

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA
DECEMBER 16, 2024
MEETING HELD IN PERSON AND ON
ZOOM (FOR VIEWING ONLY)
411 CHESTNUT RIDGE ROAD
WOODCLIFF LAKE, NEW JERSEY
6:00 PM OPEN SESSION**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82076081145?pwd=aA0jCvEYzYetqO86M2u5NptSYHCZ0y.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

PLEDGE OF ALLEGIANCE

PROCLAMATION

Pearl Harbor Remembrance Day

APPROVAL OF MINUTES

November 14, 2024 (Closed)

November 14, 2024 (Open)

PUBLIC COMMENT

(limited to 3 minutes per speaker)

MAYOR'S REPORT

APPOINTMENT TO THE FIRE DEPARTMENT

Appointment of Anthony Fava to the Woodcliff Lake Volunteer Fire Department

PRESENTATION OF PLAQUE TO OUTGOING COUNCIL MEMBER

OUTGOING COUNCIL MEMBER'S STATEMENT

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. 24-17
An Ordinance to Amend Chapter 178 Entitled "Fire Prevention" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey
- Public Hearing Ordinance No. 24-18
An Ordinance Updating Certain Fire Prevention Permit Fees of the Borough Code of the Borough of Woodcliff Lake
- Public Hearing Ordinance No. 24-19
An Ordinance Updating Certain Building Department Permit Fees of the Borough Code of the Borough of Woodcliff Lake

CONSENT AGENDA

- Resolution No. 24-261 Resolution Authorizing Payroll and Payment of Claims
- Resolution No. 24-262 Resolution Approving Accumulated Sick Days Payout
- Resolution No. 24-263 Resolution Authorizing the Renewal of an Interlocal Agreement for Street Sweeping Services by and Between the Borough of Paramus and the Borough of Woodcliff Lake
- Resolution No. 24-264 Resolution Authorizing the Execution of an Interlocal Agreement for the Maintenance and Repair of Fire Department Vehicles by and Between the Borough of Paramus and the Borough of Woodcliff Lake
- Resolution No. 24-265 Resolution Approving Transfers Between Budget Appropriations
- Resolution No. 24-266 Resolution Authorizing Change Order No. 1 and Final Payment for MA-22 Improvements to Glen Road
- Resolution No. 24-267 Resolution Authorizing Final Payment for MA-22 Improvements to Glen Road
- Resolution No. 24-268 Resolution Approving Accumulated Sick Days Drawn Down into 457 Account
- Resolution No. 24-269 Resolution Approving Cancellation of Tax Overpayments or Delinquent Amounts Less than \$10.00
- Resolution No. 24-270 Resolution Authorizing a Refund Overpayment of Taxes Due to Tax Court Judgement Docket #008907-23 and Docket #009312-24
- Resolution No. 24-271 Resolution Awarding a Contract to Fletcher Creamer & Sons, Inc. for Werimus Lane Pumping Station Flood Resilient Design
- Resolution No. 24-272 Resolution Authorizing a Refund of Escrow (3 Broadway)
- Resolution No. 24-273 Resolution Authorizing a Refund of Escrow (3 Ellis Lane)

- Resolution No. 24-274 Resolution Authorizing a Refund of Escrow (364 Chestnut Ridge Road)
- Resolution No. 24-275 Resolution Authorizing a Refund of Escrow (57 Old Farms Road)
- Resolution No. 24-276 Resolution Authorizing a Refund of Escrow (7 Birchwood Drive)
- Resolution No. 24-277 Resolution Authorizing a Refund of Escrow (11 Nowak Court)
- Resolution No. 24-278 Resolution Authorizing a Refund of Escrow (14 Evergreen Street)
- Resolution No. 24-279 Resolution Authorizing a Refund of Escrow (42 Old Farms Road)
- Resolution No. 24-280 Resolution Authorizing a Refund of Escrow (68 West Hill Road)
- Resolution No. 24-281 Resolution Authorizing a Refund of Escrow (87 Apple Ridge Road)
- Resolution No. 24-282 Resolution Authorizing a Refund of Escrow (117 Winding Way)
- Resolution No. 24-283 Resolution Authorizing a Refund of Escrow (269 Chestnut Ridge Road)
- Resolution No. 24-284 Resolution Authorizing a Refund of Escrow (500 Chestnut Ridge Road)
- Resolution No. 24-285 Resolution Authorizing a Refund of Escrow (315 Chestnut Ridge Road)
- Resolution No. 24-286 Resolution Authorizing a Refund of Escrow (7 Birchwood Drive)
- Resolution No. 24-287 Resolution Authorizing a Refund of Escrow (11 Saddle River Road)
- Resolution No. 24-288 Resolution Authorizing a Refund of Escrow (22 Anton Court)
- Resolution No. 24-289 Resolution Authorizing a Refund of Escrow (57 Old Farms Road)
- Resolution No. 24-290 Resolution Authorizing a Refund of Escrow (75 Old Farms Road)
- Resolution No. 24-291 Resolution Authorizing a Refund of Escrow (87 Overlook Drive)
- Resolution No. 24-292 Resolution Authorizing a Refund of Escrow (249 Werimus Road)
- Resolution No. 24-293 Resolution Authorizing a Refund of Escrow (291 Glen Road)
- Resolution No. 24-294 Resolution Authorizing a Refund of Escrow (500 Chestnut Ridge Road)
- Resolution No. 24-295 Resolution Authorizing a Refund of Escrow (5 Ellis Court)
- Resolution No. 24-296 Resolution Authorizing a Refund of Escrow (10 David Lane)
- Resolution No. 24-297 Resolution Authorizing a Refund of Escrow (13 Wyandemere Drive)
- Resolution No. 24-298 Resolution Authorizing a Refund of Escrow (31 Campbell Avenue)
- Resolution No. 24-299 Resolution Authorizing a Refund of Escrow (68 West Hill Road)
- Resolution No. 24-300 Resolution Authorizing a Refund of Escrow (85 Woodcliff Avenue)
- Resolution No. 24-301 Resolution Authorizing a Refund of Escrow (89 West Hill Road)
- Resolution No. 24-302 Resolution Authorizing Hiring of Administrative Assistant/Floater in DPW and Borough Hall
- Resolution No. 24-303 Resolution Approving Hiring of Sanitation Laborer/Driver
- Resolution No. 24-304 Resolution Approving DPW Superintendent/CPWM
- Resolution No. 24-305 Resolution Approving Contract with National Maintenance Service for Cleaning Services
- Resolution No. 24-306 Resolution Supporting Amendment of the Fair Housing Act (FHA) as Proposed by The New Jersey Institute of Local Government Attorneys (NJILGA)
- Resolution No. 24-307 Resolution Approving DPW Foreman
- Resolution No. 24-308 Resolution Approving DEA Overtime Reimbursement Program
- Resolution No. 24-309 Resolution Approving Parks Master Plan Proposal with DMR Architects
- Resolution No. 24-310 Resolution Approving Escrow Account with ConnectOne Bank
- Resolution No. 24-311 Resolution Approving Planning Services with DMR Architects for Preliminary Redevelopment Investigation Study

ADJOURNMENT

******Disclaimer******

Subject to Additions and/or Deletions

PROCLAMATION

WHEREAS, 83 years ago, 2,403 service members and civilians were killed in a painful and unprovoked attack on our Armed Forces. On National Pearl Harbor Remembrance Day, we remember those women and men, who gave their last full measure of devotion to our Nation. We honor the brave service members who – with their horrors of Pearl Harbor weighing on their hearts and the hopes of humanity resting on their shoulders – answered the call to defend freedom against the forces of fascism during World War II.

WHEREAS, the stories of the Greatest Generation’s ultimate courage and commitment continue to inspire an enduring sense of unity and purpose throughout our Nation. They remind us that, in the darkest moments, we have the power to bend the arc of history toward a freer and more just future.

WHEREAS, we must continue to honor our sacred obligation to care for our service members, veterans, and their families, caregivers, and survivors – including our World War II veterans, who dared all and risked all for our country.

WHEREAS, as we honor the patriots who perished on this tragic day and the service members who defended democracy in the days and years that followed, let us carry forward their mission of forging a better future for humankind, one of greater dignity, opportunity, and security for all.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake do hereby recognize December 7, 2024 as

PEARL HARBOR REMEMBRANCE DAY

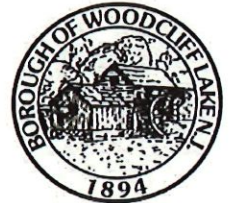
Mayor Carlos Rendo

Councilwoman Julie Brodsky
Councilwoman Jennifer Margolis
Council President Benjamin Pollack

Councilwoman Jacqueline Gadaleta
Councilwoman Nicole Marsh
Councilman Josh Stern



**DECEMBER 2024 ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
DECEMBER 12, 2024**



1. Glen Road Bridge (NJDOT & Municipal Funded)

NJDOT Grant project closeout documentation has been submitted to the NJDOT and is under review by the NJDOT for final reimbursement.

Supplemental erosion control work is being completed by Sanzari in accordance with Bergen County Co-Op contract to address the erosion and safety concern with the adjacent roadway from the August 3, 2024 cloudburst storm. This work is anticipated to be completed within the next 1-2 weeks including final restoration.

2. Glen Road Improvements Project NJDOT FY 2022

The Borough of Woodcliff Lake received a grant in the amount of \$206,000.00 from the NJDOT to be utilized towards the repaving of a portion Glen Road. Bids opened on 8/9/2023 and the project was awarded to Macchione Paving as per resolution no. 23-186 for \$239,937.75. Paving was completed, NJDOT inspection completed, and asphalt core testing was completed and acceptable. Maintenance Bond and Borough closeout package provided to the Borough on 12/2/2024. NJDOT closeout package for final reimbursement to be submitted to the NJDOT following Borough closeout.

3. Werimus Lane Bypass Chamber Improvements

Neglia completed plans and specifications for the Phase I - Werimus Lane Bypass Chamber Improvements to address immediate public health and safety needs at the existing Werimus Lane sewage pumping station at this time. Construction of the bypass chamber system is substantially complete pending final electrical wiring and installation of pump floats. Neglia waiting on updated schedule from Sanzari for these remaining items so that testing of the bypass pumping system may be scheduled with the Borough.

4. Werimus Lane Pump Station Flood Resilient Improvements

Bids were opened on December 5, 2024 and reviewed by our office. Award recommendation package provided to Borough on 12/6/2024 recommending award of a contract to J.Fletcher Creamer and Sons for the amount of \$1,892,500.00 which was the lowest of four (4) bids submitted. Anticipated pre-construction to occur in January 2025 following award and execution of contacts so that Contractor can proceed with submittals to secure the necessary job materials.

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. Galaxy Gardens Civil Design and NJDEP Land Use Permitting

Project awarded to Applied Landscape for the total contract amount of \$2,753,123.00. Change Order No. 1 for Monument Area add-on and associated sitework in the amount of \$97,855.47 (3.55%) was approved by the Borough per Resolution No. 24-259. The sitework, grading, drainage, walkways, lighting, and landscaping improvements are substantially complete. The restroom building structure is substantially complete. Remaining items include the installation of the bandshell structure, pavilion structure, sign structure, and the CO #1 monument area work. Anticipated delivery of the bandshell, pavilion, and sign structure is the end of January 2025. Contractor is working toward final project completion for early Spring 2024 for a Borough ribbon cutting/opening to be scheduled and coordinated with the Borough.

6. Werimus Road/Old Mill/Woodcliff Avenue Traffic Signal Warrant Analysis

Neglia completed and provided the Traffic Signal Warrant Analysis to the Borough and County of Bergen for review. Neglia to coordinate a follow up meeting/conference with the Borough and County to discuss the report and next steps.

7. Campbell Avenue Paving Project NJDOT MA-2023 & Year 2023 Municipal Paving Project

The Borough of Woodcliff Lake received a grant in the amount of \$203,110.00 from the NJDOT for Campbell Avenue Paving Project as per the November 23, 2022 grant award letter. Project awarded to D&L Paving in the amount of \$551,105.11 for the Base Bid and Alternates A, B, C, and D for Campbell Avenue (NJDOT), Birchwood Road, Stacey Court, Renee Court, and Manhole Reconstructions. Pre-construction meeting was held on 6/6/2024. Birchwood Road drainage has been completed. Paving of Campbell Avenue, Stacey Court, Renee Court was completed. Birchwood Road has been temporarily restored with asphalt with final paving to occur in Spring 2025 following the settlement period of the drainage pipe trenching.

8. MS4 Stormwater Mapping & MS4 Assistance Grant, MS4 Updated MSWP

Neglia provided a proposal for MS4 Stormwater Mapping to address the latest NJDEP MS4 Regulations to the Borough. Neglia submitted the Tier A MS4 Grant application to NJDEP that was approved (\$25,000.00). Neglia is prepared to proceed with the MS4 Stormwater Mapping once our proposal is approved/authorized by the Borough. This mapping needs to be completed and submitted by January 1, 2026 for Borough MS4 Compliance. We need this proposal authorized asap in order to have sufficient time to complete the work for the January 1, 2026 NJDEP deadline as we estimate it will take approximately 8-12 months to complete the MS4 Stormwater Mapping.

Neglia provided a proposal to prepare a revised Municipal Stormwater Management Plan (MSWMP) as required by the NJDEP. The Borough's MSWP is from 2005 and the NJDEP requires the plan be updated at a minimum once every 10 years based on the most current Stormwater Control Ordinance (SCO).

9. 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 provided a proposal for the Engineering Design and Construction Management for review & execution by the Borough in order to stay on track with the

NJDOT MA 2024 award deadline of October 31, 2025. Neglia is prepared to proceed with the survey, design, and NJDOT PMRS pre-bid submissions once our proposal is approved/authorized by the Borough.

10. NJDOT FY2025 Grant – West Hill Road

Neglia provided preliminary engineer's estimate and location mapping to Borough Grant Writer, Millenium Strategies for inclusions in their NJDOT grant submission for the Borough. Neglia can provide a proposal for survey, design, and construction management upon request and confirmation if a Grant was awarded.

11. Future Paving Projects & Road Selections

Preliminary Engineer's estimates for Brookview Drive, Borough Hall Parking Lot and Drainage improvements, Evan Court, West Hill Road, and additional Manhole Reconstructions provided to Borough for review. Neglia can provide a formal proposal to the Borough for survey, design, and bid documents for the Year 2024-2025 Paving Program once final road selections are made and project scope confirmed.

12. Old Barn Site and Train Station Parking Lot (North Side)

Neglia is proceeding with Engineering Design, Bidding, Regulatory Permitting including an alternate bid to pave the south parking lot in accordance with our proposal. Site Plan was submitted to NJ Transit, Bergen County, and Veolia for review and coordination. Neglia submitted to the NJDEP Division of Land Use Submission on 11/27/2024 for work adjacent to the reservoir. The NJDEP Land Use application has a minimum 90-day review period. Neglia proceeding with final design plans and specifications to incorporate any comments and feedback from the above referenced review agencies so that the project is ready for bidding following receipt of the NJDEP permit and Borough approval of the same.

13. Woodcliff Lake Tennis Courts

Neglia understands that the Borough of Woodcliff Lake intends to pursue upgrades to the existing tennis court complex locate within Block 1401 Lot 5 in the Borough of Woodcliff Lake. We understand the Borough would like to reconstruct/reconfigure the existing (6) tennis courts with a new design to include pickleball courts, tennis courts, and a basketball court subject to review and approval by the Borough. As per a field visit and preliminary review and discussions with the Borough, we understand that there are concerns with drainage at the property and a portion of the Musquapsink Brook flows thru the northeast corner of the property per available mapping.

Neglia is proceeding with the survey and preliminary engineering concept plan in accordance with our proposal and Resolution 24-236. The existing conditions survey will be completed by the end of the month and we are working to complete the preliminary engineering concept plan and estimate by the end of January 2025.

14. Musquapsink Brook/Old Mill Road Area Wide Drainage Study

Neglia met with the Borough to review flood damage and erosion near the intersection of Old Mill Road, Werimus Road, and Woodcliff Avenue following the August 3 cloudburst storm event. Neglia provided a proposal for an Area Wide Drainage Study of the Musquapsink Brook centered at the Old

Mill Road/Werimus Road, and Woodcliff Avenue intersection to analysis the existing conditions both upstream and downstream of the existing culvert to provide recommendations for pro-active measures to improve drainage.

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

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BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

ORDINANCE NO. 24-17

AN ORDINANCE TO AMEND CHAPTER 178 ENTITLED "FIRE PREVENTION" 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 178, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Fire Prevention 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.

Article II. Uniform Fire Code Enforcement.

Sec. 178-16. Required inspections, fees and permits; credits; tenant reports.

Paragraph H. Deleted.

Fees.

Article II, Uniform Fire Code Enforcement

Permit

Type 1	\$75
Type 2	\$250
Type 3	\$450
Type 4	\$650
Type 5	\$1700

Registration of buildings, tenants and occupancies (area in square feet)

0 to 1,499	\$100
1,500 to 3,499	\$165
3,500 to 6,999	\$305
7,000 to 9,999	\$425
10,000 to 14,999	\$575
15,000 to 19,999	\$650
20,000 to 39,999	\$875
40,000 to 74,999	\$1500
75,000 to 99,999	\$1700
100,000 and up	\$2500

First reinspection after violation notice

Additional reinspection	\$50 (2 nd inspection)
	\$75 (3 rd reinspection)

Article III, Smoke and Carbon Monoxide Detectors

Residential

Condos/townhouses/apartments, each up to 20	\$65 per unit
Condos/townhouses/apartments, over 20 units	\$65 per unit for the first 20 units and \$25 for every unit thereafter

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
Bergen County, New Jersey

ORDINANCE NO. 24-18

**AN ORDINANCE UPDATING CERTAIN FIRE PREVENTION PERMIT FEES OF THE BOROUGH
OF WOODCLIFF LAKE**

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

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake has recognized a need to
update certain fire prevention fees within the Borough.

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

Section 1: That the Borough's Fee Ordinance codified in Chapter §163-1 is amended for the
following Fire Prevention permit fees:

Non-owner-occupied one- and two-family dwellings	\$100.00
Apartments/Condos/townhouses, each up to 20	\$65.00 per unit
Apartments/Condos/townhouses, over 20 units	\$65 per unit for the first 20 units and \$25.00 for every unit thereafter

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

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

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

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

BOROUGH OF WOODCLIFF LAKE
Bergen County, New Jersey

ORDINANCE NO. 24-19

AN ORDINANCE TO AMEND THE BOROUGH FEE ORDINANCE CONTAINED CHAPTER 163 OF THE 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, Borough of Woodcliff Lake Code Chapter §163-1 sets for the schedule of most fees for the Borough of Woodcliff Lake; and

WHEREAS, Mayor and Council of the Borough of Woodcliff Lake, wish to amended and update the fees contained Chapter §163-1.

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

Section 1. That Chapter §163-1. entitled "FEE" shall be amended and shall be read and as follows:

§ 163-1. Fee Schedule established. [Amended 12-21-1987 by Ord. No. 87-12; 4-6-2009 by Ord. No. 09-05; 11-4-2009 by Ord. No. 09-16; 6-20-2011 by Ord. No. 11-07; 11-19-2012 by Ord. No. 12-18; 3-18-2019 by Ord. No. 19-01; 12-7-2020 by Ord. No. 20-06

The following Schedule of Fees is hereby established with respect to licenses, permits and activities required or regulated under the provisions of various chapters of the Code of the Borough of Woodcliff Lake. Applications for the issuance of such licenses and permits shall be subject to the provisions of the specific chapter of the Code which is indicated for each type of license or permit. The business, activity or operation for which the license or permit is required shall be subject to all regulations set forth in the chapter to which reference is made.

BUILDING SUB CODE FEES	
New building (per cubic foot volume of structure, including installations and foundation system of pre-manufactured construction and the external utility connection of pre-manufactured construction)	Residential and Commercial: \$0.065 per cubic foot
Additions (per cubic foot volume of new structure)	Residential and

	Commercial: \$0.065 per cubic foot
Alterations, renovations and repairs per \$1,000 of estimated cost of project	Residential: \$25 Commercial: \$30
Minimum fees for Building Sub Code	Residential: \$100 Commercial: \$150
Fencing	Residential: \$100 Commercial: \$150
Signs Per square foot face area (one side only for double-faced signs)	\$10 per square foot
Pools	
Residential above ground	\$75
Residential in-ground	\$750
Commercial in-ground	\$1,000
Commercial Re-roofing and Re-siding	\$30 per \$1,000 cost
Asbestos & Lead Hazard Abatement	
Construction permit	\$150
Certificate of occupancy	\$25
Solar Photovoltaic Systems (per \$1,000 estimated cost of project)	Residential: \$25 Commercial: \$30
Demolition	
Principal building; residential	\$400
Principal building; commercial	\$750
Accessory building	\$150
Retaining Walls (per \$1,000 estimated cost of project)	Residential: \$25 Commercial: \$30
Radon Remediation	Residential: \$100 Commercial: \$150
Variation	\$150
Zoning Review	Residential: \$50 Commercial: \$100

All other structures where volume cannot be computed, a flat rate for each of the following units, including temp tents, (per \$1,000 of estimated cost of project)	Residential: \$25 Commercial: \$30
Fees for combination renovations and additions shall be computed as the sum of the fees for additions and alterations computed separately as listed above	
Certificate Fee Schedule	
Certificate of occupancy (CO) indicating that construction authorized by a construction permit is completed in accordance with the approved plans and the Uniform Construction Code regulations. Prepayment at the time of issuing the construction permit is required.	New Residential: \$300 Residential addition: \$100 New Commercial: \$500 Commercial addition: \$200
Temporary certificate of occupancy	No charge
Certificate of Continued Occupancy (CCO)	Residential: \$75 Commercial: \$150
Certificate of approval:	No charge
State of New Jersey training fees	DCA training fees shall be added to the permit fees above in accordance with N.J.A.C. 5:23-4.19
ELEVATOR SUB CODE FEES	
Where third-party agency serves as the sub code official	As outlined in N.J.A.C. 5:23-12.5 and N.J.A.C. 5:23-12.6(a) and (b)
If using a private on-site inspection agency for elevators	The Borough may add to the fees established in

	N.J.A.C. 5:23-12.6(a) and (b) an administrative surcharge of 15% of the relevant sub code permit fees. In lieu of the administrative surcharge, the fees charged by an on-site agency, the Borough may adjust its fee schedule 15% higher for this purpose.
ELECTRICAL SUB CODE FEES	
Minimum project fees	\$100
Lighting, fixtures, receptacles, switches, detectors, light poles, emergency and exit lights, communication points, alarm devices	1 thru 50: \$75 Each additional 25: \$30
Range / Oven / Surface unit	\$75 per unit
Electric Dryer	\$75
Dishwasher	\$75
Boiler /Baseboard Electric Heat	\$ 75
Electric Water Heater	\$ 75
Motors	1 to 20hp: \$ 75 21 to 50hp: \$ 300 51 to 100hp \$ 350 Greater than 100hp \$450
Transformers / Generators	1 to 10kw: \$ 75 11 to 45kw: \$200 46 to 112.5kw: \$300 Greater than 112.5kw: \$450
Service Panels / Subpanels	Less than 200amps: \$100

	200-1,000amps: \$ 250 Greater than 1,000amps: \$450
Solar Photovoltaic Systems	1 to 50kw: \$ 100 51kw to 100kw: \$ 300 Greater than 100kw: \$450
Pool with UW lights	\$75
Pool Bonding / Grounding	\$75
Annual Pool Bonding	\$150
Storable pool / Spa / Hot Tub	\$75
Garbage Disposal	\$75
Air Conditioning unit / Furnace	\$75
Air handler	\$75
Signs with Electric	\$75
PLUMBING SUB CODE FEE	
Minimum project fees	\$100
Water closet	\$25
Urinal or bidet	\$25
Bathtub	\$25
Lavatory	\$25
Shower	\$25
Floor drains	\$25
Sink	\$25
Dishwasher	\$25
Drinking fountain	\$25

Washing Machine	\$25
Hose Bibb	\$25
Water Heater	\$200
Fuel Oil Piping	\$200
Gas piping (per unit)	First appliance \$75 Every other thereafter \$30
Condensate Drains	\$25
Boiler (Steam or Hot Water)	\$100
Air Handler	\$75
Air Conditioner with Condenser	\$150
Furnace	\$100
Water Softener	\$100
Chimney Liner	\$100
Interceptor/separator	\$100
Sewer pump/ejector	\$100
Backflow preventor	\$75
Grease trap	\$75
Sewer Connection	\$75
Water service inspection	\$75
Split Systems	3 air handler & 1 condenser \$150 4 or more air handler \$200
Vent Stack	\$75 each

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	Fee
MECHANICAL SUB CODE FEE (for R-3 & R-5 use groups)	
Minimum project fees	\$100
Installation or replacement of heating and cooling equipment	\$150
Refrigeration	\$150
Air Conditioning System (Condenser & Handler)	\$150
Air Conditioning – Condenser or Handler only	\$ 75
Gas Piping	First Appliance \$75 Every Appliance Thereafter \$30
Ventilation apparatus	\$150
Heating systems	\$150
Generators	\$150
Pool Heaters	\$150
Chimney liner	\$100
Water Heater	First Heater \$100 Every Unit Thereafter \$50
Boiler or Furnace	\$150
Oil Tank Piping	\$100
Fireplace	\$150

This ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.

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. 24-261
DECEMBER 16, 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 11/30/2024 \$ 310,269.62
Payroll Released 12/15/2024 \$ 345,454.96

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

Current Fund: \$ 1,471,391.34
Trust Other Funds: \$ 31,250.00
Affordable Housing Trust: \$ 7,554.56
General Capital: \$ 521,818.70
Escrow: \$ 4,109.25

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.

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 December 16, 2024.

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 ACCUMULATED SICK DAYS PAYOUT

**RESOLUTION NO. 24-262
DECEMBER 16, 2024**

WHEREAS, Thomas Torpey is applying for a payout for 14.5 sick days; and

WHEREAS, Thomas Torpey will be paid \$3,417.18 which also cover payroll taxes, which will be completed with the December 31, 2024 payroll.

WHEREAS, the Borough Administrator has reviewed this matter and approves of the 14.5 sick days to Thomas Torpey.

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 Governing Body hereby approves the pay of \$3,417.18; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to Thomas Torpey 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 December 16, 2024.

**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 RENEWAL OF AN INTERLOCAL AGREEMENT
FOR STREET SWEEPING SERVICES BY AND BETWEEN THE BOROUGH OF PARAMUS AND
THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 24-263
DECEMBER 16, 2024**

WHEREAS, the Borough of Woodcliff Lake and the Borough of Paramus seek to renew the Interlocal Agreement wherein the Borough of Paramus will provide Street Sweeping services for the Borough of Woodcliff Lake; and

WHEREAS, the Mayor and Council deem it to be in the best interest of the Borough of Woodcliff Lake to renew the Interlocal Agreement with the Borough of Paramus for Street Sweeping services.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize the Mayor and/or Administrator to execute the required shared services agreement with the Borough of Paramus for Street Sweeping services for the 2025 calendar year.

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 December 16, 2024.

**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 EXECUTION OF AN INTERLOCAL AGREEMENT FOR THE MAINTENANCE AND REPAIR OF FIRE DEPARTMENT VEHICLES BY AND BETWEEN THE BOROUGH OF PARAMUS AND THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 24-264
DECEMBER 16, 2024**

WHEREAS, the Borough of Paramus and the Borough of Woodcliff Lake seek to enter into an Interlocal Agreement wherein the Borough of Paramus will provide labor and maintenance services on vehicles owned by the Borough of Woodcliff Lake; and

WHEREAS, both of the parties to such an Agreement are authorized by law to enter into an agreement with one another to provide jointly for any lawful service to and for the residents of the respective municipalities pursuant to the provisions of the "Interlocal Services Act" N.J.S.A. 40:8A-1 et seq.; and

WHEREAS, the governing bodies of the Borough of Paramus and the Borough of Woodcliff Lake recognize that the implementation of an Interlocal Agreement to provide labor and maintenance services is in the best interest of the taxpayers of the respective municipalities.

NOW, THEREFOR BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorizes the execution of an Interlocal Services Agreement with the Borough of Paramus for a period of one (1) year.

BE IT FURTHER RESOLVED, that the Agreement shall commence on January 1, 2025 and end on December 31, 2025.

BE IT FURTHER RESOLVED, that the cost of same shall be as set forth in the agreement, which is attached hereto.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize the execution of an Interlocal Services Agreement with the Borough of Paramus, subject to the approval of the Woodcliff Lake Borough Attorney.

BE IT FURTHER RESOLVED, that the Agreement shall take effect upon the execution of same and adoption of Resolutions by both parties as provided by law.

BE IT FURTHER RESOLVED, that a copy of the Agreement be maintained on file and open to public inspection at the office of the Borough Clerk.

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 December 16, 2024.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION APPROVING TRANSFERS BETWEEN BUDGET APPROPRIATIONS

**RESOLUTION NO. 24-265
DECEMBER 16, 2024**

WHEREAS, there exist certain budget expenditures with funds available in excess of the amounts approved in the 2024 Budget of the Borough of Woodcliff Lake; and

WHEREAS, N.J.S.A. 40A:4-58 permits the transfer of such funds during the last two months of the fiscal year.

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 following transfers be made within the 2024 Municipal Budget:

Current Fund Within CAPS			
Account Number	Description	FROM	TO
	EMPLOYEE GROUP INSURANCE		
4-01-23-220-190	Hospitalization/Prescriptions	\$100,000.00	
	MAYOR AND COUNCIL		
4-01-20-110-058	Other Equipment and Supplies		\$ 7,000.00
	ENGINEERING-OTHER EXPENSES		
4-01-20-165-029	Professional Services		\$ 60,000.00
	CONST CODE-OTHER EXPENSES		
4-01-22-195-029	Other Contractual Items		\$ 3,000.00
4-01-36-471-000	PUBLIC EMPLOYEES RETIREMENT SYSTEM		\$ 10,000.00
4-01-36-478-000	LOSAP CONTRIBUTION-FIRE DEPARTMENT		\$ 20,000.00
	Total	\$100,000.00	\$ 100,000.00

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 December 16, 2024.

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

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

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 FOR
MA-22 IMPROVEMENTS TO GLEN ROAD**

**RESOLUTION NO. 24-266
DECEMBER 16, 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 Order for the Contract listed below be and is hereby approved.

TITLE OF JOB: MA-22 Improvements to Glen Road

CONTRACTOR: Frank Macchione Construction, Inc.

CHANGE ORDER No.: 1 and Final

AMOUNT OF CHANGE ORDER THIS RESOLUTION:	Decrease -17.05%	-\$40,902.70
AMOUNT OF CHANGE TO DATE:	Decrease -17.05%	-\$40,902.70

REASON FOR CHANGE: Reduction – Adjustment in Contract quantities

NEGLIA FILE NO.: WDLAMUN23.010

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 November 14, 2024.

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

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

**RESOLUTION AUTHORIZING FINAL PAYMENT FOR
MA-22 IMPROVEMENTS TO GLEN ROAD**

**RESOLUTION NO. 24-267
DECEMBER 16, 2024**

BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey that the contract for the **MA-22 Improvements to Glen Road** project has been completed by **Frank Macchione Construction Inc., 141 Central Avenue, Rochelle Park, NJ 07662** in accordance with the Plans and Specifications and any approved change orders, as directed by the Borough Engineer. The above referenced construction is hereby accepted and final payment in the amount of \$13,139.49 is hereby approved.

This Resolution to take effect immediately.

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 November 14, 2024.

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

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

A RESOLUTION APPROVING ACCUMULATED SICK DAYS DRAWN DOWN INTO 457 ACCOUNT

**RESOLUTION NO. 24-268
DECEMBER 16, 2024**

WHEREAS, Chris Behrens will be applying 60 accumulated sick days towards the Terminal Leave Sick Day Draw-Down Program; and

WHEREAS, the Terminal Leave Sick Day Draw-Down Program allows for full-time employees who have accumulated over ninety (90) terminal leave or sick days to be eligible to draw down their terminal leave or sick days in an individual deferred compensation account (457 Plan) in accordance with the terms and conditions of the plan; and

WHEREAS, Chris Behrens has requested that \$27,604.17 be applied to his 457 Plan. He will be paid out \$32,105.34 which also cover payroll taxes, which will be completed with the December 31, 2024 payroll.

WHEREAS, the Borough Administrator has reviewed this matter and approves of the 60 sick days to Chris Behrens to be paid in the manner referenced herein.

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 Governing Body hereby approves the pay of \$32,105.34 for Chris Behrens with \$27,604.17 to be deposited into his 457 Plan, while the rest of the pay covers the payroll taxes; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and

directed to forward a certified copy of this resolution to Chris Behrens 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 December 16, 2024.

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

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

RESOLUTION APPROVING CANCELLATION OF TAX OVERPAYMENTS OR DELINQUENT AMOUNTS LESS THAN \$10.00

**RESOLUTION NO. 24-269
DECEMBER 16, 2024**

WHEREAS, N.J.S.A. 40A:5-17 allows for the cancellation of property tax overpayments or delinquent amounts in the amount of less than \$10.00; and

WHEREAS, the Mayor and Council may authorize the Tax Collector to process, without further action on their part, any cancellation of property tax or delinquencies of less than \$10.00.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, hereby authorize the Tax Collector to cancel said property tax amounts as deemed necessary.

BE IT FURTHER RESOLVED, that a certified copy of the resolution be forwarded to the Tax Collector and Chief Finance Officer.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of December 16, 2024

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

Batch Id:

Owner: Property Loc:

Block	Lot	Qual	File Type	File Type Id	Charge Type	Adj Code	Deduction Count	Instl Num	Year	Prd	Principal	Interest	Instl Int
202.01	1	C0104- -	Tax			069	0	0	2024	4	-1.00	.00	
905	6		Tax			069	0	0	2024	4	-.01	.00	
1701	1.08		Tax			069	0	0	2024	4	-1.40	.00	
1704	20		Tax			069	0	0	2024	4	-.40	.00	
1707	14.01		Tax			069	0	0	2024	4	-.40	.00	
1804	15		Tax			069	0	0	2024	4	-.72	.00	
2101	1		Tax			069	0	0	2024	4	-.01	.00	
2603	27		Tax			069	0	0	2024	4	-3.00	.00	
2701	1		Tax			069	0	0	2024	4	-.18	.00	
2703	5		Tax			069	0	0	2024	4	-8.34	.00	
2704	16		Tax			069	0	0	2024	4	-.01	.00	

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

**RESOLUTION AUTHORIZING A REFUND OVERPAYMENT OF TAXES DUE TO TAX COURT
JUDGEMENT DOCKET #008907-23 AND DOCKET #009312-24**

**RESOLUTION NO. 24-270
DECEMBER 16, 2024**

WHEREAS, LaSala Broadway LLC, Block 2406; Lot 6, 123-125 Broadway has been successful in their appeal to The Tax Court of New Jersey and having agreed upon a settlement adjusting their assessed value as follows:

Tax Year 2023 – Assessed Value \$903,800 reduced to \$695,000
Tax Year 2024 - Assessed Value \$959,100 reduced to \$695,000

WHEREAS, this has resulted in an overpayment of property taxes for the following years:

2023 - \$4,520.52
2024 - \$5,709.84

TOTAL REFUND = \$10,230.36

WHEREAS, they have been awarded this judgment and therefore are entitled to a refund.

NOW, THEREFORE, BE RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the Tax Collector be authorized to refund the overpayment of **\$10,230.36** for the tax years 2023 and 2024 to Heinze Law, PA Attorney Trust Account using Account 4-01-36-481-000.

CHECK MAILED TO:

Heinze Law, PA
383 Main Street – Suite 101
Chatham, NJ 07928
Attn: Amber N. Heinze, Esq.

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 December 16, 2024.

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

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

RESOLUTION APPROVING CONTRACT WITH FLETCHER CREAMER & SONS INC. FOR WERIMUS LANE PUMPING STATION FLOOD RESILIENT DESIGN

**RESOLUTION NO. 24-271
DECEMBER 16, 2024**

WHEREAS, the Borough of Woodcliff Lake is in receipt of four (4) bids for the project entitled Werimus Lane Pumping Station Flood Resilient Design; and

WHEREAS, upon review of the bids submitted Fletcher Creamer & Son submitted the lowest responsible bid in the amount of \$1,892,500.00, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Superintendent of the Department of Public Works have reviewed the bid submitted by Fletcher Creamer & Sons Inc. and recommend the approval of same; and

WHEREAS, the Chief Financial Officer of the Borough has certified that the funds are available for this project in Account No. C-04-55-045-001, said certification being attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and Fletcher Creamer & Sons Inc., a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of Woodcliff Lake, County of Bergen and State of New Jersey, that the bid submitted by Fletcher Creamer & Sons Inc. for the Werimus Lane Pumping Station Flood Resilient Design project in the amount of \$1,892,500.00, a

copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the contract agreement with Fletcher Creamer & Sons Inc. on behalf of the Borough;

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 contract agreement to Fletcher Creamer & Sons 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 December 16, 2024.

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 ESCROW

**RESOLUTION NO. 24-272
DECEMBER 16, 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:

**E. Stahl
3 Broadway
Woodcliff Lake, NJ 07677
\$420.00**

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 \$420.00 to the owner listed below:

PAYMENT TO:

E. Stahl

3 Broadway

Woodcliff Lake NJ 07677

Englewood Cliffs NJ 07632

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 December 16, 2024.

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 ESCROW

**RESOLUTION NO. 24-273
DECEMBER 16, 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:

**Marc Seriani
3 Ellis Lane
Woodcliff Lake, NJ 07677
\$1,673.88**

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 \$1,673.88.

PAYMENT TO:

Marc Seriani

220 West Street

New Milford, NJ 07646

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 December 16, 2024.

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 ESCROW

**RESOLUTION NO. 24-274
DECEMBER 16, 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:

**B&B Pool and Spa Center
364 Chestnut Ridge Road
Woodcliff Lake, NJ 07677
\$1,000.00**

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 \$1,000.00.

PAYMENT TO:

**B&B Pool and Spa Center
787 Chestnut Ridge Road
Suite 3
Chestnut Ridge, NY 10977**

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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-275
DECEMBER 16, 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:

**Scenic Landscaping
57 Old Farms Road
Woodcliff Lake, NJ 07677
\$1,320.00**

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 \$1,320.00.

PAYMENT TO:
Scenic Landscaping
7 Argyle Road
Haskell, NJ 07420

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 December 16, 2024.

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 ESCROW

**RESOLUTION NO. 24-276
DECEMBER 16, 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:

**Frank Belgiovine
7 Birchwood Drive
Woodcliff Lake, NJ 07677
\$200.00**

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 \$200.00.

PAYMENT TO:

Frank Belgiovine

7 Birchwood Drive

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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-277
DECEMBER 16, 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:

**A. Macchione Brothers, Inc.
11 Nowak Court
Woodcliff Lake, NJ 07677
\$505.00**

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 \$505.00.

PAYMENT TO:

**Macchione Brothers, Inc.
71. So. Newman Street
Hackensack, NJ 07601**

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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-278
DECEMBER 16, 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:

**Paulina Lovato.
14 Evergreen Street
Woodcliff Lake, NJ 07677
\$350.00**

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 \$350.00.

PAYMENT TO:

Paulina Lovato

14 Evergreen 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 Mayor and Council at the meeting of December 16, 2024.

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 ESCROW

**RESOLUTION NO. 24-279
DECEMBER 16, 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:

**Eric Bittman
42 Old Farms Road
Woodcliff Lake, NJ 07677
\$1,280.53**

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 \$1,280.53

PAYMENT TO:

**Eric Bittman
42 Old Farms Road
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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-280
DECEMBER 16, 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:

**Deborah Knapp
68 West Hill Road
Woodcliff Lake, NJ 07677
\$1,205.50**

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 \$1,205.50.

PAYMENT TO:

**Deborah Knapp
68 West Hill Road
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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-281
DECEMBER 16, 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:

**Robert Friedberg
87 Apple Ridge Road
Woodcliff Lake, NJ 07677
\$530.00**

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 \$530.00.

PAYMENT TO:

**Robert Friedberg
87 Apple Ridge Road
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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-282
DECEMBER 16, 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:

**Jared Shure
117 Winding Way
Woodcliff Lake, NJ 07677
\$543.00**

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 \$543.00.

PAYMENT TO:

Jared Shure

117 Winding Way

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 December 16, 2024.

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 ESCROW

**RESOLUTION NO. 24-283
DECEMBER 16, 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:

**Zeng, Wanlan & Shang, Yiwei
269 Chestnut Ridge Road
Woodcliff Lake, NJ 07677
\$379.75**

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 \$379.75.

PAYMENT TO:

**Zeng, Wanlan & Zhang, Yiwei
269 Chestnut Ridge Road
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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-284
DECEMBER 16, 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:

**Kyoung Lee
500 Chestnut Ridge Road
Luxury Nails
Woodcliff Lake, NJ 07677
\$387.50**

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 \$387.50.

PAYMENT TO:

**Kyoung Lee
500 Chestnut Ridge Road
Luxury Nails
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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-285
DECEMBER 16, 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:

**Susan Kaplan
315 Chestnut Ridge Road
Woodcliff Lake, NJ 07677
\$1,000.00**

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 \$1,000.00.

PAYMENT TO:

**Susan Kaplan
315 Chestnut Ridge Road
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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-286
DECEMBER 16, 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:

**Frank Belgiovine
7 Birchwood Drive
Woodcliff Lake, NJ 07677
\$200.00**

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 \$200.00.

PAYMENT TO:

Frank Belgiovine

7 Birchwood Drive

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 December 16, 2024.

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 ESCROW

**RESOLUTION NO. 24-287
DECEMBER 16, 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:

**Gina Mathis
11 Saddle River Road
Woodcliff Lake, NJ 07677
\$1,606.75**

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 \$1,606.75.

PAYMENT TO:

Gina Mathis

11 Saddle River Road

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 December 16, 2024.

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 ESCROW

**RESOLUTION NO. 24-288
DECEMBER 16, 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:

**Radu Kramer
22 Anton Court
Woodcliff Lake, NJ 07677
\$1,675.00**

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 \$1,675.00.

PAYMENT TO:

Radu Kramer

22 Anton 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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-289
DECEMBER 16, 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:

**Derek Levy
57 Old Farms Road
Woodcliff Lake, NJ 07677
\$2,027.50**

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 \$2,027.50.

PAYMENT TO:

Derek Levy

57 Old Farms Road

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 December 16, 2024.

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 ESCROW

**RESOLUTION NO. 24-290
DECEMBER 16, 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:

**Craig Kaufman
75 Old Farms Road
Woodcliff Lake, NJ 07677
\$287.50**

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 \$287.50.

PAYMENT TO:

**Craig Kaufman
75 Old Farms Road
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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-291
DECEMBER 16, 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:

**Temple Emanuel of the Pascack Valley, Inc.
87 Overlook Drive
Woodcliff Lake, NJ 07677
\$334.20**

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 \$334.20.

PAYMENT TO:

Temple Emanuel of the Pascack Valley, Inc.
87 Overlook Drive
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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-292
DECEMBER 16, 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:

**Hasirci LLC
249 Werimus Road
Woodcliff Lake, NJ 07677
\$1,293.75**

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 \$1,293.75.

PAYMENT TO:

Hasirci LLC

400 Sylvan Avenue, Suite 110

Englewood Cliffs, NJ 07632

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 December 16, 2024.

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 ESCROW

**RESOLUTION NO. 24-293
DECEMBER 16, 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:

**Dutra Excavating & Sewer
291 Glen Road
Woodcliff Lake, NJ 07677
\$500.00**

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 \$500.00.

PAYMENT TO:

**Dutra Excavating & Sewer
10 Stone Hollow Court
Montvale, NJ 07645**

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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-294
DECEMBER 16, 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:

**Brighton Norse Realty, LLC
500 Chestnut Ridge Road
Woodcliff Lake, NJ 07677
\$1,205.50**

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 \$1,205.50.

PAYMENT TO:

**Brighton Norse Realty, LLC
2001 Marcus Avenue, W183
Lake Success, NY 11042**

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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-295
DECEMBER 16, 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:

**Ritesh Bansal
5 Ellis Court
Woodcliff Lake, NJ 07677
\$341.25**

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 \$341.25.

PAYMENT TO:

**Brighton Norse Realty, LLC
2001 Marcus Avenue, W183
Lake Success, NY 11042**

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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-296
DECEMBER 16, 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:

**Anthony Fuccilli
10 David Lane
Woodcliff Lake, NJ 07677
\$200.00**

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 \$200.00.

PAYMENT TO:

Anthony Fuccilli

10 David Lane

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 December 16, 2024.

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 ESCROW

**RESOLUTION NO. 24-297
DECEMBER 16, 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:

**LC Developers LLC
13 Wyandemere Drive
Woodcliff Lake, NJ 07677
\$555.00**

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 \$555.00.

PAYMENT TO:

LC Developers, LLC

22 Ruth Place

Park Ridge, NJ 07656

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 December 16, 2024.

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 ESCROW

**RESOLUTION NO. 24-298
DECEMBER 16, 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:

**A. Macchione Brothers, Inc.
31 Campbell Avenue
Woodcliff Lake, NJ 07677
\$505.00**

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 \$505.00.

PAYMENT TO:

**A.Macchione Brother, Inc.
71So. Newman Street
Hackensack, NJ 07601**

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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-299
DECEMBER 16, 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:

**Deborah Knapp
68 West Hill Road
Woodcliff Lake, NJ 07677
\$317.75**

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 \$317.75.

PAYMENT TO:

Deborah Knapp

68 West Hill Road

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 December 16, 2024.

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 ESCROW

**RESOLUTION NO. 24-300
DECEMBER 16, 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:

**Seth Landsberger
85 Woodcliff Avenue
Woodcliff Lake, NJ 07677
\$312.50**

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 \$312.50.

PAYMENT TO:

**Seth Landsberger
85 Woodcliff Avenue
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 December 16, 2024.

**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 ESCROW

**RESOLUTION NO. 24-301
DECEMBER 16, 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:

**Kyle Minarsky
89 West Hill Road
Woodcliff Lake, NJ 07677
\$422.50**

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 \$422.50.

PAYMENT TO:

Kyle Minarsky

89 West Hill Road

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 December 16, 2024.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING HIRING OF ADMINISTRATIVE ASSISTANT/FLOATER IN DPW AND BOROUGH HALL

**RESOLUTION NO. 24-302
DECEMBER 16, 2024**

WHEREAS, the Borough of Woodcliff Lake is in need of hiring a full-time Administrative Assistant/Floater, working in DPW and Borough Hall; and

WHEREAS, Gervonna Ragland has submitted a resume and possesses the qualifications and experience necessary for said position; and

WHEREAS, Gervonna Ragland will work 35 hours per week at an annual salary of \$44,500.00; and

WHEREAS, the Borough Administrator, CFO and DPW Superintendent have reviewed this matter and recommend that Gervonna Ragland be hired as a full-time Administrative Assistant/Floater, working in DPW and Borough Hall effective January 2, 2025.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Gervonna Ragland is hereby hired as a full-time Administrative Assistant/Floater, working in DPW and Borough Hall in the Borough of Woodcliff Lake at an annual salary of \$44,500.00, working 35 hours per week; 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 DPW and Gervonna Ragland 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 Mayor and Council at the meeting of December 16, 2024

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

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

RESOLUTION APPROVING HIRING OF SANITATION LABORER/DRIVER

RESOLUTION NO. 24-303

DECEMBER 16, 2024

WHEREAS, the Borough of Woodcliff Lake is in need of hiring a Sanitation Laborer/Driver for the Department of Public Works; and

WHEREAS, Jacob Albanese has submitted a resume for said position; and

WHEREAS, Jacob Albanese’s appointment, subject to his passing all required testing for said position with a starting annual salary of \$48,000.00; and

WHEREAS, the Borough Administrator and Superintendent of Department of Public Works have reviewed this matter and recommend that Jacob Albanese be hired as a Sanitation Laborer/Driver subject to his passing of all required testing at an annual salary of \$48,000.00 effective January 2, 2025.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Jacob Albanese, subject to his passing of all required testing, be and he is hereby hired as a Sanitation Laborer/Driver for the Department of Public Works at an annual salary of \$48,000.00 effective January 2, 2025; 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 the Department of Public Works and Jacob Albanese 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 December 16, 2024.

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

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

RESOLUTION APPROVING DPW SUPERINTENDENT/CPWM

RESOLUTION NO. 24-304

DECEMBER 16, 2024

WHEREAS, David Linko presently serves as Assistant Superintendent in the Department of Public Works; and

WHEREAS, the Borough desires to promote David Linko to DPW Superintendent/CPWM effective January 1, 2025; and

WHEREAS, the Borough Administrator and Personnel Committee have reviewed this matter and recommend that David Linko be promoted to DPW Superintendent/CPWM effective January 1, 2025 and in accord with his Employment Agreement with the Borough.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the promotion of David Linko to DPW Superintendent/CPWM effective January 1, 2025 be and is hereby approved; 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 David Linko and place a copy of same in his personnel file 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 December 16, 2024.

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

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

RESOLUTION APPROVING CONTRACT WITH NATIONAL MAINTENANCE SERVICE FOR CLEANING SERVICES

**RESOLUTION NO. 24-305
DECEMBER 16, 2024**

WHEREAS, the Borough of Woodcliff Lake is in receipt of seven proposals in response to a Request For Proposals for Cleaning Services; and

WHEREAS, upon review of the proposals submitted, National Maintenance Service submitted the most responsible bid in the annual amount of \$113,640.00, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the term of the contract shall be for a period of one (1) year effective January 1, 2025 thru December 31, 2025 with two (2) one year options to renew at the same annual cost; and

WHEREAS, the Borough Administrator has reviewed the proposal submitted by National Maintenance Service for Cleaning Services and recommends the approval of same; and

WHEREAS, the Chief Financial Officer of the Borough has certified that the funds are available for this expenditure, said certification being attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and National Maintenance Service, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of Woodcliff Lake, County of Bergen and State of New Jersey, that the proposal submitted by National Maintenance Service for Cleaning Services in the annual amount of \$113,640.00, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the contract agreement with National Maintenance Service 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 contract agreement to National Maintenance Service 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 December 16, 2024.

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

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

**RESOLUTION SUPPORTING AMENDMENT OF THE FAIR HOUSING ACT (FHA) AS PROPOSED BY
THE NEW JERSEY INSTITUTE OF LOCAL GOVERNMENT ATTORNEYS (NJILGA)**

**RESOLUTION NO. 24-306
DECEMBER 16, 2024**

WHEREAS, the current standards embodied in the New Jersey Fair Housing Act (“FHA”) impose overwhelming burdens on municipalities as demonstrated by the fact that the Act calls for the imposition of a statewide affordable housing obligation of 84,690 just for Round 4 on municipalities that only issued 99,956 Certificates of Occupancy in the 2010-2020 period used to establish prospective need obligations for Round 4; and

WHEREAS, the imposition of excessive obligations does not create the realistic opportunity for the construction of more housing; and

WHEREAS, the imposition of excessive obligations disincentivizes municipalities to voluntarily comply – an overarching goal of all three branches of government; forces municipalities to overdevelop, thereby turning our Garden State into the garden apartment state; and spikes the obligations on taxpayers as municipal governments are left no choice but to commit to expensive compliance techniques in order to try to ameliorate the concerns of their communities with overdevelopment; and

WHEREAS, even handed justice requires that the obligations imposed by our laws must be realistic in order to justify imposing an obligation of constitutional dimension on municipalities to create a realistic opportunity for affordable housing; and

WHEREAS, the overwhelming impact of our current laws can be easily addressed merely by redefining the manner in which the regional need is calculated to be faithful to a principle embodied in the FHA despite its many changes over almost 40 years; and

WHEREAS, more specifically, the FHA has consistently defined the prospective need to include “a projection of housing needs based on development and growth which is *reasonably likely to occur* in a region or a municipality, as the case may be, as a result of actual determination of public and private entities” N.J.S.A.52:27D-304 (j); and

WHEREAS, the determination of the number of new units adjusted to remove tear down/rebuilds represents a far more solid foundation to project “development and growth which is *reasonably likely to occur*” than any other standard; and

WHEREAS, traditional 20 percent inclusionary zoning – the counterpart to exclusionary zoning-will only create a realistic opportunity for affordable housing if there is a sufficient market for the four market units needed to subsidize the fifth affordable unit; and

WHEREAS, the demand for market housing is essential to determining the creation of a realistic opportunity for affordable housing; and

WHEREAS a system that requires the construction of affordable housing in tandem with market housing ensures that as this state grows, it will grow with affordable housing without spawning the overdevelopment and spike in taxes that has led to an exodus of citizens leaving our state; and

WHEREAS, a standard that ensures that as our state grows it grows with a commensurate number of affordable housing units will put the doctrine on a trajectory that will avoid the doctrine from crumbling under its own weight by forcing municipalities to try to address overwhelming obligations; and

WHEREAS, fortunately, the New Jersey Institute of Local Government Attorneys has expressed its support for Legislation that defines the prospective need based upon “development and growth which is *reasonably likely to occur*”; and

WHEREAS, the redefinition of the affordable housing obligations of municipalities is not remarkable, but is rather a step in the continuous evolution of the doctrine since its inception in Mount Laurel I after which the obligation has been redefined multiple times; and

WHEREAS, our Supreme Court has emphasized that the issue of affordable housing is best left for the Legislature in that courts are ill equipped to deal with these issues and hence pledge to show great deference to the pronouncements of the Legislature; and

WHEREAS, this pledge for deference bodes well for any redefinition of the obligation-particularly one rooted in reality and designed to ensure that as municipalities grow with market housing, they grow with affordable housing; and

WHEREAS, for the above reasons, the Mayor and Council of the Borough of Woodcliff Lake has determined that the Borough of Woodcliff Lake's prospective need, and the prospective need for all New Jersey municipalities for the fourth round and all future rounds of affordable housing obligations, should be calculated using NJILGA's proposed CO-based methodology rather than the current FHA methodology based on "household change," and that NJILGA's proposed FHA amendment should be enacted by the New Jersey legislature as soon as possible;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen, and State of New Jersey, that the New Jersey legislature is hereby requested to enact the amendment to the Fair Housing Act that has been recommended by the New Jersey Institute of Local Government Attorneys and is attached hereto; and

AND BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby directed to send a copy of this signed, dated Resolution within five (5) days after its adoption, by mail and email to the following additional listed persons and entities: Senator Holly Schepisi, Assemblyman Robert Auth and Assemblyman John Azzariti.

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 December 16, 2024.

DEBORAH DAKIN, RMC, CMR, BOROUGH CLERK

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

RESOLUTION APPROVING DPW FOREMAN

RESOLUTION NO. 24-307

DECEMBER 16, 2024

WHEREAS, there presently exists a need for a DPW Foreman in the Department of Public Works; and

WHEREAS, the Borough desires to promote Kevin Zink to DPW Foreman effective January 1, 2025; and

WHEREAS, effective January 1, 2025, Kevin Zink will be paid an annual salary of \$101,000.00 as DPW Foreman together with a stipend for Facility Management of \$3,000.00 and a stipend for Tree Crew of \$2,000.00; and

WHEREAS, the Borough Administrator and Personnel Committee have reviewed this matter and recommend that Kevin Zink be promoted to Foreman in the Department of Public Works effective January 1, 2025 at an annual salary of \$101,000.00 together with the above referenced stipends.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the promotion of Kevin Zink to Foreman in the Department of Public Works effective January 1, 2025 be and is hereby approved; and

BE IT FURTHER RESOLVED, that Kevin Zink shall be paid an annual salary of \$101,000.00 together with a stipend of \$3,000.00 for Facility Management and a stipend of \$2,000.00 for Tree Crew effective January 1, 2025; 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 Kevin Zink and place a copy of same in his personnel file 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 December 16, 2024.

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

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

RESOLUTION APPROVING DEA OVERTIME REIMBURSEMENT PROGRAM

**RESOLUTION NO. 24-308
DECEMBER 16, 2024**

WHEREAS, the Borough of Woodcliff Lake Police Department is in receipt of an agreement from the Organized Crime Drug Enforcement Task Force for reimbursement of overtime and authorized expenses; and

WHEREAS, the Agreement, a copy of which is attached hereto and incorporated herein by reference, reflects the term of October 1, 2024 through September 30, 2025 with Police Chief Regula submitting the monthly reimbursement forms; and

WHEREAS, the Borough Administrator, Chief Financial Officer and Police Chief have reviewed the Agreement for reimbursement of overtime and authorized expenses from the Organized Crime Drug Enforcement Task Force attached hereto and incorporated herein by reference and recommend the approval of same.

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 Agreement for reimbursement of overtime and authorized expenses from the Organized Crime Drug Enforcement Task Force for the period October 1, 2024 through September 30, 2025, 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 Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the Agreement to the Woodcliff Lake Police Department 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 December 16, 2024.

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

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

RESOLUTION APPROVING PARKS MASTER PLAN PROPOSAL WITH DMR ARCHITECTS

**RESOLUTION NO. 24-309
DECEMBER 16, 2024**

WHEREAS, the Borough of Woodcliff Lake is in receipt of a proposal from DMR Architects for the Parks Master Plan project at an estimated costs of \$35,000.00-\$45,000.00; and

WHEREAS, the proposal, a copy of which is attached hereto and incorporated herein by reference, outlines the project understanding and scope of work; and

WHEREAS, the Borough Administrator has reviewed the proposal submitted by DMR Architects for the Parks Master Plan project and recommends the approval of same; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this expenditure by way of the 2024 municipal budget in account no. 4-01-20-165-029.

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 proposal submitted by DMR Architects for Parks Master Plan project at an estimated cost of \$35,000.00-\$45,000.00, 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 be and is hereby authorized and directed to take all steps necessary to effectuate the purpose of this resolution; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to DMR Architects 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 December 16, 2024.

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

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

RESOLUTION APPROVING ESCROW ACCOUNT WITH CONNECTONE BANK

**RESOLUTION NO. 24-310
DECEMBER 16, 2024**

WHEREAS, the Borough of Woodcliff Lake seeks to open an account at ConnectOne Bank entitled "Escrow"; and

WHEREAS, the Borough Administrator and Chief Financial Officer have reviewed this matter and recommend the approval of same.

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 opening of an account at ConnectOne Bank for entitled "Escrow" be and is hereby approved; 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 effectuate the opening of an account at ConnectOne Bank entitled "Escrow"; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Chief Financial Officer 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 December 16, 2024.

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

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

RESOLUTION APPROVING PLANNING SERVICES WITH DMR ARCHITECTS FOR PRELIMINARY REDEVELOPMENT INVESTIGATION STUDY

**RESOLUTION NO. 24-311
DECEMBER 16, 2024**

WHEREAS, the Borough of Woodcliff Lake is in receipt of a proposal from DMR Architects for professional planning services with regard to the Preliminary Redevelopment Investigation Study for Block 602 Lot 1 without condemnation; and

WHEREAS, the proposal, a copy of which is attached hereto and incorporated herein by reference, outlines the project understanding and scope of work for a total fee of \$19,160.00; and

WHEREAS, the Borough Administrator has reviewed the proposal submitted by DMR Architects for the preparation of the Preliminary Redevelopment Investigation Study for Block 602, Lot 1 without condemnation and recommends the approval of same; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this expenditure, a copy of 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 proposal submitted by DMR Architects for professional planning services regarding the Preliminary Redevelopment Investigation Study for Block 602, Lot 1 without condemnation in the amount of \$19,160.00, 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 be and is hereby authorized and directed to take all steps necessary to effectuate the purpose of this resolution; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to DMR Architects 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 December 16, 2024.

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