 6. SEVERABILITY.**

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**Section 7. EFFECTIVE DATE.**

This ordinance shall take effect immediately upon final passage and publication as required by law.

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.



**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

	Motion	Yeas	Nays	Abstain	Present
Bonanno		X			
Brodsky		X			
Margolis		X			
Marsh		X			
Pollack		X	X		
Stern	X	X			
Mayor Rendo					

**A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12**

**RESOLUTION NO. 26-94  
APRIL 20, 2026**

**WHEREAS**, the Borough of Woodcliff Lake is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., and

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

**WHEREAS**, it is necessary for the Borough of Woodcliff Lake to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

\_\_\_\_\_ 1. Matters Required by Law to be Confidential. Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

\_\_\_\_\_ 2. Matters Where the Release of Information Would Impair the Right to Receive Funds. Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

\_\_\_\_\_ 3. Matters Involving Individual Privacy. Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing,

relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

\_\_\_\_4. Matters Relating to Collective Bargaining Agreements. Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

\_\_\_\_5. Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds. Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed specifically with respect to \_\_\_\_\_. The minutes will be released on or before \_\_\_\_\_, 20\_\_ when the issues pertaining to the property located at \_\_\_\_\_ have been approved and finalized.

\_\_\_\_6. Matters Relating to Public Safety and Property. Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

X 7. Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege, any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer, specifically with respect to: Litigation Update and Risk Management Strategies

The minutes will be released in approximately ninety (90) days or upon the resolution through settlement or court decision and the time period for any and all appeals.

\_\_\_\_8. Matters Relating to the Employment Relationship. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting, specifically: personnel discussion.

The minutes will be released within ninety (90) days or earlier upon the resolution of the matter through settlement or court decision and the time period for any and all appeals.

\_\_\_\_\_9. Matters Relating to the Potential Imposition of a Penalty. Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on April 20, 2026 that an Executive Session closed to the public shall be held on April 20, 2026 at 5:45 PM, regarding the discussion of matters relating to the specific items designated above.

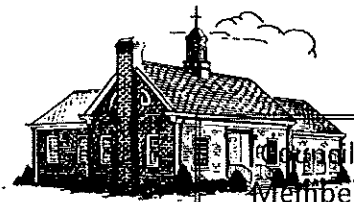
**CERTIFICATION**

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 April 20, 2026.



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



# BOROUGH OF WOODCLIFF LAKE

Motion    Second    Yea    Nay    Abstain    Absent

88 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis		X	X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

### RESOLUTION NO. 26-95

APRIL 20, 2026

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

Payroll Released 3/30/2026	\$ 242,957.10
Payroll Released 4/15/2026	\$ 230,046.57

**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:	\$4,258,548.51
Affordable Housing:	\$ 7,594.35
Open Space Trust:	\$ 13,576.16
Trust Funds Other	\$ 898.14
Animal Control:	\$ 39.00
General Capital:	\$ 335,235.50
Escrow:	\$ 26,823.49

**CERTIFICATION OF FUNDS**

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



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Jonathan DeJoseph  
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 April 20, 2026.



---

Deborah A. Dakin, RMC, CMR  
Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis		X	X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

**INTRODUCTION OF BUDGET  
RESOLUTION NO. 26-96  
APRIL 20, 2026**

**BE IT RESOLVED**, that the following statement of revenues and appropriations attached hereto constitute the local Budget of the Borough of Woodcliff Lake, Bergen County, New Jersey for the year 2026.

**BE IT FURTHER RESOLVED**, that the said budget be posted on the official Borough website ([www.wclnj.com](http://www.wclnj.com)) on April 21, 2026 and that a hearing on the Budget will be held at the Borough Hall, 188 Pascack Road on May 18, 2026 at 6:00 PM or as soon thereafter as the matter may be reached.

**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 April 20, 2026.

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

	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis		X	X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING RAFFLE LICENSE TO WOODCLIFF LAKE SOFTBALL ASSOCIATION

**RSOLUTION NO. 26-97  
APRIL 20, 2026**

**WHEREAS**, raffle application has been made by Woodcliff Lake Softball Association for a raffle license which will be held on June 6, 2026 at Rinzler Field, Woodcliff Lake, New Jersey; and

**WHEREAS**, said application has been submitted to the Woodcliff Lake Police Department for investigation and has been found to be in good order.

**NOW, THEREFORE, BE IT RESOLVED** that the raffle license application of Woodcliff Lake Softball Association is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA26-03.

### 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 April 20, 2026.

*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

	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis		X	X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING THE CANCELLATION OF ALL FUTURE TAXES DUE TO GRANTING OF TOTALLY DISABLED VETERAN STATUS BY DEPARTMENT OF VETERANS AFFAIRS

### RESOLUTION NO. 26-98 APRIL 20, 2026

**WHEREAS**, this Resolution authorizes the Tax Collector to cancel all future taxes starting May 1, 2026, due to the granting of totally disabled veteran status by the Department of Veterans Affairs per the Department's letter dated March 15, 2026, for Michelle Micali, who is the owner of 61 Lincoln Avenue, Block 2706, Lot 5.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, that the Tax Collector be and is hereby authorized to cancel all future taxes starting May 1, 2026, as per the above.

#### 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 April 20, 2026.

*Deborah Dakin*

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



3 YEAR CAPITAL PROGRAM 2026 - 2028  
SUMMARY OF ANTICIPATED FUNDING SOURCES AND AMOUNTS

1 PROJECT	2 Estimated TOTAL COST	3 Budget Appropriations		4 Capital Improvement Fund	5 Capital Surplus	6 Grants in Aid And Other Funds	7 BONDS AND NOTES			
		Current Year 2026	Future Years				General	Self Liquidating	Assessment	School
Various Improvements and Acquisitions	\$ 2,355,000			\$ 115,000			\$ 2,240,000			
TOTAL ALL PROJECTS	\$ 2,355,000			\$ 115,000			\$ 2,240,000			

It is hereby certified that this is a true copy of a resolution creating the temporary capital budget section adopted by the governing body on the 20th day of April, 2026.

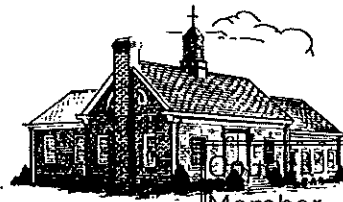
Certified by Deborah A. Dakin, RMC, CMR

April 20, 2026

Date

*Deborah A. Dakin*

MUNICIPAL CLERK



# BOROUGH OF WOODCLIFF LAKE

100 PASKYK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Member	Motion	Second	1st	2nd	3rd	4th
Bonanno			X			
Brodsky			X			
Margolis		X	X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

## RESOLUTION APPROVING USE AGREEMENT WITH THE SWIM GYM

### RESOLUTION NO. 26-100

April 20, 2026

**WHEREAS**, The Swim Gym (the “Provider”) desires to enter into a Use Agreement with the Borough of Woodcliff Lake to utilize the Woodcliff Lake Swim Pool located at One Werimus Road to conduct swim lessons for Borough Residents and surrounding Bergen County communities; and

**WHEREAS**, the proposed swim lesson schedule for 2026 has been discussed and agreed upon as follows:

- Classes to run Monday through Wednesday, with Friday reserved as a makeup day for weather-related cancellations.
- Daily sessions will run from 10:00 AM – 12:30 PM in 30-minute intervals, with each child attending 6 lessons per session over a 2-week period.
- A 10-minute swim assessment will be conducted on the first day of each session to place swimmers into appropriate skill-level groups.
- Maximum 12 children in the pool at one time, with 4 teachers in the water and a deck manager overseeing the program.
- Proposed sessions:
  - Session 1: June 29 – July 10
  - Session 2: July 13 – July 24
  - Session 3: July 27 – August 7

- Cost per child: \$200 per session, with \$18 from each registration going to the Borough. A \$20 discount will be offered for pool members and campers, applied at billing.

**WHEREAS**, the Use Agreement, a copy of which is attached hereto and incorporated herein by reference, outlines the terms and conditions of use for the 2026 swim season; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the attached Use Agreement between the Borough and The Swim Gym and recommend approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the Use Agreement between the Borough and The Swim Gym for the 2026 swim season to provide swim lessons for Borough residents and surrounding Bergen County communities, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED** that the Mayor is hereby authorized and directed to execute the attached Use Agreement on behalf of the Borough.

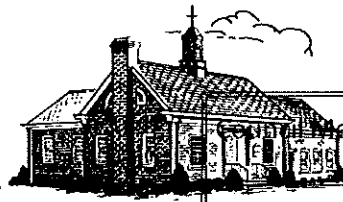
#### **CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 20, 2026.



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



**BOROUGH OF WOODCLIFF LAKE**

188 PASSECK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Yes	No	Missed	Absent
Bonanno		X			
Bubelky		X			
Margolis	X	X			
Marsh		X			
Pollack	X	X			
Stern		X			
Mayor Rendo					

**RESOLUTION APPROVING BERGEN COUNTY UTILITIES AUTHORITY SOLID WASTE COOPERATIVE MARKETING PROGRAM**

**RESOLUTION NO. 26-101  
APRIL 20, 2026**

**WHEREAS**, in 2024 the Borough of Woodcliff Lake entered into a Solid Waste Service Agreement with the Bergen County Utilities Authority (hereinafter "BCUA") to participate in the BCUA Solid Waste Cooperative Marketing Program; and

**WHEREAS**, the Solid Waste Service Agreement will terminate on May 31, 2026; and

**WHEREAS**, on February 26, 2026, the BCUA Commissioners adopted a resolution extending its existing solid waste disposal contract with Waste Management of New Jersey for an additional year commencing June 1, 2026 terminating May 31, 2027; and

**WHEREAS**, the per ton cost for the one-year extension of the BCUA Solid Waste Cooperative Marketing Program has increased from \$92.24 to \$96.66 per ton inclusive of all costs; and

**WHEREAS**, in order for the Borough to participate in the Solid Waste Cooperative Marketing Program, it will be necessary to enter into a Solid Waste Service Agreement with the BCUA, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator has reviewed the Solid Waste Service Agreement between the Borough and the BCUA attached hereto and incorporated herein by reference and recommends the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the Solid Waste Service Agreement between the Borough and the Bergen County Utilities Authority for the term June 1, 2026 through May 31, 2027, attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to execute the Solid Waste Service Agreement on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Solid Waste Service Agreement to the BCUA upon its passage.

**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 April 20, 2026.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno		X	X			
Brodsky	X		X			
Margolis			X			
Marsh					X	
Pollack					X	
Stern			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING RAFFLE LICENSE TO TEMPLE EMANUEL OF THE PASCACK VALLEY

**RSOLUTION NO. 26-102**  
**APRIL 20, 2026**

**WHEREAS**, a raffle application has been made by Temple Emanuel of the Pascack Valley for a Casino Night raffle license which will be held on May 14, 2026 at 87 Overlook Drive, Woodcliff Lake, New Jersey; and

**WHEREAS**, said application has been submitted to the Woodcliff Lake Police Department for investigation and has been found to be in good order.

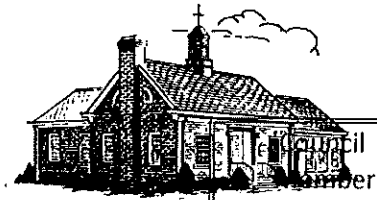
**NOW, THEREFORE, BE IT RESOLVED** that the raffle license application of Temple Emanuel of the Pascack Valley is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA26-04.

### 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 April 20, 2026.

*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

	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis		X	X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

**RESOLUTION AUTHORIZING REFUND OF REDEMPTION OF TAX SALE CERTIFICATES  
#24-10000; #24-20000; #24-30000; #24-40000; #24-50000; for Block 2205.01-Lots 2.01;3;4;5;6  
LOCATED AT 1, 2, 3, 6 AND 10 ROSENGREN COURT**

**RESOLUTION NO. 26-103  
APRIL 20, 2026**

**WHEREAS**, at the Municipal Tax Sale held on December 4, 2025, the following liens were sold on Block 2205.01 - Lots 2.01;3;4;5;6 also known as 1, 2,3, 6 and 10 Rosengren Court for 2024 delinquent taxes; and

**WHEREAS**, these liens, known as Tax Sale Certificates #24-10000; #24-20000; #24-30000; #24-40000; #24-50000; was sold to MGRP TL Capital LLC as follows:

- #24-10000 - 0% redemption fee and \$42,900.00 premium
  - #24-20000 - 0% redemption fee and \$34,500.00 premium
  - #24-30000 - 0% redemption fee and \$34,800.00 premium
  - #24-40000 - 0% redemption fee and \$34,700.00 premium
  - #24-50000 - 0% redemption fee and \$34,700.00 premium
- Total premium of \$181,600.00; and*

**WHEREAS**, Woodstack Homes, Inc., the owner of the above properties, has affected redemption of all (5) five Tax Sale Certificates listed above in the amount of \$143,101.29.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, that the Tax Collector be and is hereby authorized to Redeem Certificates #24-10000; #24-20000; #24-30000; #24-40000; #24-50000; and send payment totaling **\$324,701.29** to MGRP TL Capital LLC with offices located at 12-24 River Road, Fair Lawn, NJ 07410

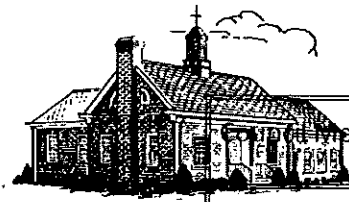
**CERTIFICATION**

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 April 20, 2026



---

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



**BOROUGH OF WOODCLIFF LAKE**  
 188 PASSACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Member	Motion	Record	Ye	Nay	Abstain	Absent
Bonanno			X			
Brosky		X	X			
Margolis			X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

**RESOLUTION APPROVING LOAN OF BMW VEHICLES**

**RESOLUTION NO. 26-104**  
**APRIL 20, 2026**

**WHEREAS**, BMW of North America, LLC (“Company”) has offered to loan the Borough of Woodcliff Lake, New Jersey (Borough) specific equipment (hereinafter the Equipment”) described as BMW motor vehicles as follows:

- a. 2026 BMW/RT 1300; VIN# WB10M430XT6L72113
- b. 2026 BMW/RT 1300; VIN# WB10M430XT6L72855
- c. 2026 BMW X5; VIN# 5XU23EUOOT9208773

**WHEREAS**, the Governing Body finds that use of the Equipment serves a valid public purpose and that acceptance of the loan is permitted under N.J.S.A. 40A:12-1 et seq. and N.J.S.A. 40A:11-1 et seq.; and

**WHEREAS**, the Borough will provide insurance and indemnification, and the Parties agree to abide by the terms of the loan as set forth in the Equipment Loan Agreement; and

**WHEREAS**, the Borough Administrator and Chief of Police have reviewed this matter and recommend the loan of the BMW equipment to the Borough.

**WHEREAS**, the Borough Attorney has reviewed the Equipment Loan Agreement and recommends the approval of same; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Borough hereby accepts the loan of the following vehicles from BMW:

- a. 2026 BMW/RT 1300; VIN# WB10M430XT6L72113
- b. 2026 BMW/RT 1300; VIN# WB10M430XT6L72855
- c. 2026 BMW X5; VIN# 5XU23EUOOT9208773

**BE IT FURTHER RESOLVED**, that the Mayor or other authorized official be and is hereby authorized and directed to execute the Equipment Loan Agreement in substantially the form approved by the Borough Attorney, on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed Equipment Loan Agreement to BMW upon its passage.

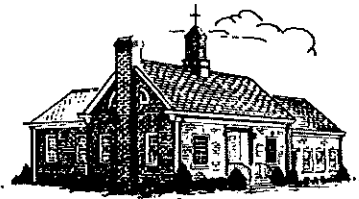
**CERTIFICATION**

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 April 20, 2026.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis		X	X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

**BOROUGH OF WOODCLIFF LAKE  
COUNTY OF BERGEN, STATE OF NEW JERSEY**

**RESOLUTION AUTHORIZING EMERGENCY TEMPORARY  
APPROPRIATIONS FOR THE YEAR 2026**

**RESOLUTION NO. 26-105  
APRIL 20, 2026**

**WHEREAS**, an emergent condition has arisen, in that the Borough of Woodcliff Lake is expected to enter into contracts, commitments or payments prior to the adoption of the 2026 budget and no adequate provision has been made in the 2026 temporary budget for the aforesaid purposes; and

**WHEREAS**, N.J.S.A. 40A:4-20 provide for the creation of an emergency temporary appropriation for said purpose; and

**WHEREAS**, the total emergency temporary appropriation resolutions adopted in the year 2026 pursuant to the provision of Chapter 96, P.L. 1951 (N.J.S. 40A:4-20) including this resolution total \$8,112,121.00 for the Current Fund.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and the Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey (not less than two-thirds of all members thereof affirmatively concurring), that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made in the amount of \$8,112,121.00 for the Current Fund, as follows:

<b>CURRENT FUND</b>	<b>SALARIES AND WAGES</b>	<b>OTHER EXPENSES</b>
General Administration	\$ 30,000.00	\$ 20,000.00
Mayor and Council	\$ 10,000.00	\$ 5,000.00
Municipal Clerk	\$ 40,000.00	\$ 20,000.00
Financial Administration	\$ 50,000.00	\$ 20,000.00
Information Technology		\$ 10,000.00
Audit Services		\$ 40,000.00
Revenue Administration	\$ -	\$ 10,000.00
Tax Assessment	\$ 10,000.00	\$ 30,000.00
Legal Services		\$ 40,000.00
Engineering Services		\$ 30,000.00
Land Use Board	\$ 10,000.00	\$ 5,000.00
Uniform Construction Code	\$ 50,000.00	\$ 10,000.00
Insurance - Other Insurance Premiums		\$ 125,000.00
Insurance – Workers' Compensation		\$ 75,000.00
Group Insurance Plans for Employees		\$ 500,000.00
Unemployment Insurance		\$ -
Police	\$ 600,000.00	\$ 50,000.00
Police Dispatch/911		\$ 50,000.00
Office of Emergency Management	\$ 5,000.00	\$ 5,000.00
Aid to Volunteer Fire Dept	\$ -	\$ 10,000.00
First Aid Organization		\$ -
Fire Hydrant Services		\$ -
Fire Prevention Bureau	\$ 15,000.00	\$ -
Municipal Court		\$ 50,000.00
Streets and Roads	\$ 250,000.00	\$ 50,000.00
Shade Tree Committee		\$ 10,000.00
Solid Waste Collection	\$ -	\$ 100,000.00
Buildings and Grounds	\$ -	\$ 50,000.00
Vehicle Maintenance		\$ 50,000.00
Public Health Services	\$ -	\$ 15,000.00
Animal Control		\$ -
Parks and Recreation	\$ 50,000.00	\$ 65,000.00
Maintenance of Parks		\$ 50,000.00
Library Membership		\$ -
Celebration of Public Events		\$ 10,000.00
Electricity		\$ -

Street Lighting		\$	-
Telephone		\$	-
Water		\$	5,000.00
Gasoline		\$	30,000.00
Sewerage Processing and Disposal	\$ 30,000.00	\$	-
Landfill Dumping Fees		\$	10,000.00
Social Security		\$	50,000.00
<u>OPERATION -OUTSIDE CAP</u>			
BCUA Shared Sewer Charges			
PERS			
PFRS			
Bond Interest			
Capital Improvement Fund		\$	-
<b>Total Current Fund Appropriations</b>	<b>\$ 1,150,000.00</b>	<b>\$</b>	<b>1,600,000.00</b>

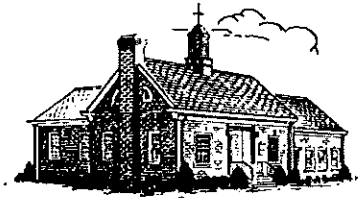
2. Said emergency temporary appropriations will be provided for in the 2026 budget.
3. That one (1) certified copy of this resolution is filed with the Director of the Division of Local Government Services.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of April 20, 2026.



Deborah A. Dakin, RMC, CMR  
Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member Administrator	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis		X	X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

## RESOLUTION APPROVING INCREASE IN BULK ROCK SALT

**RESOLUTION NO. 26-106**

**APRIL 20, 2026**

**WHEREAS**, on December 10, 2025, the Borough adopted Resolution No. 25-271 for the purchase of bulk rock salt through the Bergen County Coop Contract Purchasing System #CK04 in an amount not to exceed \$80,000.00 for calendar year 2025/2026; and

**WHEREAS**, it is necessary to increase the not to exceed amount to \$90,000.00 in order to conclude this year; and

**WHEREAS**, the Borough Administrator and Chief Financial Officer have reviewed this matter and recommend the not to exceed amount be increased to \$90,000.00.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the purchase of rock salt not to exceed amount of \$80,000.00 for the 2025/2026 calendar year be and is hereby increased to a not to exceed amount of \$90,000.00; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Chief Financial Officer be and are hereby authorized and directed to take all steps necessary to increase the not to exceed amount of \$90,000.00 for bulk rock salt as referenced herein; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to keep a copy of this resolution on file in the Borough Clerk's office.

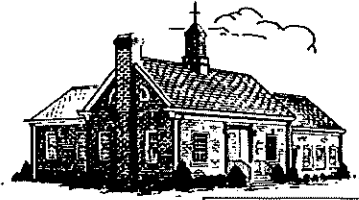
**CERTIFICATION**

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 April 20, 2026.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky		X	X			
Margolis			X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

## RESOLUTION APPROVING USE OF OPEN SPACE FUNDS FOR THE LYDECKER HOUSE CONCEPT PLAN

RESOLUTION NO. 26-107  
APRIL 20, 2026

**WHEREAS**, the Borough desires to utilize open space funds for the preparation of the Lydecker House concept plan; and

**WHEREAS**, as the Lydecker House is a historical site, the use of the open space funds is authorized for same; and

**WHEREAS**, the monies utilized will be reimbursed as part of the contribution from the future developer; and

**WHEREAS**, the Borough Administrator has reviewed this matter and recommends that open space funds be utilized for the preparation of the Lydecker House concept plan.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the use of open space funds for the preparation of the Lydecker House concept plan be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the use of the open space funds for the preparation of the Lydecker House concept plan; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to keep a copy of this resolution on file in the Borough Clerk's office.

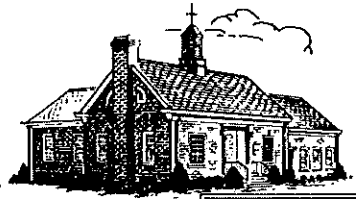
**CERTIFICATION**

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 April 20, 2026.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis		X	X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

## RESOLUTION APPROVING CHANGE ORDER NO. 1 FOR BROADWAY CORRIDOR STREETScape IMPROVEMENTS PROJECT (NJDOT MA 2024)

**RESOLUTION NO. 26-108**  
**APRIL 20, 2026**

**WHEREAS**, the Borough of Woodcliff Lake and AA Berms LLC previously entered into a contract agreement for the Broadway Corridor Streetscape Improvements Project (NJDOT MA 2024); and

**WHEREAS**, Line Item 29 of the bid specifications for the referenced project provided for a contract allowance for PSE&G Street Lighting in the amount of \$90,000.00; and

**WHEREAS**, Neglia Engineering has submitted Change Order #1 in the amount of \$90,000.00 in order to provide direct payment from the Borough to PSE&G for the Street Lighting and thereby reducing Line Item 29 of the bid specifications, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and Finance Officer have reviewed Change Order #1 in the amount of \$90,000.00 attached hereto and incorporated herein by reference, submitted by Neglia Engineering with regards to this matter and recommends the approval of same; and

**WHEREAS**, the CFO has certified funds are available for the contract agreement in account number C-04-55-946-012.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of

Woodcliff Lake, County of Bergen and State of New Jersey, that Change Order #1 in the amount of \$90,000.00 with regard to the Broadway Corridor Streetscape Improvements Project (NJDOT MA 2024) reducing Line Item 29 of the bid specifications and allowing the Borough to pay PSE&G directly for the contract allowance for Street Lighting, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate payment to PSE&G in accord with Change Order #1; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to Neglia Engineering upon its passage.

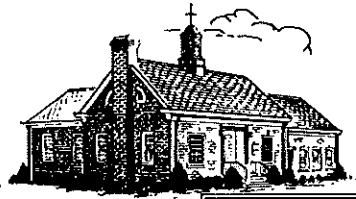
**CERTIFICATION**

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---

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky		X	X			
Margolis			X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

## RESOLUTION APPROVING SALE OF MALLARD AVENUE, BLOCK 2801, LOT 2

### RESOLUTION NO. 26-110

APRIL 20, 2026

**WHEREAS**, the Borough presently owns the property located at Mallard Avenue and designated as Bock 2801, Lot 2; and

**WHEREAS**, the Borough desires to sell the subject property to Enzomar, LLC and Marie Orotelli for the amount of Fifty-Five Thousand (\$55,000.00) Dollars with all costs associated with the sale to be borne by the buyer.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the sale of the Borough owned property located at Mallard Avenue and designated as Block 2801, Lot 2 in the amount of \$55,000.00 to Enzomar, LLC and Marie Orotelli, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that all costs associated with the sale of the subject property shall be borne by the buyer; and

**BE IT FURTHER RESOLVED**, that the Borough shall take any actions necessary to effectuate the sale of the subject premises upon the passage of this resolution.

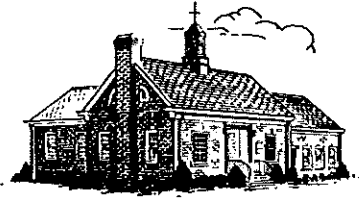
**CERTIFICATION**

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 April 20, 2026.

*Deborah Dakin*

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh		X	X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

**A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12**

**RESOLUTION NO. 26-122  
MAY 18, 2026**

**WHEREAS**, the Borough of Woodcliff Lake is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., and

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

**WHEREAS**, it is necessary for the Borough of Woodcliff Lake to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

\_\_\_\_\_1. Matters Required by Law to be Confidential. Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

\_\_\_\_\_2. Matters Where the Release of Information Would Impair the Right to Receive Funds. Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

\_\_\_\_\_3. Matters Involving Individual Privacy. Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing,

relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

\_\_\_4. Matters Relating to Collective Bargaining Agreements. Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

\_\_\_5. Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds. Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed specifically with respect to \_\_\_\_\_. The minutes will be released on or before \_\_\_\_\_, 20\_\_ when the issues pertaining to the property located at \_\_\_\_\_ have been approved and finalized.

\_\_\_6. Matters Relating to Public Safety and Property. Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

X 7. Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege, any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer, specifically with respect to: Litigation Update

The minutes will be released in approximately ninety (90) days or upon the resolution through settlement or court decision and the time period for any and all appeals.

\_\_\_8. Matters Relating to the Employment Relationship. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting, specifically: personnel discussion.

The minutes will be released within ninety (90) days or earlier upon the resolution of the matter through settlement or court decision and the time period for any and all appeals.

\_\_\_\_\_9. Matters Relating to the Potential Imposition of a Penalty. Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on May 18, 2026 that an Executive Session closed to the public shall be held on May 18, 2026 at 6:00 PM, regarding the discussion of matters relating to the specific items designated above.

**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 May 18, 2026.



---

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

William E. Dolan

Woodcliff Lake Councilmembers  
188 Pascack Road  
Woodcliff Lake, NJ 07677

April 17, 2026

Via email only

Dear Councilperson: Re: BMW withdrew 2014 to 2020 Tax Appeals

You might not be aware on 9/8/2016, Mr. Lee Turner, BMW's counsel stated there was no agreement between BMW and Woodcliff Lake for tax years 2014 to 2016 panel 101 begins at line 25 through panel 104 line 15 and that remains true today.

12 MR. TURNER: My client is wrong. We don't  
13 have an Order or anything from the Court at this  
14 point in time.  
15 MR. SCULLY: Okay. So the settlement  
16 agreement does not remain in place?  
17 MR. TURNER: I don't know what your  
18 definition of "remain in place" is. We do not  
19 have a Court Order at this time finalizing any of  
20 those tax years from 2006 through 2016. Those are  
all pending tax appeals.

BMW has not signed any agreement to validate or accept the Res. 14-19 deal for tax years 2014, 2015 or 2016, you just need ask Mr. Porro to produce the Stipulation of Settlement for those tax years. Mr. Porro confirmed for the record in panel 103 on 9/8/2016 that BMW did not agree to accept the 1/23/2014 settlement via Res. 14-19.

5 That document has not been executed by BMW. I'm  
6 not aware of any document executed by BMW thereby  
7 the Tax Court did not issue a judgment for those  
8 years in question. However, the municipality in  
9 good faith did reduce the assessments that are  
10 reflected on this document by way of 2014, 2015,  
11 and 2016 pursuant to settlement agreement. So the

April 11, 2025, BMW withdrew all its tax appeals and counter claims for Tax Years 2013 to 2024, see below. The BMW assessment in 2013 was \$180,057,000 and should apply for every year from 2014 to 2020. That would be a fiscal windfall for the residents of the Borough.

Please explain to me what all this litigation is about opposing me since BMW did not sign the settlement agreement, which is a rejection and has withdrawn all its tax appeals for 2014 to 2024.

Ms. Dakins, kindly make this letter with the attachments incorporated into the April 20, 2026, Mayor and Council Minutes and forward it to the council members at your earliest convenience.

Thank you for your courtesy, William E. Dola

99 West Hill Road Woodcliff Lake, New Jersey 07677  
M – 201.888.9982 E – skip@dolanrealty.com

William E. Dolan

<p style="text-align: right;">101</p> <p>1 A I really don't know.</p> <p>2 Q Okay. You testified a short while ago you</p> <p>3 attended all the settlement meetings between</p> <p>4 representatives of BMW and representatives of the</p> <p>5 municipality. At what meeting was it when the deal was</p> <p>6 struck subject to the approval of the mayor and council</p> <p>7 where the principal terms of the agreement was reached</p> <p>8 between BMW and the municipality?</p> <p>9 A That was towards the end of November, early</p> <p>10 December 2013. I don't recall the exact date.</p> <p>11 Q Where was the meeting?</p> <p>12 A The meeting was held at BMW's headquarters.</p> <p>13 Q And what information, if any, was</p> <p>14 exchanged, you know, prior to striking a final agreement?</p> <p>15 A My understanding --</p> <p>16 MR. PORRO: Objection.</p> <p>17 Go ahead, you can and answer it.</p> <p>18 A My understanding there was none.</p> <p>19 Q When you say your understanding, you were</p> <p>20 present at the meeting?</p> <p>21 A Yes.</p> <p>22 Q And at the time of the meeting, how were</p> <p>23 the final numbers reached?</p> <p>24 A It was a back and forth.</p> <p>25 MR. TURNER: I'm going to object on that</p>	<p style="text-align: right;">103</p> <p>1 understanding if you look at FW-16, that's the</p> <p>2 Certification of Marc Leibman and in that</p> <p>3 Certification FW-16 it attaches a stipulation of</p> <p>4 settlement which was executed by Mr. Muhlstock.</p> <p>5 That document has not been executed by BMW. I'm</p> <p>6 not aware of any document executed by BMW thereby</p> <p>7 the Tax Court did not issue a judgment for those</p> <p>8 years in question. However, the municipality in</p> <p>9 good faith did reduce the assessments that are</p> <p>10 reflected on this document by way of 2014, 2015,</p> <p>11 and 2016 pursuant to settlement agreement. So the</p> <p>12 municipality has acted based upon the conditions</p> <p>13 and terms of the settlement except for the</p> <p>14 issuance of a refund check and BMW, I believe, is</p> <p>15 still acting in good faith with resignation of</p> <p>16 rights and has not executed this stipulation of</p> <p>17 settlement with BMW thereby there is no Tax Court</p> <p>18 judgment issued for those years in question.</p> <p>19 Thank you.</p> <p>20 MR. SCULLY: Counsel, thank you for that</p> <p>21 information. I had acted on and accepted the full</p> <p>22 knowledge and belief of the witness that it's been</p> <p>23 settled and agreed. Based upon that, I</p> <p>24 understand, Lee, you are directing the witness not</p> <p>25 to answer questions as to how the final settlement</p>
<p style="text-align: right;">102</p> <p>1 pursuant to the Court Order and we have pending</p> <p>2 litigation where these matters have not been</p> <p>3 finalized. I don't want my client to in any way</p> <p>4 discuss the numbers that we reached or how we</p> <p>5 reached those numbers at this point in time to in</p> <p>6 any way jeopardize the pending case that we still</p> <p>7 have.</p> <p>8 MR. SCULLY: The pending tax appeal?</p> <p>9 MR. TURNER: The pending tax appeal.</p> <p>10 MR. SCULLY: Your client just testified</p> <p>11 that the settlement agreement remains intact.</p> <p>12 MR. TURNER: My client is wrong. We don't</p> <p>13 have an Order or anything from the Court at this</p> <p>14 point in time.</p> <p>15 MR. SCULLY: Okay. So the settlement</p> <p>16 agreement does not remain in place?</p> <p>17 MR. TURNER: I don't know what your</p> <p>18 definition of "remain in place" is. We do not</p> <p>19 have a Court Order at this time finalizing any of</p> <p>20 those tax years from 2006 through 2016. Those are</p> <p>21 all pending tax appeals.</p> <p>22 MR. SCULLY: All pending?</p> <p>23 MR. TURNER: Correct.</p> <p>24 MR. SCULLY: All right.</p> <p>25 MR. PORRO: Just for the record, my</p>	<p style="text-align: right;">104</p> <p>1 was negotiated because it may affect a later</p> <p>2 action that may be necessary to address the merits</p> <p>3 of the BMW appeal which have been put in</p> <p>4 abeyance --</p> <p>5 MR. TURNER: As Counsel indicated, BMW has</p> <p>6 agreed in principal to the settlement terms and</p> <p>7 we've agreed to hold the matter in abeyance, but</p> <p>8 at this point, we do not have a final Order from</p> <p>9 the Court and those matters are all pending at</p> <p>10 this time.</p> <p>11 MR. SCULLY: So you do not want the</p> <p>12 witness to testify --</p> <p>13 MR. TURNER: That could potentially</p> <p>14 jeopardize any of the future actions or</p> <p>15 discussions or settlements of those pending cases.</p> <p>16 They are still pending.</p> <p>17 MR. SCULLY: Well, I will naturally have</p> <p>18 to defer to your instruction to your client and</p> <p>19 thank you for the explanation. At least I</p> <p>20 understand, even if I don't agree with the</p> <p>21 position, but thank you.</p> <p>22 MR. TURNER: You're welcome.</p> <p>23</p> <p>24 (Claim For Property Tax Exemption was</p> <p>25 received and marked Exhibit FW-23 for</p>

William E. Dolan

000021-2013 04/23/2025 4:22:42 PM Pg 1 of 1 Trans ID: TAX202560602

JOHN E. GARIPPA \*  
PHILIP J. GIANNUARIO \*  
GREGORY G. LOTZ \*  
BRIAN A. FOWLER \*  
ADAM R. JONES \*  
GREGORY S. SCHAFFER \*  
JEFFREY C. MASSA  
MEMBER NJ, NY & PA BAR \*  
MEMBER NJ & PA BAR \*

**GARIPPA, LOTZ & GIANNUARIO**  
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FLOOR 6  
NEW YORK, NY 10022  
(646) 722-2704  
ONE LIBERTY PLACE  
1650 MARKET STREET  
PHILADELPHIA, PA 19103

April 23, 2025

**VIA EFILE ONLY**

**Tax Court Management Office**

Richard J. Hughes Justice Complex  
7<sup>th</sup> Floor – North Wing  
25 Market Street  
Trenton, NJ 08625-0972

Re: *BMW of North America, LLC v. Woodcliff Lake Borough*  
Docket No. 006579-2012, 000007-2013, 000021-2013  
Our File No. 7018

To Whom It May Concern:

On behalf of our client, BMW of North America, LLC, please be advised that I respectfully withdraw the tax appeals filed in the above referenced matter for the 2012 and 2013 tax years. Kindly enter judgments accordingly. Our records indicate that no counterclaims have been filed.

With thanks for your continued cooperation, I remain,

Very truly yours,



**GREGORY S. SCHAFFER**

GSS/js

*Celebrating 50 Years of Service to Taxpayers*  
- Est. 1975 -

99 West Hill Road Woodcliff Lake, New Jersey 07677  
M – 201.888.9982 E – skip@dolanrealty.com

William E. Dolan

000021-2013 04/28/2025 Pg 1 of 1 Trans ID: TAX202562198

TAX COURT OF NEW JERSEY  
COUNTY: Bergen  
DOCKET NO. 000021-2013

BMW OF NORTH AMERICA, LLC

Plaintiff(s),

v

WOODCLIFF LAKE BOR.

Defendant(s).

:

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CIVIL ACTION  
JUDGMENT

A complaint having been filed and the plaintiff having requested that the complaint be withdrawn, the complaint is dismissed.

Block: 602  
Lot: 1  
Street Address: 300 Chestnut Ridge Road  
Year: 2013  
-----

Block: 802  
Lot: 1  
Street Address: 200 Chestnut Ridge Road  
Year: 2013  
-----

/s/ Jeffrey T. Gallus, Clerk/Administrator  
Tax Court of New Jersey

Entered: 4/28/2025

Plaintiff(s) Attorney: Gregory S Schaffer Esq  
Defendant(s) Attorney: Kenneth A Porro Esq

William E. Dolan

# EXHIBIT P32

008551-2020 04/11/2025 12:34:07 PM Pg 1 of 1 Trans ID: TAX202554465

JOHN E. GARIPPA \*  
PHILIP J. GIANNUARIO \*  
GREGORY G. LOTZ \*  
BRIAN A. FOWLER \*  
ADAM R. JONES \*  
GREGORY S. SCHAFFER \*  
JEFFREY C. MASSA  
MEMBER NJ, NY & PA BAR \*  
MEMBER NJ & PA BAR \*

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ONE LIBERTY PLACE  
1650 MARKET STREET  
PHILADELPHIA, PA 19103

April 11, 2025

**VIA EFILE ONLY**

**Tax Court Management Office**  
Richard J. Hughes Justice Complex  
7<sup>th</sup> Floor – North Wing  
25 Market Street  
Trenton, NJ 08625-0972

Re: *William E. Dolan v. Woodcliff Lake Borough and BMW of North America, LLC*  
Docket No. 008634-2015, 006265-2018, 007570-2019, 008551-2020  
Our File No. 7018

To Whom It May Concern:

On behalf of our client, BMW of North America, LLC, please be advised that I respectfully withdraw the counterclaims filed in the above referenced matter for the 2015, 2018, 2019 and 2020 tax years. Kindly enter judgments accordingly.

With thanks for your continued cooperation, I remain,

Very truly yours,



**GREGORY S. SCHAFFER**

GSS/js  
cc: Kenneth A. Porro, Esq.  
William E. Dolan

7018\WD 2015, 2018-2020 CC letter Dolan

*Celebrating 50 Years of Service to Taxpayers*  
~ Est. 1975 ~

99 West Hill Road Woodcliff Lake, New Jersey 07677  
M – 201.888.9982 E – skip@dolanrealty.com

William E. Dolan

000021-2013 04/23/2025 4:22:42 PM Pg 1 of 1 Trans ID: TAX202560602

JOHN E. GARIPPA \*  
PHILIP J. GIANNUARIO \*  
GREGORY G. LOTZ \*  
BRIAN A. FOWLER \*  
ADAM R. JONES \*  
GREGORY S. SCHAFFER \*  
JEFFREY C. MASSA  
MEMBER NJ, NY & PA BAR \*  
MEMBER NJ & PA BAR \*

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PHILADELPHIA, PA 19103

April 23, 2025

**VIA EFILE ONLY**

**Tax Court Management Office**

Richard J. Hughes Justice Complex  
7<sup>th</sup> Floor – North Wing  
25 Market Street  
Trenton, NJ 08625-0972

Re: *BMW of North America, LLC v. Woodcliff Lake Borough*  
Docket No. 006579-2012, 000007-2013, 000021-2013  
Our File No. 7018

To Whom It May Concern:

On behalf of our client, BMW of North America, LLC, please be advised that I respectfully withdraw the tax appeals filed in the above referenced matter for the 2012 and 2013 tax years. Kindly enter judgments accordingly. Our records indicate that no counterclaims have been filed.

With thanks for your continued cooperation, I remain,

Very truly yours,



**GREGORY S. SCHAFFER**

GSS/js

*Celebrating 50 Years of Service to Taxpayers*  
- Est. 1975 -

99 West Hill Road Woodcliff Lake, New Jersey 07677  
M – 201.888.9982 E – skip@dolanrealty.com

William E. Dolan

004646-2014 04/22/2025 Pg 1 of 1 Trans ID: TAX202559818

TAX COURT OF NEW JERSEY  
COUNTY: Bergen  
DOCKET NO. 004646-2014

BMW OF NORTH AMERICA, LLC

Plaintiff(s),

v

WOODCLIFF LAKE BOR.

Defendant(s).

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CIVIL ACTION  
JUDGMENT

A complaint having been filed and the plaintiff having requested that the complaint be withdrawn, the complaint is dismissed.

Block: 602  
Lot: 1  
Street Address: 300 Chestnut Ridge Rd  
Year: 2014  
-----

Block: 802  
Lot: 1  
Street Address: 200 Chestnut Ridge Rd  
Year: 2014  
-----

/s/ Jeffrey T. Gallus, Clerk/Administrator  
Tax Court of New Jersey

Entered: 4/22/2025

Plaintiff(s) Attorney: Gregory S Schaffer Esq  
Defendant(s) Attorney: Kenneth A Porro Esq

William E. Dolan

008035-2016 04/22/2025 Pg 1 of 1 Trans ID: TAX202559820

TAX COURT OF NEW JERSEY  
COUNTY: Bergen  
DOCKET NO. 008035-2016

BMW OF NORTH AMERICA, LLC

Plaintiff(s),

v

WOODCLIFF LAKE BOROUGH

Defendant(s).

:

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CIVIL ACTION  
JUDGMENT

A complaint having been filed and the plaintiff having requested that the complaint be withdrawn, the complaint is dismissed.

Block: 602  
Lot: 1  
Street Address: 300 CHESTNUT RIDGE ROAD  
Year: 2016  
-----

Block: 802  
Lot: 1  
Street Address: 200 CHESTNUT RIDGE ROAD  
Year: 2016  
-----

/s/ Jeffrey T. Gallus, Clerk/Administrator  
Tax Court of New Jersey

Entered: 4/22/2025

Plaintiff(s) Attorney: Gregory S Schaffer Esq  
Defendant(s) Attorney: Kenneth A Porro Esq  
User id: eCourts

William E. Dolan

007534-2017 04/22/2025 Pg 1 of 1 Trans ID: TAX202559828

TAX COURT OF NEW JERSEY  
COUNTY: Bergen  
DOCKET NO. 007534-2017

BMW OF NORTH AMERICA, LLC

Plaintiff(s),

v

WOODCLIFF LAKE BOR.

Defendant(s).

:

:

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CIVIL ACTION  
JUDGMENT

A complaint having been filed and the plaintiff having requested that the complaint be withdrawn, the complaint is dismissed.

Block: 602  
Lot: 1  
Street Address: 300 CHESTNUT RIDGE ROAD  
Year: 2017  
-----

Block: 802  
Lot: 1  
Street Address: 200 CHESTNUT RIDGE ROAD  
Year: 2017  
-----

/s/ Jeffrey T. Gallus, Clerk/Administrator  
Tax Court of New Jersey

Entered: 4/22/2025

Plaintiff(s) Attorney: Gregory S Schaffer Esq  
Defendant(s) Attorney: Kenneth A Porro Esq  
User id: eCourts

William E. Dolan

005342-2018 04/22/2025 Pg 1 of 1 Trans ID: TAX202559831

TAX COURT OF NEW JERSEY  
COUNTY: Bergen  
DOCKET NO. 005342-2018

BMW OF NORTH AMERICA, LLC

Plaintiff(s),

v

WOODCLIFF LAKE BOROUGH

Defendant(s).

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CIVIL ACTION  
JUDGMENT

A complaint having been filed and the plaintiff having requested that the complaint be withdrawn, the complaint is dismissed.

Block: 602  
Lot: 1  
Street Address: 300 CHESTNUT RIDGE ROAD  
Year: 2018  
-----

/s/ Jeffrey T. Gallus, Clerk/Administrator  
Tax Court of New Jersey

Entered: 4/22/2025

Plaintiff(s) Attorney: Gregory S Schaffer Esq  
Defendant(s) Attorney: Kenneth A Porro Esq  
User id: eCourts

William E. Dolan

007001-2019 04/22/2025 Pg 1 of 1 Trans ID: TAX202559810

TAX COURT OF NEW JERSEY  
COUNTY: Bergen  
DOCKET NO. 007001-2019

BMW OF NORTH AMERICA, LLC

Plaintiff(s),

v

WOODCLIFF LAKE BOROUGH

Defendant(s).

:

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:

CIVIL ACTION  
JUDGMENT

A complaint and counterclaim having been filed and the parties having requested that the complaint and counterclaim be withdrawn, the complaint and counterclaim are dismissed.

Block: 602  
Lot: 1  
Street Address: 300 CHESTNUT RIDGE ROAD  
Year: 2019  
-----

/s/ Jeffrey T. Gallus, Clerk/Administrator  
Tax Court of New Jersey

Entered: 4/22/2025

Plaintiff(s) Attorney: Gregory S Schaffer Esq  
Defendant(s) Attorney: Kenneth A Porro Esq  
User id: eCourts

William E. Dolan

004411-2020 04/22/2025 Pg 1 of 1 Trans ID: TAX202559813

TAX COURT OF NEW JERSEY  
COUNTY: Bergen  
DOCKET NO. 004411-2020

BMW OF NORTH AMERICA, LLC

Plaintiff(s),

v

WOODCLIFF LAKE BOROUGH

Defendant(s).

:

:

:

CIVIL ACTION  
JUDGMENT

A complaint and counterclaim having been filed and the parties having requested that the complaint and counterclaim be withdrawn, the complaint and counterclaim are dismissed.

Block: 602  
Lot: 1  
Street Address: 300 CHESTNUT RIDGE ROAD  
Year: 2020  
-----

/s/ Jeffrey T. Gallus, Clerk/Administrator  
Tax Court of New Jersey

Entered: 4/22/2025

Plaintiff(s) Attorney: Gregory S Schaffer Esq  
Defendant(s) Attorney: Kenneth A Porro Esq  
User id: eCourts

William E. Dolan

To: Mayor & Council  
From: Wm. E. Dolan  
Date: 4/20/2026  
Subject: Trial Update, Part II

The Dolan litigation is about the Uniformity Clause of the NJ State Constitution; all real property *must be assessed at the same standard*, the Council cannot show partiality.

No Stipulation of Settlement, no legally binding contract exists, demand to see it & show it to me too! BMW withdrew all appeals from 2013 to 2024 and cannot have its assessment artificially reduced. BMW does not get a tax cut because it does not use our schools, that logic would qualify me and 65% of the taxpayers an exemption. The Director testified to:

“Since the assessor has sole authority to value property for real property taxation purposes, and the Legislature has only allowed for property assessments to be fixed for future tax years under the Freeze Act, it would logically follow that a municipal governing body has no legal authority to fix assessments for future tax years (Res. 14-19). Further, a municipality agreeing to fix an assessment for a property (BMW) when other properties in the taxing district are subject to a complete reassessment would be completely inequitable and antithetical to the purpose of reassessment, which is to equally spread the tax burden amongst property taxpayers. It would also violate the Uniformity Clause of the NJ Constitution (Article VIII, Sec. 1 ¶ 1(a):

“Property shall be assessed for taxation under general laws by uniform rules. All real property assessed and taxed locally or by the State for allotment and paying to taxing districts shall be assessed according to the same standard of value except as otherwise provided herein, and such real property shall be taxed at the general tax rate of the taxing district in which the property is situated, for the use of such taxing district.”

There is a moral imperative for the Council to return the taxpayers their money taken to subsidize BMW's property tax bill since 2014. Our State Constitution is there to protect all our rights, it must be obeyed. The Council can recommend to the Court to apply the 2013 assessment. BMW withdrew its complaints to the 2013 assessment in April 2025, which logically should be applied to the 2014, 2015 and 2016 assessments, that is equitable.

**Borough taxpayers civil rights were violated in 2014, please cure this now.**