



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL AGENDA  
JULY 15, 2024  
MEETING HELD IN PERSON AND ON  
ZOOM (FOR VIEWING ONLY)  
411 CHESTNUT RIDGE ROAD  
WOODCLIFF LAKE, NEW JERSEY  
7:00 PM OPEN SESSION**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84460389103?pwd=nn4GRQ5zmO2IKUHQp6pbMlaSxUAnQq.1>

Passcode: 07677

**CALL TO ORDER**

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

**ROLL CALL**

Mayor Carlos Rendo  
Councilwoman Jacqueline Gadaleta  
Councilwoman Julie Brodsky  
Councilwoman Jennifer Margolis  
Councilwoman Nicole Marsh  
Council President Benjamin Pollack  
Councilman Josh Stern

**WOODCLIFF LAKE HONOR GUARD**

**PLEDGE OF ALLEGIANCE**

**SWEARING IN OF OFFICER LEONARDO LUGO**

**APPROVAL OF MINUTES**

June 17, 2024 (Closed)  
June 17, 2024 (Open)  
June 24, 2024 (Open)

**PUBLIC COMMENT**

*(limited to 3 minutes per speaker)*

**APPOINTMENT TO SHADE TREE COMMITTEE**

Appointment of Vaughn Flowers to the Shade Tree Committee for a term expiring December 31, 2024.

**MAYOR'S REPORT**

**COUNCIL REPORTS**

- Councilwoman Jacqueline Gadaleta
- Councilwoman Jennifer Margolis
- Councilwoman Nicole Marsh
- Councilman Josh Stern
- Councilwoman Brodsky
- Council President Benjamin Pollack

**ENGINEER'S REPORT**

(see attached report)

**ADMINISTRATOR'S REPORT**

**ORDINANCES**

Public Hearing Ordinance No. 24-11

BOND ORDINANCE TO AMEND THE TITLE AND SECTIONS 4, 5, 6, 7, 8, 10 AND 11 OF THE BOND ORDINANCE (ORD. NO. 23-08) ENTITLED: "BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS DUE TO DAMAGE FROM TROPICAL STORM IDA IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$3,000,000 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," ADOPTED ON JUNE 12, 2023

Public Hearing Ordinance No. 24-14

An Ordinance to Amend Chapter 135 Entitled "Certificate of Continuing Occupancy" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

Introduction Ordinance No. 24-15

An Ordinance to Amend Chapter 292 Entitled "Site Plan" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

**CONSENT AGENDA**

Resolution No. 24-164 Resolution Authorizing Payroll and Payment of Claims

Resolution No. 24-165 Resolution Approving a Settlement of the Tax Appeals Filed by Chestnut Ridge Assoc LLC for the Tax Years 2020, 2021, 2022 and 2023 and Authorizing the Special Tax Appeal Attorney's Office to Execute and File a Stipulation of Settlement Thereon

Resolution No. 24-166 Resolution Authorizing Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the West Hill Road Improvement Project

- Resolution No. 24-167 Resolution Authorizing the Acceptance of a Donation to be Used Solely for the Galaxy Gardens Project
- Resolution No. 24-168 Resolution Approving Pool Equipment, Supplies, Repair, Maintenance
- Resolution No. 24-169 Resolution Authorizing Change Order No. 1 and Final for Glen Road Culvert Improvements (NJDOT Funded)
- Resolution No. 24-170 Resolution Authorizing Final Payment to CMS Construction for Glen Road Culvert Improvements (NJDOT Funded)
- Resolution No. 24-171 Resolution of the Governing Body Certification of the Annual Audit
- Resolution No. 24-172 Resolution Approving a Settlement of Tax Appeals Filed by Hudson-Tice, LLC for the Tax Years 2018, 2019, 2020, 2021, 2022 and 2023 and Authorizing the Special Tax Attorney's Office to Execute and File a Stipulation of Settlement Thereon
- Resolution No. 24-173 Resolution Authorizing a Refund of Overpaid Taxes
- Resolution No. 24-174 Resolution Authorizing a Refund of Permit Fees
- Resolution No. 24-175 Resolution Authorizing a Refund of Escrow
- Resolution No. 24-176 Resolution Authorizing a Return of Escrow
- Resolution No. 24-177 Resolution Approving Lease Agreement with Atlantic Tomorrow's Office Pursuant To New Jersey State Contract

## **ADJOURNMENT**

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

**Subject to Additions and/or Deletions**

**ORDINANCE NO. 24-11**

BOND ORDINANCE TO AMEND THE TITLE AND SECTIONS 4, 5, 6, 7, 8, 10 AND 11 OF THE BOND ORDINANCE (ORD. NO. 23-08) ENTITLED: "BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS DUE TO DAMAGE FROM TROPICAL STORM IDA IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$3,000,000 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," ADOPTED ON JUNE 12, 2023.

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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 title of Ordinance No. 23-08 originally entitled:

"BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS DUE TO DAMAGE FROM TROPICAL STORM IDA IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$3,000,000 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"

adopted by the Borough Council of the Borough of Woodcliff Lake, in the County of Bergen, New Jersey (the "Borough") on June 12, 2023 (the "Prior Ordinance") is hereby amended to increase the amount appropriated by the ordinance from \$3,000,000 to \$5,700,000 (an increase of \$2,700,000), and shall hereafter read as follows:

"BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS DUE TO DAMAGE FROM TROPICAL STORM IDA IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$5,700,000 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."

Section 2. Section 4 of the Prior Ordinance is hereby amended to (A)(i) increase the appropriation and estimated cost in Section 4.B. from \$2,246,000 to \$4,946,000 (an increase of \$2,700,000); (ii) increase the down payment appropriated in Section 4.B. from \$107,000 to \$236,000 (an increase of \$129,000); and (iii) increase the bonds and notes authorized in Section 4.B. from \$2,139,000 to \$4,710,000 (an increase of \$2,571,000); and (B)(i) increase the aggregate appropriation and estimated cost for Section 4 from \$3,000,000 to \$5,700,000 (an increase of \$2,700,000); (ii) increase the aggregate down payment appropriated for Section 4 from \$143,000 to \$272,000 (an increase of \$129,000); and (iii) increase the aggregate amount of bonds and notes authorized in Section 4 from \$2,857,000 to \$5,428,000 (an increase of \$2,571,000); and shall hereafter read as follows:

"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. Undertaking of the following infrastructure improvements due to damage from Tropical Storm Ida: (i) reconstruction of various stormwater outfalls; and (ii) various sidewalk, guide rail, embankment, fencing, stormwater pipe, spillway and riprap wall improvements in the vicinity of the Old Mill Complex entranceway.

Appropriation and Estimated Cost	\$ 754,000
Down Payment Appropriated	\$ 36,000
Bonds and Notes Authorized	\$ 718,000
Period of Usefulness	10 years

B. Replacement of the Werimus Lane Sanitary Sewer Pump Station due to damage from Tropical Storm Ida, including site improvements and related sanitary sewer improvements.

Appropriation and Estimated Cost	\$4,946,000
Down Payment Appropriated	\$ 236,000
Bonds and Notes Authorized	\$4,710,000
Period of Usefulness	40 years

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Aggregate Appropriation and Estimated Cost	\$5,700,000
Aggregate Down Payment Appropriated	\$ 272,000
Aggregate Amount of Bonds and Notes Authorized	\$5,428,000."

Section 3. Section 5 of the Prior Ordinance is hereby amended to increase the estimated amount of statutorily permitted expenses included in the amount appropriated from \$790,000 to \$990,000 (an increase of \$200,000), and shall hereafter read as follows:

"Section 5. The cost of such purposes, as hereinbefore stated, includes the aggregate amount of \$990,000 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 (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law")."

Section 4. Section 6 of the Prior Ordinance is hereby amended to increase the down payment appropriated from \$143,000 to \$272,000 (an increase of \$129,000), and shall hereafter read as follows:

"Section 6. It is hereby determined and stated that moneys exceeding \$272,000, 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 \$272,000 is hereby appropriated from such moneys to the payment of the cost of said purposes."

Section 5. Section 7 of the Prior Ordinance is hereby amended to increase the amount of bonds authorized from \$2,857,000 to \$5,428,000 (an increase of \$2,571,000), and shall hereafter read as follows:

"Section 7. To finance said purposes, bonds of said Borough of an aggregate principal amount not exceeding \$5,428,000 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 6. Section 8 of the Prior Ordinance is hereby amended to increase the amount of bond anticipation notes authorized from \$2,857,000 to \$5,428,000 (an increase of \$2,571,000), and shall hereafter read as follows:

"Section 8. To finance said purposes, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$5,428,000 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 7. Section 10 of the Prior Ordinance is hereby amended to increase the average period of usefulness of the purposes authorized from 32.46 years to 36.03 years (an increase of 3.57 years), and shall hereafter read as follows:

"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 36.03 years computed from the date of said bonds."

Section 8. Section 11 of the Prior Ordinance is hereby amended to increase the amount of gross debt of the Borough shown on the Supplemental Debt Statement filed for the ordinance, as amended, from \$2,857,000 to \$5,428,000 (an increase of \$2,571,000), and shall hereafter read as follows:

"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 \$5,428,000 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 9. The capital budget is hereby amended to conform with the provisions of this amendatory bond 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 10. This ordinance shall take effect twenty days after the first publication thereof after final passage.

**BOROUGH OF WOODCLIFF LAKE**  
**Bergen County, New Jersey**  
**ORDINANCE NO. 24-14**

**AN ORDINANCE TO AMEND CHAPTER 135 ENTITLED "CERTIFICATE OF CONTINUING OCCUPANCY" OF THE BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY**

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

**WHEREAS**, Chapter 135, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Certificate of Continuing Occupancy within the Borough of Woodcliff Lake; and

**BE IT ORDAINED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

**Sec. 135-1. Title.**

This chapter shall be known as the "Woodcliff Lake Resale Certificate Ordinance".

**Sec. 135-2. Purpose.**

No person shall occupy or use any portion of a residential building after such building or portion thereof has been vacated or sold, until the owner or landlord thereof shall have applied for and secured a Resale Certificate.

**Sec. 135-3. Certificate required; issuance of certificate.**

- A. Prior to sale of any residential building involving a new occupancy the Enforcement Officer shall issue a Resale Certificate in accordance with the standards set forth in the purpose detailed in Sec. 135-2.
- B. A Resale Certificate shall include verification that all permits issued have been closed, legible house numbers are placed on the front of the property, verification that sump pumps are not piped into the sanitary sewer system and are discharged properly and that dead bolts on the front door are keyless on the interior side of the door.
- C. No Resale Certificate may be issued to a residential building or any portion thereof unless an approved smoke detector device, carbon monoxide device and a portable fire extinguisher have been installed as required by applicable Borough Ordinance and State statute and all items set forth in Subsection B above have been verified.
- D. A Resale Certificate shall expire six months after the date of issuance.

**Sec. 135-4. Application for certificate.**

Prior to the sale of any residential building or any portion thereof, the owner thereof shall apply to the Woodcliff Lake Building Department, on an appropriate form, for a Resale Certificate.



**Sec. 135-5. Time limit for issuance or denial of certificate.**

The Enforcement Officer shall conduct an inspection of said residential building or portion thereof which is to be sold, within a reasonable time, not exceeding 10 business days after completion of said application and verification of closed permits, and shall issue a Resale Certificate, provided that the standards set forth in Sec. 135-2 have been satisfied and, in the case of residential buildings that the premises is in compliance with the requirement of installation of a smoke detector, carbon monoxide detector and a portable fire extinguisher.

**Sec. 135-6. Failure to comply.**

If, after inspection by the Enforcement Officer, a Resale Certificate may not be issued to the residential building or portion thereof because of the existence of a violation of any code or failure to comply with the standards set forth in Sec. 135-2 of this chapter, notice shall be given by the Enforcement Officer to the owner detailing the violations of applicable laws, regulations or ordinances. The Enforcement Officer shall have authority to issue any summons or complaint for any violation of any ordinance, statute or regulation against the owner and/or occupant of the residential building or portion thereof wherein the violation exists. In the event that any violations are found to exist, there shall be no new occupancy or use of the premises until the criteria has been satisfied for the issuance of the Resale Certificate.

**Sec. 135-7. Fees.**

The following fees shall be applicable for the inspection and issuance of a Resale Certificate including the smoke detector and carbon monoxide detector compliance.

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.

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

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

**RESOLUTION NO. 24-164**

**JULY 15, 2024**

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

Payroll Released 6/30/2024	\$ 232,154.00
Payroll Released 7/15/2024	\$ 277,772.99

**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:	\$ 4,221,001.37
Animal Control:	\$ 20.40
Trust Other Funds:	\$ 627.99
Trust Escrow Fund:	\$ 5,096.19
Open Space Trust:	\$ 18,877.00
Affordable Housing:	\$ 1,060.00
General Capital:	\$ 2,016,943.76
Escrow:	\$ 4,890.50

**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 July 15, 2024.

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Deborah A. Dakin, RMC, CMR  
Borough Clerk

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

**A RESOLUTION APPROVING A SETTLEMENT OF THE TAX APPEALS FILED BY CHESTNUT RIDGE ASSOC LLC FOR THE TAX YEARS 2020, 2021, 2022 AND 2023 AND AUTHORIZING THE SPECIAL TAX APPEAL ATTORNEY'S OFFICE TO EXECUTE AND FILE A STIPULATION OF SETTLEMENT THEREON**

**RESOLUTION NO. 24-165  
JULY 15, 2024**

**WHEREAS**, Chestnut Ridge Assoc LLC, is the owner of properties, known and designated as Block 201, Lot 4 as shown on the Tax Map of the Borough of Woodcliff Lake and commonly known as 595 Chestnut Ridge Road:

**WHEREAS**, Chestnut Ridge Assoc LLC had filed tax appeals in the Tax Court of New Jersey for the years 2020 through 2023 under the following Docket Numbers: 000331-2021; 006506-2022 and 006420-2023; and

**WHEREAS**, the parties have negotiated a settlement of said tax appeals as more particularly set forth on the Stipulation of Settlement, annexed hereto and made part hereof, a copy of which is on file in the Office of the Borough Clerk and is available for public inspection.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey that the settlement of the Chestnut Ridge Assoc LLC tax appeals for the tax years of 2020 through 2023, pending before the Tax Court of New is hereby approved; and

**BE IT FURTHER RESOLVED** that Special Tax Appeal Attorney's Office is hereby authorized and directed to execute and file a Stipulation of Settlement with the Tax Court of New Jersey to effectuate the foregoing settlement.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2024.

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

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

**RESOLUTION AUTHORIZING APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE WEST HILL ROAD IMPROVEMENT PROJECT**

**RESOLUTION NO. 24-166  
JULY 15, 2024**

**WHEREAS**, the Borough’s Engineer has recommended that the Borough Council of Woodcliff Lake apply to the New Jersey Department of Transportation for funds that are available under the New Jersey Transportation Trust Fund Authority Act, Fiscal Year 2025 Municipal Aid Grant Program to complete the West Hill Road Improvement Project.

**NOW THEREFORE, BE IT RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as “MA-2025- Woodcliff Lake- 00129” to the New Jersey Department of Transportation on behalf of the Borough of Woodcliff Lake; and

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Woodcliff Lake, that their signatures constitute acceptance of the terms and conditions of the grant agreement, and that they approve the execution of the grant agreement.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2024.

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

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

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF A \$750,000.00 DONATION TO BE USED EXCLUSIVELY FOR THE GALAXY GARDENS PROJECT**

**RESOLUTION NO. 24-167  
JULY 15, 2024**

**WHEREAS**, the Borough of Woodcliff Lake was notified of a conditional grant by Vanguard Charitable Endowment Program to the Borough of Woodcliff Lake (the "Grant") in the amount of seven hundred and fifty thousand dollars (\$750,000.00); and

**WHEREAS**, the Grant is to be used solely and exclusively for the Galaxy Gardens project for the benefit of the Borough of Woodcliff Lake; and

**WHEREAS**, pursuant to N.J.S.A. 40A:5-29, the Borough is authorized and empowered to accept conditional gifts so long as the gift shall not be put to any use which is inconsistent with other laws of the State of New Jersey; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the grant and have determined same is consistent with the laws of the State of New Jersey.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, that the grant in the amount of \$750,000.00 from Vanguard Charitable Endowment Program for the Galaxy Gardens project 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 secure the grant in the amount of \$750,000.00 from the Vanguard Charitable Endowment Program; and



**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to the Vanguard Charitable Endowment Program 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 July 15, 2024.

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

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

**RESOLUTION APPROVING POOL EQUIPMENT, SUPPLIES, REPAIR, MAINTENANCE**

**RESOLUTION NO. 24-168  
JULY 15, 2024**

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a bid from Main Line Commercial Pools, Inc. submitted thru ESCNJ 21/22-39 for liquid chlorine for the municipal pool for the period January 1, 2024 to December 31, 2024 in an amount not to exceed \$50,000.00, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and the Chief Financial Officer of the Borough have reviewed the bid submitted by Main Line Commercial Pools Inc. for the liquid chlorine, and recommend the approval of same; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and Main Line Commercial Pools, Inc., a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available in Acct. No. 4-01-28-370-146, said certification being attached hereto and incorporated herein by reference.

**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 bid submitted by Main Line Commercial Pools Inc. through ESCNJ 21/22-39 for liquid chlorine for the municipal pool for the period January 1, 2024 to December 31, 2024, in an amount not to exceed \$50,000.00, a copy of which is attached hereto and incorporated herein by reference be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator take all steps necessary to

effectuate the purpose of this resolution; 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 contract agreement to Main Line Commercial Pools, Inc. 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 July 15, 2024.

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

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

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 AND FINAL FOR GLEN ROAD CULVERT IMPROVEMENTS (NJDOT FUNDED)**

**RESOLUTION NO. 24-169  
July 15, 2024**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, upon the recommendation of the Borough Engineer that the Change Orders for the Contract listed below be and hereby approved.

TITLE OF JOB: Glen Road Culvert Improvements (NJDOT Funded)  
 CONTRACTOR: CMS Construction, Inc.  
 CHANGE ORDER No.: 1 and Final

AMOUNT OF CHANGE ORDER THIS RESOLUTION: \$(69,872.25) -6.73% Decrease

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2024.

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

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

**RESOLUTION AUTHORIZING FINAL PAYMENT TO CMS CONSTRUCTION FOR GLEN ROAD  
CULVERT IMPROVEMENTS (NJDOT FUNDED)**

**RESOLUTION NO. 24-170  
July 15, 2024**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, that the contract for the **Glen Road Culvert Improvements (NJDOT Funded)** has been completed by **CMS Construction, Inc., 521 North Avenue, Plainfield, NJ 07060** in accordance with the Plans and Specifications and any approved change orders, as directed by the Project Engineer. The above referenced construction is hereby accepted and final payment in the amount of \$21,889.13 is hereby approved.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2024.

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

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

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

**RESOLUTION NO. 24-171  
JULY 15, 2024**

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

**WHEREAS**, the Annual Report of Audit for the year 2023 has been filed by a Registered Municipal Accountant with the "Borough Clerk" pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

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

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

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

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

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

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

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

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

#### **CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2024.

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

**CERTIFICATION OF GOVERNING BODY OF THE ANNUAL AUDIT  
GROUP AFFIDAVIT FORM  
NO PHOTO COPIES OF SIGNATURES**

STATE OF NEW JERSEY  
COUNTY OF BEREN

We, members of the governing body of the Borough of Woodcliff Lake, in the County of Bergen, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected members of the Governing Body of the Borough of Woodcliff Lake in the County of Bergen;
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2023;
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled "Comments and Recommendations."

(L.S.)	(L.S.)
_____	_____
(L.S.)	(L.S.)
_____	_____
(L.S.)	(L.S.)
_____	_____
(L.S.)	(L.S.)
_____	_____
(L.S.)	(L.S.)
_____	_____

Sworn to and subscribed before me this  
\_\_\_\_\_ day of \_\_\_\_\_  
Notary Public of New Jersey

\_\_\_\_\_  
Deborah A. Dakin, RMC, CMR  
Municipal Clerk



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

**A RESOLUTION APPROVING A SETTLEMENT OF THE TAX APPEALS FILED BY HUDSON-TICE LLC FOR THE TAX YEARS 2018, 2019, 2020, 2021, 2022 AND 2023 AND AUTHORIZING THE SPECIAL TAX APPEAL ATTORNEY’S OFFICE TO EXECUTE AND FILE A STIPULATION OF SETTLEMENT THEREON**

**RESOLUTION NO. 24-172  
JULY 15, 2024**

**WHEREAS**, Hudson-Tice LLC, is the owner of properties, known and designated as Block 301, Lot 3.03 as shown on the Tax Map of the Borough of Woodcliff Lake and commonly known as 300 Tice Boulevard; and

**WHEREAS**, Hudson-Tice LLC had filed tax appeals in the Tax Court of New Jersey for the years 2018 through 2023 under the following Docket Numbers: 005335-2018; 007596-2019, 004969-2020, 004199-2021, 005222-2022 and 004481-2023; and

**WHEREAS**, the parties have negotiated a settlement of said tax appeals as more particularly set forth on the Stipulation of Settlement, annexed hereto and made part hereof, a copy of which is on file in the Office of the Borough Clerk and is available for public inspection.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey that the settlement of the Hudson-Tice LLC tax appeals for the tax years of 2018 through 2023, pending before the Tax Court of New is hereby approved; and

**BE IT FURTHER RESOLVED** that Special Tax Appeal Attorney's Office is hereby authorized and directed to execute and file a Stipulation of Settlement with the Tax Court of New Jersey to effectuate the foregoing settlement.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2024.

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

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

**RESOLUTION AUTHORIZING A REFUND OF OVERPAID TAXES  
(11 OAK STREET)**

**RESOLUTION NO. 24-173  
JULY 15, 2024**

**WHEREAS**, a resolution authorizing the Borough of Woodcliff Lake to refund the following overpayment of taxes; and

**WHEREAS**, the owner of 11 Oak Street, Ronald Jensen, is totally exempt from taxes due to his Veteran status, he erroneously made a payment for May 1<sup>st</sup> installment in the amount of \$2,721.69 which resulted in an overpayment.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, that the Tax Collector be and is hereby authorized to refund in the amount of \$2,721.69 to Ronald Jensen, of 11 oak Street, Woodcliff Lake, NJ 07677

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 15, 2024.

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

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

**RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES**

**RESOLUTION NO. 24-174  
JULY 15, 2024**

**WHEREAS**, Passaic Bergen Water Softening, the contractor for Phekoo Seema, of property at 35 Campbell Avenue submitted a permit to install a water softener in the house and paid a permit fee of \$105 (Permit 23-201); and

**WHEREAS**, the permit was issued but the work was never performed to install the water softener; and

**WHEREAS**, the contractor has requested a refund of the permit fees; and

**WHEREAS**, the DCA fee (\$5.00) and the 20% plan review fee (\$20.00) of the permit fees remain with the Borough for plan review, and the amount of \$80.00 be returned to be Passaic Bergen Water Softening.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$80.00 to the contractor listed below:

**PAYMENT TO:**

Passaic Bergen Water Softening  
2850 Route 23 North  
Newfoundland, 07435

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of July 15, 2024.

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

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

**RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES**

**RESOLUTION NO. 24-175**

**July 15, 2024**

**WHEREAS,** A request has been made for the release of the escrow balance with respect to the following Building Permit application in Woodcliff Lake:

**Maria Sochan  
32 Prospect Avenue  
Escrow Refund  
\$ 443.00**

**WHEREAS,** the work has been completed and all final bills have been paid to professionals.

**NOW, THEREFORE, BE IT RESOLVED,** by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$443.00 to the owner listed below:

**PAYMENT TO:**

**Maria Sochan  
PO Box 2172  
Champlain, NY 12919**

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of July 15, 2024.

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

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

**RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES**

**RESOLUTION NO. 24-176**

**July 15, 2024**

**WHEREAS,** A request has been made for the release of the escrow balance with respect to the following Building Permit application in Woodcliff Lake:

**Michele Klein  
10 Olde English Court  
Escrow Refund  
\$ 801.00**

**WHEREAS,** the work has been completed and all final bills have been paid to professionals.

**NOW, THEREFORE, BE IT RESOLVED,** by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$801.00 to the owner listed below:



**PAYMENT TO:**

**Michele Klein  
10 Olde English Court  
Woodcliff Lake NJ 07677**

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of July 15, 2024.

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

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

**RESOLUTION APPROVING LEASE AGGREETMENT WITH ATLANTIC, TOMORROW'S OFFICE  
PUSUANT TO NEW JERSEY STATE CONTRACT**

**RESOLUTION NO. 24-177  
JULY 15, 2024**

**WHEREAS**, the Borough of Woodcliff Lake, pursuant to N.J.S.A 40A:11-12a and N.J.A.C. 5:34-7.29 (c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

**WHEREAS**, the Borough of Woodcliff Lake has the need on a timely basis to execute a Lease Agreement for the use of three (3) copiers for various departments; and

**WHEREAS**, Atlantic Tomorrow's Office has provided a Copier Lease Agreement, pursuant to New Jersey State Contract Number 24-FOOD-52426, to the Borough of Woodcliff Lake, dated June 24, 2024, a copy being attached hereto and incorporated herein by reference; and

**WHEREAS**, Atlantic Tomorrow's Office is an authorized vendor distributor under New Jersey State Contract Number 24-FOOD-52426; and

**WHEREAS**, the Borough Purchasing Agent has reviewed the Copier Lease Agreement with Atlantic Tomorrow's Office and recommends approval of the same; and

**WHEREAS**, the Chief Financial Officer of the Borough of Woodcliff Lake has certified that the funds are available for said expenditures, said certification being attached hereto and

incorporated by references.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey hereby authorizes the Purchasing Agent to execute the attached Copier Lease Agreement with Atlantic Tomorrow's Office incorporated herein by reference for a 60 month period, with a monthly lease payment of \$859.00 per month to MUNICIPAL CAPTIAL CORPORATION not to exceed Fifty One Thousand Five Hundred Forty and 00/100 (\$52,540.00), with a quarterly payment for maintenance and supplies to Atlantic Tomorrow's Office as billed by Atlantic Tomorrow's Office not to exceed Fourteen Thousand Dollars and 00/100 (\$14,000.00), in accordance with the terms of the Copier Lease Agreement, dated June 24,2024 from Atlantic Tomorrow's Office, pursuant to New Jersey State Contract Number 24-FOOD-52426, a copy included hereto and incorporated by reference.

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized take all steps necessary to effectuate the agreement with Atlantic Tomorrow's Office; 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 Lease Agreement to Atlantic Tomorrow's Office 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 July 15, 2024.

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