

**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
411 CHESTNUT RIDGE ROAD  
WOODCLIFF LAKE, NEW JERSEY  
MARCH 18, 2024  
6:30 PM EXECUTIVE SESSION  
7:00 PM OPEN SESSION**

**CALL TO ORDER**

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

**ROLL CALL**

Mayor Carlos Rendo asked for roll call. Council members Brodsky, Margolis, Marsh, Pollack, and Stern were present. John Schettino, Borough Attorney, Tomas Padilla, Borough Administrator and Debbie Dakin, Borough Clerk were present as well. Councilwoman Gadaleta arrived at 6:35 PM.

**CLOSED SESSION**

Resolution No. 24-71      A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

- Litigation Update
- Contracts/Personnel

MOTION to approve Resolution No. 24-71 was made by Council President Pollack, second by Councilman Stern and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Council President Pollack, and Councilman Stern.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

MOTION to approve the Minutes of February 12, 2024 (Closed), was made by Councilwoman

Gadaleta, second by Council President Pollack and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, Councilwoman Marsh, Council President Pollack, and Councilman Stern.

MOTION to approve the Minutes of February 12, 2024 (Open), was made by Council President Pollack, second by Councilwoman Gadaleta and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, Council President Pollack, and Councilman Stern. Councilwoman Marsh abstained.

**PUBLIC COMMENT**

(limited to 3 minutes per speaker)

MOTION to open to the public was made by Councilwoman Gadaleta, second by Council President Pollack and unanimously approved.

No comments.

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

**PROCLAMATIONS**

- Irish American Heritage Month
- Women’s History Month

**CERTIFICATE OF RECOGNITION**

- Pascack Pi-oneers

**APPOINTMENT TO SHADE TREE COMMITTEE**

Appointment of Katie Murphy to the Shade Tree Committee with a term expiring on December 31, 2024

**APPOINTMENT OF WOODLCIFF LAKE LIAISON WITH ILLS VALLEY COALITION AND STIGMA FREE**

Appointment of Jennifer Charnow as Woodcliff Lake Liaison with Hills Valley Coalition and Stigma Free

**MAYOR’S REPORT**

Mayor Rendo stated that at the Mayors’ Association meeting there was a guest speaker who is an expert in Fair Share Housing. The Mayors unanimously agreed to send a letter opposing Senate Bill S-50.

**COUNCIL MEMBER REPORTS**

Councilwoman Margolis stated that DPW is out on the fields getting them ready for opening day. April 6<sup>th</sup> is opening day for baseball and softball. We will also have a Community Day activity on this day which is the collection of used sports equipment for those children in need. Reservoir Clean-up will also be happening on this day which will include meditation and breathing.

Pool, tennis and camp sign-up is on our website. We are also looking for Camp Directors and Camp Counsellors.

We will have a Memorial Day Pool Party at the town pool. More information to come.

Councilwoman Marsh stated at on March 23<sup>rd</sup> we will be having an indoor Eggstravanganza at Tice Senior Center. The event will begin at 10:15 AM with an Easter Egg Hunt for children from the ages of 2-5. At 10:30 AM we will open it to older children for snacks and crafts. The Easter Bunny will also be visiting for those interested in taking pictures.

There will be a Land Use Board meeting on March 26<sup>th</sup> at 7:00 PM at the Tice Senior Center. We are happy to announce that a new restaurant will be opening at the Whole Foods Shopping Center.

The Borough is losing tax revenue with the closing of the Hilton Hotel. The Planning Board and the Economic Development/Revenue Expansion Committee are working together to come up with ideas to bring more families into Woodcliff Lake and to try and bring in more tax revenues. Suggestions are always welcome.

Councilman Stern stated that the Finance Committee met numerous times regarding the budget. This is going to be a tough year, but we are working hard. Councilman Stern stated that he recently attended a zoom conference with some residents regarding tax levies and assessments. We have an Ordinance on the Agenda this evening regarding the banning of signs on Borough owned property. We are trying to beautify the town and seeing political signs all over town is not the look we are looking for.

Councilwoman Brodsky congratulated the Pascack Pi-oneers. Their presentation was very impressive. Councilwoman Brodsky also congratulated Jennifer Charnow and looks forward to working with her regarding Stigma Free in Woodcliff Lake. The High School's Spring Musical – Rodgers & Hammerstein's Cinderella will take place at the High School from March 21 through 24. The High School's Fashion Show will take place on April 11<sup>th</sup>. The Borough will once again be hosting SpringFest on the Causeway on May 4<sup>th</sup> from 12-7. Arbor Day celebration will take place at Dorchester on April 18<sup>th</sup>.

Please sign up on our website to receive social media updates.

Councilwoman Gadaleta stated that tonight's presentation by the Pascack Pi-oneers was wonderful. Councilwoman Gadaleta also stated that if anyone knows of a group that we should be aware of, please contact the Borough Hall.

Council President Pollack congratulated the police department regarding the Safe Exchange Program. The drop-off site is located behind the police department and has 24/7 surveillance cameras. The fire department asked that Council President Pollack remind everyone to change your batteries in your smoke detectors and carbon monoxide.

### **ENGINEER'S REPORT**

(Please see attached).

### **ADMINISTRATOR'S REPORT**

Administrator Padilla stated pool rates are on the website. For full transparency we have had issues with the pool in the past. We will be taking the cover off the first week in April and schedule an inspection to see the condition of the pool and the extent of repairs. This could also impact on the camp because if the pool does not open, the camp does not open. Mr. Padilla stated that the Borough employs a Tax Assessor. If you have any question regarding the assessment of your house, please reach out to our Tax Assessor, Ray Tighe. Get your answers right from the source.

Mr. Padilla stated that our senior bus was finally delivered. Our driver will be working three (3) days per week, Tuesday, Wednesday, and Thursday. Please reach out to Diane at Borough Hall for more information.

Administrator Padilla stated that the lease for our copiers is up for renewal. We received a quote to upgrade all copiers and save approximately \$100 per month. It was unanimously agreed that Administrator Padilla can sign the lease to upgrade the copiers.

MOTION to allow Chief Regula to deploy an employee for more than thirty (30) days was made by Council President Pollack, second by Councilman Stern and unanimously agreed.

MOTION to authorize Administrator Padilla to negotiate with Joseph Sanzari pertaining to the staging of Sanzari's equipment and vehicles on Borough property was made by Council President Pollack, second by Councilman Stern and unanimously approved.

### **ORDINANCES**

Introduction Ordinance No. 24-02  
An Ordinance to Amend Chapter 233 Entitled "Properties, Abandoned" of the  
Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to introduce Ordinance No. 24-02 was made by Council President Pollack, second by Councilwoman Marsh and unanimously approved.

Introduction Ordinance No. 24-03  
"An Ordinance to Fix the Compensations of Certain Officers and Employees of the Borough of Woodcliff Lake, County of Bergen, and State of new Jersey"

MOTION to introduce Ordinance No. 24-03 was made by Councilwoman Gadaleta, second by Council President Pollack and unanimously approved.

Introduction Ordinance No. 24-04  
An Ordinance to Amend Chapter 287 Entitled "Signs" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to introduce Ordinance No. 24-04 was made by Councilman Stern, second by Councilwoman Brodsky and unanimously approved.

Introduction Ordinance No. 24-05  
An Ordinance to Amend Chapter 98 Entitled "Animals" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to introduce Ordinance No. 24-05 was made by Councilwoman Marsh, second by Councilwoman Margolis and unanimously approved.

Introduction Ordinance No. 24-06  
An Ordinance to Amend Chapter 392 Entitled "Animals" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to introduce Ordinance No. 24-06 was made by Councilwoman Marsh, second by Council President Pollack and unanimously approved.

**CONSENT AGENDA**

MOTION to approve the Consent Agenda was made by Council President Pollack, second by Councilman Stern and unanimously approved.

**ADJOURNMENT**

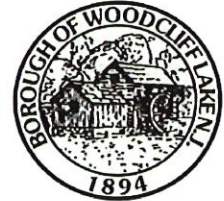
MOTION to adjourn was made by Councilwoman Marsh, second by Council President Pollack and unanimously approved. The meeting was adjourned at 8:20 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR  
Borough Clerk

**MARCH 2024 ENGINEERS REPORT**  
**BOROUGH OF WOODCLIFF LAKE**  
**MARCH 8, 2024**



1. **Glen Road Bridge (NJDOT Funded)**

Contract awarded to CMS Construction in the amount of \$1,038,644.00. The Borough of Woodcliff Lake received a grant allotment of \$600,000.00 from the Transportation Trust Fund to partially fund the project. Project is 70% complete with remaining sitework consisting of PSEG gas re-connections, final backfill and grading, guiderail, site restoration and paving. Anticipated substantial completion and bridge opening May 2024.

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. Pre-construction meeting and paving schedule to be coordinated with Borough of Woodcliff Lake for completion during the 2024 paving season.

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. Sanzari to mobilize for construction once materials are secured with precast vault being the longest lead item at 4-6 weeks.

4. **Werimus Lane Pump Station Flood Resilient Improvements**

Neglia working to have Final Plans Specifications ready for bidding asap following NJDEP Land Use Permit Review and NJDEP Treatment Works Approval (TWA) review. Design is 65% complete at this time. The NJDEP Land Use Permit is under review and is anticipated to be received on or about April 1, 2024. The NJDEP TWA sewer Permit is under review and is anticipated to be received on or about May 15, 2024

5. **Galaxy Gardens Civil Design and NJDEP Land Use Permitting**

NJDEP Land Use Permits are under review by NJDEP with a decision deadline of April 26, 2024. Neglia working on final Construction Documents and Specifications with coordination with DMR with anticipated bidding following receipt of the NJDEP Land Use permit and any final revisions.

**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

6. **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 is out to bid with a bid opening scheduled for April 5, 2024 with anticipated award at the April 15 meeting following receipt of a favorable bid. Summer paving being targeted after school closes to be reviewed at future pre-construction meeting subject to Borough approval of the same.

7. **MS4 Stormwater Mapping**

Neglia provided a proposal for MS4 Stormwater Mapping to meet latest NJDEP MS4 Regulations to the Borough for review. We understand the Borough's grant writer, Millenium will be submitting a grant application to partially fund the cost for the mapping. Neglia is prepared to proceed once our proposal is approved/authorized by the Borough. This mapping needs to be completed and submitted by January 1, 2026.

8. **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 LA 2024 award deadline of October 31, 2025.

9. **Year 2024-2025 Paving Program**

Neglia to review with Borough and Borough DPW following receipt of bids for the Year 2023 Paving Project for the purposes of providing a preliminary engineer's estimate and a formal proposal for survey and design for the Year 2024-2025 Paving Program. Evan Court, Brookview Drive, and Borough Hall Municipal Parking Lot were discussed preliminarily along with any carryover roads from the Year 2023 Road Program.

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. 24-02**

**AN ORDINANCE TO REPEAL AND AMEND CHAPTER 233 ENTITLED "PROPERTIES, ABANDONED" 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 233 of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Abandoned Properties 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 Section 233 of the Borough Code be repealed in its entirety and replaced with the following.

**Chapter 233-1. Definition of Terms.**

The following terms, wherever used herein or referred to in this section, shall have the respected meanings assigned to them, unless a different meaning clearly appears from the context as used in this section:

**CREDITOR**

Shall mean a mortgagee or an agent or assignee of a mortgagee, such as the servicer, who has filed a complaint in Superior Court seeking to foreclose upon a residential or commercial mortgage. If the entity seeking to foreclose upon the residential or commercial mortgage changes as a result of an assignment, transfer, or otherwise after the filing of the foreclosure complaint in the Superior Court, the new entity shall be deemed the creditor for the purposes of this Ordinance. For purposes of this Ordinance, a creditor shall not include the State, a political subdivision of the State, a State, county or local government entity or their agent or assignee, such as the servicer.

**EXTERIOR OF PREMISES**

Shall mean those portions of a structure which are exposed to public view or are visible from adjoining or adjacent lots, including all outside surfaces and appurtenances thereto, and the open land space of any premises outside of any building or structure erected thereon, including vacant lots.

**NUISANCE**

Shall mean:

A. Any public or private condition that would constitute a nuisance according to the statutes, laws and regulations of the State of New Jersey, its governmental agencies or the ordinances of the Borough.

B. Any physical condition existing in or on the exterior of any premises which is potentially dangerous, detrimental or hazardous to the life, health or safety of persons on, near or passing within the proximity of the premises where the condition exists.

**OPERATOR**

Shall mean any person, persons or entity not the owner, but including any agent of the owner, who has charge, possession, custody, care or control of a dwelling or premises or a part thereof.

**OWNER**

Shall mean any person, persons or entity who shall have legal or equitable title in any form whatsoever to any premises or part thereof, including any fiduciary, trustee, receiver, guardian or mortgagee in possession. Any lessee, sublessee or assignee of a lessee of any part of any premises shall be deemed an "owner" with respect to that portion of the premises sublet, leased or assigned.

**PREMISES**

Shall mean a lot, plot or parcel of land, right-of-way or multiples thereof, including the building or structures thereon.

**PUBLIC OFFICER**

Shall mean the individual designated by the Borough in accord with N.J.S.A. 55:19-80.

**REFUSE or RUBBISH**

Shall mean all discarded, useless, unusable, unused or worthless solid waste matter or materials, combustible or noncombustible, including but not limited to garbage, trash, ashes, paper, paper goods and products, wrappings, cans, bottles, containers, yard clippings, garden waste, debris, junk, glass, boxes, crockery, wood, plastic, rubber, leather, furniture, household goods, appliances, bedding, scrap lumber, scrap metal, construction material, inoperable machinery or parts thereof, garden or farming implements and supplies, dead or rotting vegetation, tires and abandoned, inoperative or unusable automobiles and vehicles and solid commercial or industrial waste. Anything herein to the contrary notwithstanding, a compost pile free of discarded foodstuffs shall not be deemed to be "refuse" or "rubbish".

**UNREGISTERED MOTOR VEHICLE**

Shall mean a motor vehicle without a valid and current State inspection sticker.

**VACANT PROEPRTY**

Shall mean any building commercial or residential which is not legally occupied or at which substantially all lawful construction operations or residential occupancy has ceased, and which is in such condition that it cannot legally be reoccupied without repair or rehabilitation; provided however, that any property that contains all building systems in working order and is being actively marketed by its owner for sale or rental, shall not be deemed vacant. All commercial and residential properties that meet the aforementioned criteria and are subject to a summons and complaint in an action for foreclosure shall be deemed vacant property in accord with P.L. 2014, c. 35. Property deemed to be "abandoned property" in accord with the meaning of such term in the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-798 et seq., shall also be deemed to be vacant property for purposes of this section.

## **VACANT AND ABANDONED RESIDENTIAL OR COMMERCIAL PROPERTY**

Shall mean commercial or residential property which is not occupied and at least two of the following conditions exist:

- a. Overgrown or neglected vegetation;
- b. The accumulation of the newspapers, circulars, flyers or mail on the property;
- c. Disconnected gas, electric or water utility services to the property;
- d. The accumulation of hazardous, noxious or unhealthy substances or material on the property;
- e. The accumulation of junk, litter, trash or debris on the property;
- f. The absence of window treatments such as blinds, curtains or shutters;
- g. The absence of furnishings and personal items;
- h. Statements of neighbors, association management, delivery person or government employee indicating that the residence is vacant and abandoned;
- i. Window or entrances to the property that are boarded up or closed off or multiple panes that are damaged, broken and unrepaired;
- j. Doors to the property that are smashed through, broken off, unhinged, or continuously unlocked;
- k. A risk to the health, safety or welfare of the public, or any adjoining or adjacent property owner exists due to acts of vandalism, loitering, graffiti, criminal conduct or the physical destruction or deterioration of the property;
- l. An uncorrected violation of the municipal building, housing, or similar code within the past six months, or an order by municipal authorities declaring the property to be unfit for occupancy and to remain vacant and unoccupied;
- m. The mortgagee or other authorized party has secured or winterized the property due to the property being deemed vacant and unprotected or in danger of freezing;
- n. A written statement issued by a mortgagor expressing the clear intent of all mortgages to abandon the property;
- o. Any responsible indicia of abandonment.

### **Sec. 233-2. Creation of an Abandoned Property List and Properties Subject to Foreclosure List.**

A. The Public Officer or their designee is directed to identify abandoned property for the purpose of creating an "abandoned property list" throughout the Borough. Each item of abandoned property so identified shall include the tax block and lot number, the name and address of the owner of record, if known, the street address of the lot and the basis for a determination that the property is abandoned.

B. The Public Officer or their designee is also directed to identify all properties that are subject to foreclosure by creating a "foreclosure property list" throughout the Borough. Each item of a foreclosure property so identified shall include the tax block and lot number, name and address of the creditor or their representative, the street address of the property and docket number of the summons and complaint of the foreclosure action.

### **Sec. 233-3. General Requirements.**

A. Sixty (60) days after the effective date of this section or thirty (30) days after a building or lot becomes abandoned as defined within this section, the owner shall file a registration statement for each such abandoned property with the Public Officer, on forms provided by the Public Officer for such purposes. The registration shall remain valid for one (1) year. The owner shall be required to renew the registration annually as long as the building or lot continues to be abandoned as defined herein and shall pay a registration or renewal fee in the amount prescribed within this section.

B. The owner shall notify the Public Officer within thirty (30) days of any change in the registration information by filing an amended registration statement on a form provided by the Public Officer for such purpose.

C. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the Borough of Woodcliff Lake against the owner or owners of the property.

**Sec. 233-4. Registration for Abandoned and Vacant Property Owners.**

A. The owner of abandoned and vacant properties shall provide the following information to the Public Officer or their designee on the initial registration form, amendment registration form, or any other form(s) prescribed by the Public Officer or their designee:

1. Name, address, email address and contact telephone number of the owner, the owner's address must include a street address; a post office box is not acceptable.
2. Name, address, email address and contact telephone number of any local agent(s) or representative for the building or lot.
3. Name, address, email address and contact telephone number of the person assigned to the property for the security and maintenance of the building or lot.
4. Common address and Tax Assessor's block and lot designation of the building or lot.
5. The date on which the building became abandoned.
6. Proof of utility (gas, electric, water) connections or disconnections; and
7. Any other information reasonably required by the Borough to ensure the safety of all persons and to prevent neglect.

B. Any government entity that owns abandoned property will be exempt from the provisions of this subsection. For purposes of this section, the holder of a Federal Housing Administration ("FHA") mortgage, United States Housing and Urban Development ("HUD") mortgage, or any other federally insured mortgage shall not be considered a government entity and shall not be exempt from the provisions of this section. The owner of any property that is acquired by the owner through the foreclosure of an FHA mortgage, HUD mortgage or any other federally insured mortgage shall also not be exempt from the provisions of this section.

C. By designating an authorized agent under the provisions of this subsection, the owner consents to receive any and all notices of code violations concerning the

registered abandoned property and all process in any court proceedings or administrative enforcement proceeding brought to enforce code provisions concerning the registered abandoned property by service of the notice of process on the authorized agent. Any owner who has designated an authorized agent under the provisions of this section shall be deemed to consent to the continuation of the agent's designation for the purpose of this section until the owner notifies the Borough of a change of an authorized agent or until the owner files a new annual registration statement.

D. The owner is required to update the form within thirty (30) days of a change of any information contained within the form.

E. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the Borough against the owner or owners of the abandoned property.

F. The Public Officer may identify abandoned properties through his/her routine inspection process as well as through notification by residents, or other community groups that a property be eligible for inclusion on the registry. Notice will be served upon, or sent by mail, to the owner and will be deemed received by the owner, upon personal delivery, or five (5) days after service by first class mail.

**Sec. 233-5. Registration for Vacant and Abandoned property Creditors.**

A. Every creditor filing an action to foreclose on a mortgage of any kind of residential or commercial property within the Borough, shall within ten (10) days thereof, notify the Borough Clerk for the Borough in writing by mail of said filing (N.J.S.A. 436:10B-51). The notice shall include the foreclosure docket number, street address, lot and block number of the property, and the full name and contact information of an individual located within the State who is authorized to accept service on behalf of the creditor.

B. The notice shall also contain the name and contact information of the representative of the creditor who is responsible for receiving complaints of property maintenance and code violations. In the event the creditor that has served a summons and complaint in an action to foreclose on a residential property is located out-of-State, the notice shall also contain the full name and contact information of an in-State representative or agent who shall be responsible for the care, maintenance, security and upkeep of the exterior of the property if it becomes vacant and abandoned.

1. Any creditor filing a summons and complaint in an action to foreclose on a vacant and abandoned property, or a creditor who has previously filed a summons and complaint to foreclosure on a residential or commercial property which subsequently becomes vacant and abandoned, shall within thirty (30) calendar days after the building becomes vacant and abandoned or within thirty (30) calendar days after assuming ownership of the vacant and abandoned property, whichever is earlier; or within ten (10) calendar days of receipt of notice from the Borough, and annually thereafter, file a registration statement for such vacant and abandoned property with the Public Officer consistent with subsection 233-4a of this section, for such purposes. Any failure to receive notice from the Borough shall not constitute grounds for failing to register the vacant and abandoned property.

2. Each vacant and abandoned property having a separate block and lot number as designed in the official tax maps of the Borough shall be registered separately.

3. The registration statement shall include the name, street address, telephone number and email address (if applicable) of a person twenty-one (21) years or older, designated by the creditor as the authorized agent for receiving notices of code violations and for receiving process in any court proceeding or administrative enforcement proceeding on behalf of such creditor in connection with the enforcement of any applicable code.

4. The registration statement shall include the name, street address, telephone number and email address (if applicable) of the firm and the actual name(s) of the firm's individual principal(s) responsible for maintaining the abandoned and vacant property. The individual or representative of the firm responsible for maintaining the abandoned and vacant property shall be available by telephone or in person on a twenty-four (24) hour per day, seven (7) day per week basis. The two (2) entities may be the same or different persons. Both entities shown on the statement must maintain offices in the State of New Jersey or reside within the State of New Jersey.

5. The registration shall remain valid for one year from the date of registration except for the initial registration which shall be valid through December 31<sup>st</sup> of the year in which it was filed. The creditor shall be required to renew the registration annually as long as the building remains vacant and abandoned and shall pay a registration or renewal fee in the amount prescribed in Section 233-8 for each vacant and abandoned property registered.

6. The annual renewal shall be completed by January 1<sup>st</sup> each year. The initial registration fee shall be pro-rated for registration statements received less than ten (10) months prior to that date.

7. The creditor shall notify the Borough Clerk within ten (10) calendar days of any change in registration information by filing an amended registration statement on a form provided by the Borough Clerk of such purpose.

8. The registration statements shall be deemed prima facie proof of the statements therein contained in any administrative enforcement processing or court proceeding instituted by the Borough against the creditor.

#### **Sec. 233-6. Abandoned Property Inspection.**

After filing a registration statement or a renewal of a registration statement and upon reasonable notice, the owner and/or creditor of any abandoned property shall provide access to the Borough to conduct an exterior and interior inspection of the building to determine compliance with the Borough Code, during the period covered by the initial registration or any subsequent renewal.

#### **Sec. 233-7. Requirements for Owners and/or Creditors of Abandoned Properties and Properties Subject to Foreclosure.**

A. The owner and/or creditor of any abandoned property, shall immediately upon possession of the filing of a summons and complaint in an action to foreclose on a residential or commercial property within the Borough be immediately responsible for the care, maintenance, security and upkeep of the exterior of the property, after the property becomes vacant and abandoned and shall:

1. Enclose and secure the building against unauthorized entry in accord with the applicable provisions of the Code of the Borough of Woodcliff Lake and as per the

specifications established by the Department of Housing and Urban Development("HUD") for securing abandoned and/or vacant properties.

2. Post a sign affixed to the building indicating the name, address and telephone number of the owner, owner's authorized agent for the purpose of service of process (if designated pursuant to this section) and a New Jersey resident responsible for day-to-day supervision and management of the property, if such person is different from the owner or authorized agent. The sign shall be of a size and placed in such a location so as to be visible from the nearest public street or sidewalk, whichever is nearer, but shall be no smaller than 8'x 10' and shall state "WARNING: THIS BUILDING IS SECURED PURSUANT TO CHAPTER 233 OF THE BOROUGH OF WOODCLIFF LAKE CODE. ANYONE ENTERING THIS BUILDING WITHOUT AUTHORIZATION WILL BE SUBJECT TO ARREST".

3. Secure the building from unauthorized entry and maintain the sign until the building is again legally occupied or demolished or until repair or rehabilitation of the property is complete.

4. Ensure that all bushes and trees are trimmed and that they do not interfere with neighboring properties.

5. Ensure that grass does not exceed eight (8) inches in height and that all grass clippings are removed from the lot when the grass is cut.

6. Lots must be clear of all garbage, litter and debris. Abandoned properties must be clear of all vehicles: cars, boats, campers, etc.

7. All sidewalks bordering abandoned properties must be maintained and be cleared of snow, ice, tripping hazards, obstructions, garbage, litter and debris.

8. The owner and/or creditor shall perform regular weekly inspections of the abandoned property to ensure compliance with the requirements of this section.

9. The owner and/or creditor shall maintain a property insurance policy for each registered property. Buildings with fewer than four (4) residential units are required to be insured at a minimum of \$300,000.00. All other properties must be insured at a minimum of \$1,000,000.00.

10. Ensure all vandalism, graffiti is removed and exterior hazards are repaired or corrected to the satisfaction of the Public Officer or their designee.

B. If the owner and/or creditor of the abandoned property fails to comply with all provisions of this section, the Borough shall take the necessary steps to bring the property into compliance with this section. All costs incurred by the Borough in connection with its efforts to bring the property into compliance shall be forwarded to the Tax Collector for inclusion as a municipal lien on the property.

### **Sec. 233-8. Fees, Penalties and Enforcement.**

A. The initial registration fee for each abandoned property shall be One Thousand (\$1,000.00) dollars. The fee for a second year renewal shall be Two Thousand (\$2,000.00) dollars and Three Thousand (\$3,000.00) dollars for each subsequent year thereafter

B. If the property is required to be registered because of a summons and complaint action to foreclose was filed by the creditor, the fee shall be Five Hundred (\$500.00) dollars. If the property is vacant or abandoned pursuant to Sec. 233-1 when the summons and complaint in an action to foreclose is filed or becomes vacant and abandoned pursuant at any time thereafter while the property is in foreclosure, an additional Two Thousand (\$2,000.00) dollar fee shall be assessed.

C. The registration shall remain valid for one (1) year from the date of registration except for the initial registration which shall be valid through December 31<sup>st</sup> of the year in which it was filed. The owner and/or creditor shall be required to renew the registration annually as long as the building remains vacant and abandoned and or subject to foreclosure and shall pay a registration or renewal fee in the amount prescribed in paragraph A of this subsection for each vacant and abandoned property registered. The annual renewal shall be completed by January 1<sup>st</sup> each year. The initial registration fee shall be pro-rated for registration statement received less than ten (10) months prior to that date.

D. Any owner who is not in full compliance with this section or who otherwise violates any provision of this section or of the rules and regulations issued hereunder shall be subject to a fine of not less than Five Hundred (\$500.00) dollars and a maximum fine of Two Thousand Five Hundred (\$2,500.00) dollars. Every day that a violation continues shall constitute a separate and distinct offense. An out-of-State creditor who fails to appoint an in-State representative or agent pursuant to Sec. 233-5a shall be subject to a fine of Two Thousand Five Hundred (\$2,500.00) dollars for each day of the violation. Fines assessed under this section shall be recoverable from the owner and shall be a lien on the property.

E. For purposes of this section, failure to file a registration statement in time, failure to provide correct information on the registration statement and/or failure to comply with any other provisions of this section shall be deemed to be a violation hereunder.

F. The Public Officer shall be authorized to issue a notice to an owner and/or creditor that has filed a summons and complaint in an action to foreclose on a residential property within the Borough, if the Public Officer determines that the owner and/or creditor has failed to provide for the care, maintenance, security and/or upkeep of a vacant property.

G. Where an owner and/or creditor is an out-of-State owner and/or creditor, the notice shall be issued to the representative or agent that has been identified by the owner and/or creditor pursuant to subsection 233-3a-b of this section.

H. The notice referenced in paragraph F of this subsection and shall require the owner and/or creditor to correct the violation within twenty (20) days of receipt of this notice, or within five (5) days of receipt of the notice if the violation presents an imminent threat to public health and safety. A finding violation by the Borough Municipal Court or any other court of competent jurisdiction, excluding paragraph D of this subsection, shall be subject to a fine of \$1,500.00 for each day of the violation. Any fines imposed shall commence thirty-one (31) days following receipt of the notice of violation, except if the violation presents an imminent risk to public health and safety, in which case any fines shall commence eleven (11) days following receipt of said notice.

I. The issuance of notice pursuant to paragraph F of this subsection shall constitute proof that a residential or commercial property is vacant and abandoned for the purposes of this section.

J. Any entity designated as a redeveloper pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq., may apply for a registration fee exemption if all approved plans for the property comply with Borough regulations and development has been delayed as a result project financing application.

K. Any fee collected pursuant to subsection A shall be utilized by the Borough for the further maintenance and regulation of abandoned properties. No less than twenty percent (20%) of any money collected pursuant to subsection B and D shall be utilized by the Borough for municipal code enforcement purposes.

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**

**ORDINANCE NO. 24-03**

**'AN ORDINANCE TO FIX THE COMPENSATIONS OF CERTAIN OFFICERS AND EMPLOYEES OF THE BOROUGH OF WOODCLIFF LAKE, COUNTY OF BERGEN AND STATE OF NEW JERSEY'**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Woodcliff Lake as follows pursuant to N.J.S.A. 40:48-1, 40:49-2, and 40A:9-165:

**SECTION I.** That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall be fixed for the year 2024 as follows:

	<b>SALARY RANGE</b>	
	<b>MIN.</b>	<b>MAX.</b>
Mayor	4,550	10,000
Councilmembers	2,900	7,500

**SECTION II.** That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall be for the year 2024 as follows:

	<b>SALARY RANGE</b>	
	<b>MIN.</b>	<b>MAX.</b>
<b><u>Administration</u></b>		
Administrator (FT)	90,000	150,000
Admin. Asst./Fire Prev Secretary	30,000	60,000
Summer Intern	15.13/hour	18.00/hour
<b><u>Clerk</u></b>		
Borough Clerk/Office Manager/Registrar/ Safety Coordinator/Board of Health Secretary	85,000	120,000
<b><u>Building Dept</u></b>		
Construction Code Official (PT)	30,000	50,000
Tech. Assistant (FT)	30,000	50,000
Tech. Assistant (PT)	20,000	40,000
Property Maintenance Official(s) (PT)	20,000	40,000
Construction Supervisor (PT/Salaried)	15,000	25,000
Building Sub code Official (PT/ Salaried)	15,000	25,000
Plumbing Sub code Official (PT/Salaried)	15,000	25,000
Electrical Sub code Official (PT/Salaried)	15,000	25,000
Fire & Mechanical Sub code Official (PT/Salaried)	15,000	25,000

Building Inspector (PT/Salaried)	10,000	20,000
Electric Inspector (PT/Salaried)	10,000	20,000
Plumbing Inspector (PT/Salaried)	10,000	20,000
Zoning Official (PT/Salaried)	10,000	20,000
Deputy Zoning Official (PT/Salaried)	5,000	10,000
Zoning Board Administrator	46,000	60,000
Planning/Zoning Board Secretary (up to 20 meetings)		5,000/annually
• Special Meetings (Over 20 meetings)	\$250.00 per meeting	
• Alternate Secretary	\$250.00 per meeting	

	<b>SALARY RANGE</b>	
	<u>MIN.</u>	<u>MAX.</u>
<b><u>Finance</u></b>		
Chief Financial Officer (PT)	25,000	55,000
Chief Financial Officer (FT)	55,000	95,000
Finance Clerk/Asst to CFO	32,000	65,000
Finance Clerk/Purchasing/Payroll Benefits (FT)	32,000	65,000
Finance Clerk/Purchasing/Floater (PT)	16,000	30,000
Tax Collector (FT)	42,600	66,000
Tax Collector (PT)	20,000	40,000
Deputy Tax Collector (PT)	10,000	20,000
Tax Assessor (PT)	20,000	40,000

<b><u>Fire Prevention</u></b>		
Fire Prevention Official (PT/Salaried)	15,000	32,000
Deputy Fire Prevention Officials	25.00/hour	40.00/hour
Fire Prevention Inspectors	23.00/hour	35.00/hour

	<b>SALARY RANGE</b>	
	<u>MIN.</u>	<u>MAX.</u>
<b><u>Additional Stipends</u></b>		
Website Administrator/Social Media	2,000	6,000 annually
QPA	3,000	6,000 annually

**SECTION III.** Public Safety. That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall not exceed the following amounts for the year 2024.

	SALARY RANGE	
	MIN.	MAX.
Police Chief	175,000	241,000
Captain	160,000	220,000
Admin. Asst./ Matron	30,000	60,000
Admin. Asst./Matron (P/T)	25.00/hour	35.00/hour
Emergency Mgmt. (OEM) Coordinator (P/T)	10,000	20,000
Deputy OEM Coordinator (P/T)	2,000	4,000
School Crossing Guards (P/T)	15.13/hour	27.00/hour
SLEO Class II	20.00/hour	30.00/hour
SLEO Class III	35.00/hour	45.00/hour

**SECTION IV.** Department of Public Works. That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall not exceed the following amounts for the year 2024.

	SALARY RANGE	
	MIN.	MAX.
Superintendent	90,000	150,000
Foreman	85,000	120,000
DPW All Other F/T	48,000	86,000

**DPW Step Guide:**

Employees are hired at Step 1 or 1A and move to the next step on the yearly anniversary of their hire date.

- Step 1 (Entry) 48,000
- Step 1A (w/CDL)\* 50,000
- Step 2 54,000
- Step 3 58,000
- Step 4 62,000
- Step 5 66,000
- Step 6 70,000
- Step 7 74,000
- Step 8 78,000
- Step 9 82,000
- Step 10 86,000

*After reaching Step 10 Employee is subject/entitled to any yearly raise that may be approved by the Mayor & Council. Each step increase is effective upon the employee's yearly employment anniversary. The Borough reserves the right to hire staff starting at any Step level upon the recommendation of the Superintendent and Borough Administrator, provided that said hire has prior experience documented. At no time shall anyone be hired at higher than Step 4. This does not apply to supervisory positions.*

*\*CDL is defined as CDL WITH Air Brakes and WITHOUT Restriction (E) the Manual Transmission Restriction. Employees MUST complete said certification by set date as a condition of their continued employment (Normally w/in 12 months of hire). Current Employees who do not possess the valid CDL Certification cannot advance to the next Step.*



Maximum twelve (12) sick days per year for full-time employees. All full-time employees have an option to accumulate sick days in lieu of this compensation.

Any additional compensation must be approved by the Mayor and Council.

**SECTION VII.** Longevity. All full-time salaried employees hired prior to July 1, 2003 shall receive, in addition to the above base salary, the following:

<b>STEP</b>	<b>LONGEVITY %</b>	<b>AFTER YEARS OF SERVICE</b>
1	2	6
2	4	11
3	6	15
4	8	19
5	10	22
6	12	25
7	14 (CAP)	28

**LONGEVITY IS NOT REFLECTED IN 2023 SALARIES ON APPLICABLE EMPLOYEES**

**SECTION VIII.** Contracts. Any contracts or agreements, which have been duly authorized by the Mayor and Council, the terms and conditions of said agreements will be adhered to.

**SECTION IX.** That this ordinance shall be retroactive to January 1, 2024 upon passage and publication as required by law.

**SECTION X.** Unless expressly stated otherwise or required by law, this ordinance shall not create any rights that did not exist before this ordinance and this ordinance shall not be deemed to create any vacancies unless the law requires otherwise.

**SECTION XI.** All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

**SECTION XII.** This ordinance shall be construed consistent with its purpose. Any ambiguities in this ordinance shall be construed in accordance with the purpose of this ordinance. If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the full extent possible. This ordinance repeals provisions of the Borough Code only where stated herein; otherwise this ordinance is amendatory and supplementary to existing provision of the Borough Code.

**SECTION XIII.** This ordinance shall be codified as an amendment to the salary ordinance.

**BOROUGH OF WOODCLIFF LAKE**

**Bergen County, New Jersey**

**Ordinance No. 24-04**

**AN ORDINANCE TO AMEND CHAPTER 287 ENTITLED "SIGNS" 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 287 of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Signs within the Borough of Woodcliff Lake.

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

**Sec. 287-4 Permitted Signs.**

B. Temporary signs (all zones) located on Borough property. No sign shall be erected upon property belonging to the Borough of Woodcliff Lake other than for Borough sponsored events.

**Sec. 287-12 Violations and penalties.**

A. For each and every violation of the provisions of this chapter the owner, lessor, lessee, occupant, sign erector, contractor or other person interested in the premises upon which the violation has been committed, and who refuses to abate said violation within forty-eight (48) hours after written notice has been served upon him by regular mail or personally, shall, upon conviction, be subject to a fine of not more than \$1,250.00; a period of community service not to exceed 90 days, or any combination thereof, in the discretion of the court. The violation of any one provision and each day that a violation continues shall be deemed to constitute a separate offense.

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. 24-05**

**AN ORDINANCE TO AMEND CHAPTER 98 ENTITLED "ANIMALS" 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 98 of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Animals within the Borough of Woodcliff Lake.

**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 1. Dogs**

Sec. 98-16. Dogs running at large; leaving animals outdoors, outdoor animal enclosures.

- A. Dogs running at large. No person owning, keeping or harboring any dog shall suffer or permit it to run at large upon any neighbors' property and/or private property, any public streets, in any public park, in any public building or in any other public place.

Sec. 98-17. Leash required; tethering.

- A. Leash. No person owning, keeping or harboring any dog shall suffer or permit it to be upon any neighbors' property and/or private property, any public streets or in any of the public places of the Borough of Woodcliff Lake unless such dog is accompanied by a person capable of controlling such dog and is securely confined and controlled by an adequate leash not more than six feet long.

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. 24-06**

**AN ORDINANCE TO AMEND CHAPTER 392 ENTITLED "ANIMALS" 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 392 of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Animals 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 III. Poultry and Game Animals.**

**Sec. 392-19. Definitions.**

For the purposes of this Article, the following definitions are hereby adopted:

**GAME ANIMALS** – includes rabbits, mink, foxes and all other animas of any kind or description, whether kept for purposes of domestication or otherwise.

**POULTRY** – includes chickens, ducks, geese, pigeons, pheasants, all birds or poultry of any kind and description.

**Sec. 392-20. Coops.**

- A. All live poultry, pigeons or other fowl shall be confined in coops or runs.
- B. All coops and runs shall be located outside of and complete apart from any building used, in whole or in part, for dwelling purposes in which people congregate or use as a food or eating establishment.
- C. All coop or runs shall be located and constructed in accordance with the regulations, if any, of the Zoning and Building Codes.
- D. All coops hereafter constructed shall be provided with concrete floors.
- E. A sufficient number of roosts to provide roosting space for each individual specimen of poultry or fowl kept in the coop and sufficient number of properly placed drop boards beneath each roost, to catch all droppings excreted by the poultry or other fowl while on the roost, shall be provided.

- F. All coops and runs and the entire surroundings of all such places shall be kept clean at all times and shall be subject to periodic inspection by the Health Officer of the Borough, or his representative.
- G. Coops and runs shall be disinfected or otherwise treated, when so directed by the Board.
- H. The floors of all coops shall be kept clean and dry at all times.
- I. All the droppings shall be removed from each coop and buried, removed from the premises or otherwise disposed of in a manner approved by the Board, at least once each week.
- J. All food for immediate consumption shall be placed in suitable feeding troughs or similar containers, and all other food shall be stored in rat-proof containers at all times.
- K. No coop or run shall be located within 30 feet of any dwelling unit or place where people congregate, or within 200 feet of any food or eating establishment within eight feet of any property line.
- L. No person shall keep more than one individual specimen of poultry or fowl in any coop for each three square feet of usable floor space within said coop.
- M. No poultry food shall be scattered about any premises.
- N. Pigeons may be flown if properly supervised, but for a period of no longer than one hour per day.

**Sec. 392-21. Keeping Poultry For Sale.**

The provisions of Sec. 392-20 do not apply to the keeping of live poultry, pigeons or other fowl for sale or for the preparation for sale, but in those cases the provisions of Sec. 392-24 apply.

**Sec. 392-22. Noisy Fowl.**

No person shall keep any crying rooster or screaming or chattering fowl.

**Sec. 392-23. Fowl at Large.**

No live poultry or other fowl shall be permitted to fly or run at large.

**Sec. 392-24. Keeping and Slaughtering of Poultry.**

- A. It shall be unlawful for any person to engage in the business of selling or preparing for sale live fowl or poultry in the Borough without first having obtained from the Board a license for such purpose.
- B. Before such license is granted, the applicant shall submit to the board an application therefor, in writing, setting forth thereon the description of the premises intended to be so used, the character of the building wherein the business is contemplated to be conducted and also a description of all buildings, if any, located within a distance of 200 feet of the premises intended to be so used.
- C. A license will be denied if the application therefor or an independent investigation reveals that the premises intended to be so used:
  1. Is within 200 feet of any church, library, hospital, sanitarium or other public building, as measured from the nearest boundary line of the premises intended to be so used;
  2. Is detrimental to the health of or constitutes a nuisance to the surrounding neighbors;
  3. Does not strictly comply with all the requirements of this Sanitary Code and the rules and regulations of the State Department of Health; or

4. Will tend to create a nuisance.

- D. All poultry or fowl shall be sold within 24 hours of slaughtering, unless the same shall be adequately refrigerated in accordance with the provisions of this Sanitary Code applying to the refrigeration of meat.
- E. No person shall sell, or offer for sale, any fowl or poultry which is diseased or in any manner unfit of human consumption. This shall apply to such fowl or poultry, whether alive or slaughtered.

**Sec. 392-25. License Required.**

It shall be unlawful to keep poultry or game animals within the limits of the Borough of Woodcliff Lake without first obtaining a license from the Board of Health for that purpose.

**Sec. 392-26. Location Restricted.**

No license shall be issued for the keeping of poultry or game animals in any place so that the same shall be a nuisance to persons residing in the vicinity of the place where such poultry or game animals are to be kept.

**Sec. 392-27 License Fee.**

The fee for any such license shall be Three Dollars (\$3.00), and such license shall be issued for poultry separately and game animals separately. Any license issued under this Article shall expire on the 31<sup>st</sup> day of December following the date of issuance of the same.

**Sec. 392-28. Issuance of License.**

Such license shall be issued by the Board of Health and shall specify the place where such poultry or game animals shall be kept and the maximum number of any class or classes of poultry or game animals shall be kept or intended to be kept thereon.

**Sec. 392-29. Application for License.**

Every application for such a license shall give the name of the applicant, a description and dimensions of the lands whereon the poultry or game animals are to be kept and such other information as may be deemed necessary by the Board of Health and shall be accompanied by the license fee herein specified.

**Sec. 392-30. Poultry to be Confined.**

No poultry shall be allowed to run at large but shall be confined in a suitable poultry house with an enclosed runway, and such coop and runway shall be kept in a clean and sanitary condition and subject at all times to inspection by the Board of Health or its agents.

**Sec. 392-21. Game Animals to be Confined.**

No game animals shall be allowed to run at large but shall be confined on the premises in conformity with regulations promulgated or to be promulgated from time to time by the Board of Health.

**Sec. 392-22. Distance of Animal Structures from Dwellings.**

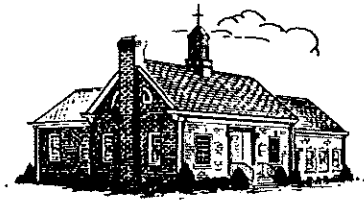
No structure or any part thereof for the housing or keeping of poultry or game animals nor the runway attached to any poultry house shall be less than twenty (20) feet from any dwelling house.

**Sec. 392-23. Revocation of License.**

The Board of Health of the Borough of Woodcliff Lake may revoke any license in case the Board shall determine that the keeping of poultry or game animals at such place has become a nuisance to persons residing in the vicinity of the place where the same are kept, or whenever the license shall violate any of the rules or regulations promulgated or to be promulgated by the Board of Health for the keeping of chickens, ducks, poultry or other livestock. No such license may be revoked until after hearing given by the Board of Health to licensee upon five (5) days' notice in writing.

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

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

**RESOLUTION NO. 24-71  
MARCH 18, 2024**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on March 18, 2024 that an Executive Session closed to the public shall be held on March 18, 2024 at 6:30 P.M. at the Borough of Woodcliff Lake Tice Senior Center, 411 Chestnut Ridge Road, regarding the discussion of matters relating to the specific items designated above.

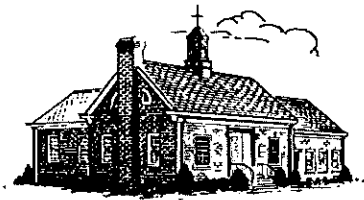
**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of March 18, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Clerk

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 24-72  
MARCH 18, 2024**

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

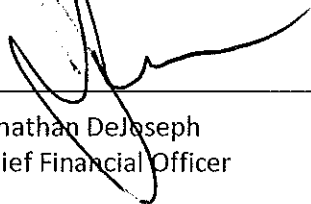
2/15/2024:     \$305,173.03  
2/29/2024:     \$232,704.20  
3/15/2024:     \$213,705.29

**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:                 \$ 413,214.54  
General Capital:             \$ 370,851.05  
Open Space:                 \$     792.00  
Affordable Housing:         \$    2,140.00  
Escrow:                        \$  12,885.25

### 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

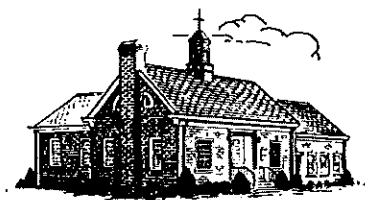
**CERTIFICATION**

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 March 18, 2024.



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Deborah A. Dakin, RMC, CMR  
Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING ADOPTION OF VISION PLAN WITH ROTH FEATURE

### RESOLUTION NO. 24-73

MARCH 18, 2024

**WHEREAS**, the Borough of Woodcliff Lake (hereinafter referred to as the “Employer”) by resolution adopted a Deferred Compensation Plan (hereinafter referred to as the “Plan”) effective November 1, 2003 for the purpose of making available to eligible employees the accrual of tax benefits under a Section 457 Deferred Compensation Plan; and

**WHEREAS**, the Small Business Jobs Act of 2010 amended Section 402A(e)(1) of the Internal Revenue Code (the “Code”); and

**WHEREAS**, the Employer desires its Plan to add Roth provisions brought about by the Small Business Jobs Act of 2010; and

**WHEREAS**, the Employer desires to adopt a restated Plan that is substantially similar to one on which a favorable Private Letter Ruling has been previously obtained from the federal Internal Revenue Service including provisions of The Small Business Job Protection Act of 1996 (United States Public Law No. 104-188), the Tax payer Relief Act of 1997 (United States Public Law No. 105-34), the Economic Growth and Tax Relief Reconciliation Act of 2001 (United States Public Law No. 107-16), Section 401(a)(9) of the Internal Revenue code, the Small Business Jobs Act of 2010, and all such provisions are stated in the plan in terms substantially similar to the text of those provisions in the Code Section 457 including pertinent applicable Treasury Regulations; and

**WHEREAS**, the use of the Ruling is for guidance only and acknowledges that for Internal Revenue Service purposes, the Ruling of another employer is not to be considered precedent;

and

**WHEREAS**, such revised Plan shall supersede the previously adopted Plan.

**NOW, THEREFORE BE IT RESOLVED** that the Employer hereby adopts the attached Restatement to the Deferred Compensation Plan Document from 02-PD-Equitable-E020402 to the revised Plan 20-PDEQUITABLE-091720; and

**BE IT FURTHER RESOLVED** that a certified copy of this resolution shall be forwarded to the Director of the Division of Local Government Services.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of March 18, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING SOLICITORS LICENSE TO THE EXTERIOR COMPANY

RESOLUTION NO. 24-74

MARCH 18, 2024

**WHEREAS**, David Allen, Jonathan Wisniewski, Jarad Ruth, Alex Reiff, Timothy Downs and James Klaips of The Exterior Company have applied to the Borough Clerk's Office for a solicitor's license to sell roofing, siding and gutters; and

**WHEREAS**, the Police Department has stated that there is no reason to deny these applications; and

**WHEREAS**, the applicants have been advised of the rules and guidelines established in the Borough of Woodcliff Lake and strict adherence to this policy must be followed.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake authorize the Borough Clerk to issue a solicitor's license to David Allen, Jonathan Wisniewski, Jarad Ruth, Alex Reiff, Timothy Downs and James Klaips.

### 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 January 29, 2024.

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

**RESOLUTION AUTHORIZING REFUND OF REDEMPTION OF TAX SALE CERTIFICATE  
#22-00001 for BLOCK 1403; LOT 2 - 165 WOODCLIFF AVENUE**

**RESOLUTION NO. 24-75  
March 18, 2024**

**WHEREAS**, at the Municipal Tax Sale held on December 7, 2023, a lien was sold on Block 1403, Lot 2, also known as 165 Woodcliff Avenue, for 2022 delinquent taxes; and

**WHEREAS**, this lien, known as Tax Sale Certificate #22-00001, was sold to MGRP TL CAPITAL LLC at 0% redemption fee and \$42,500.00 premium; and

**WHEREAS**, Mundus Title Agency, Inc., has affected redemption of Tax Sale Certificate #22-00001 in the amount of \$32,540.25.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, that the Tax Collector be and is hereby authorized to Redeem Certificate #22-00001 and send payment of \$75,040.25 to MGRP TL CAPITAL LLC, 12-24 River Road, Fairlawn, NJ 07410.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of March 18, 2024.

*Deborah Dakin*

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING A REFUND OF OVERPAID TAXES (96 Pinecrest Drive)

RESOLUTION NO. 24-76  
MARCH 18, 2024

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

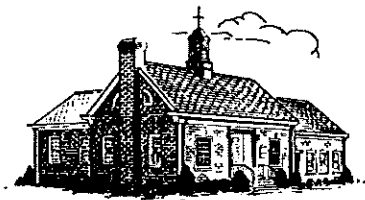
**WHEREAS**, the owner of 96 Pinecrest Drive, Giuseppe Agosta, is totally exempt from taxes due to his Veteran status, his mortgage company made a payment for February 1<sup>st</sup> installment in the amount of \$3,661.56 which resulted in an overpayment.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, that the Tax Collector be and is hereby authorized to refund in the amount of \$3,661.56 to Giuseppe Agosta, of 96 Pinecrest 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 Governing Body at the meeting of March 18, 2024.

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING TENNIS PROGRAM WITH TGA

### RESOLUTION NO. 24-77

MARCH 18, 2024

**WHEREAS**, the Park and Recreation Director and the Council Liaisons for the Park and Recreation Committee have reviewed a 2024 Spring Tennis Program with TGA; and

**WHEREAS**, TGA will provide weekly tennis lessons for the 2024 Spring season; and

**WHEREAS**, TGA will provide both a youth and adult program as set forth on the schedule attached hereto and incorporated herein by reference with the Borough receiving a set amount per participant ; and

**WHEREAS**, the Borough Administrator and Park and Recreation Director 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 that the tennis program offered by TGA for weekly lessons in accord with the attached schedule, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to TGA 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 March 18, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING OLD MILL POOL PARTY RATES FOR THE 2024 SEASON

### RESOLUTION NO. 24-78 MARCH 18, 2024

WHEREAS, the Mayor and Council authorize the Borough to collect the following fees for the 2024 Pool season as stated:

Party Fee: \$300

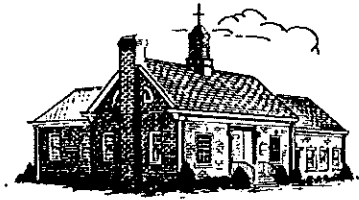
Additional guests (not to exceed 30 maximum) is \$15 per child.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the aforementioned rates are approved as presented.

### 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 March 18, 2024.

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING APPOINTMENT OF DEPUTY TAX COLLECTOR

### RESOLUTION NO. 24-79 MARCH 18, 2024

**WHEREAS**, the Governing Body seeks to appoint Megan Doherty as Deputy Tax Collector for the Borough at an annual salary of \$10,000.00 effective April 1, 2024; and

**WHEREAS**, pursuant to N.J.S.A. 40A:9-148, every municipal tax collector and/or deputy tax collector shall hold their office for a term of four (4) years; and

**WHEREAS**, the Borough Administrator has reviewed this matter and recommends the appointment of Megan Doherty as Deputy Tax Collector at an annual salary of \$10,000.00 effective April 1, 2024.

**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 Megan Doherty be and is hereby appointed to the position of Deputy Tax Collector for the Borough for a term of four (4) years effective April 1, 2024; and

**BE IT FURTHER RESOLVED**, that Megan Doherty will be paid an annual salary of \$10,000.00 in her position as Deputy Tax Collector for the Borough of Woodcliff Lake; and

**BE IT FURTHER RESOLVED** that a copy of this resolution be placed in the personnel file of Megan Doherty upon its passage.

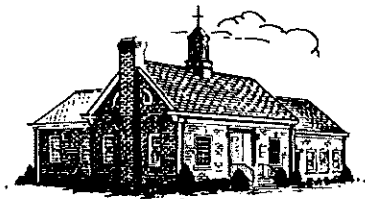
**CERTIFICATION**

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 March 18, 2024.

*Deborah Dakin*

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING PAYMENT APPLICATION NO. 3 FOR GLEN ROAD CULVERT IMPROVEMENTS (NJDOT FUNDED), BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 24-80  
MARCH 18, 2024**

**WHEREAS**, the Borough of Woodcliff Lake and CMS Construction previously entered into a contract agreement for the Glen Road Culvert Improvements (NJDOT Funded), Woodcliff Lake Bergen County; and

**WHEREAS**, Neglia Engineering has submitted Payment Application No. 3, a copy of which is attached hereto and incorporated herein by reference, to be paid to CMS Construction in the amount of \$230,814.50; and

**WHEREAS**, the Borough Administrator and Finance Officer have reviewed Payment Application No. 3, attached hereto and incorporated herein by reference, submitted by Neglia Engineering with regards to this matter and recommend the approval of same; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available for Payment Application 3, a copy of which is attached hereto and incorporated herein by reference.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that Payment Application No.3 submitted by Neglia Engineering for Glen Road Culvert Improvements (NJDOT Funded) in the amount of \$230,814.50 to be paid to CMS Construction be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate payment to CMS Construction in accord

with Payment Application No. 3 attached hereto and incorporated herein by reference; and

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

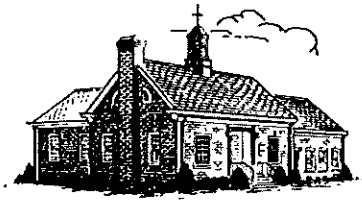
**CERTIFICATION**

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 March 18, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

**RESOLUTION AUTHORIZING EMERGENCY TEMPORARY  
APPROPRIATIONS FOR THE YEAR 2024**

**RESOLUTION NO. 24-81  
MARCH 18, 2024**

**WHEREAS**, an emergent condition has arisen, in that the Borough of Woodcliff Lake is expected to enter into contracts, commitments or payments prior to the adoption of the 2024 budget and no adequate provision has been made in the 2024 temporary budget for the aforesaid purposes; and

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

**WHEREAS**, the total emergency temporary appropriation resolutions adopted in the year 2022 pursuant to the provision of Chapter 96, P.L. 1951 (N.J.S. 40A:4-20) including this resolution total \$4,635,000.00 for the Current Fund.

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

1. Emergency temporary appropriations be and the same are hereby made in the amount of \$4,635,000.00 for the Current Fund, as follows:

<u>CURRENT FUND</u>	<u>SALARIES AND WAGES</u>	<u>OTHER EXPENSES</u>	
General Administration	\$ 60,000.00	\$ 45,000.00	
Mayor and Council	\$ 8,000.00	\$ 3,000.00	
Municipal Clerk	\$ 30,000.00	\$ 15,000.00	
Financial Administration	\$ 40,000.00	\$ 10,000.00	
Information Technology			
Audit Services			
Revenue Administration		\$ 5,000.00	
Tax Assessment		\$ 20,000.00	
Legal Services		\$ 35,000.00	
Engineering Services		\$ 10,000.00	
Planning Board	\$ 10,000.00	\$ 10,000.00	
Zoning Board of Adjustment	\$ 10,000.00	\$ 5,000.00	
Uniform Construction Code	\$ 50,000.00	\$ -	
Insurance - Other Insurance Premiums		\$ 50,000.00	
Insurance – Workers' Compensation		\$ -	
Group Insurance Plans for Employees		\$ 450,000.00	
Unemployment Insurance		\$ 1,000.00	
Police	\$ 800,000.00	\$ 50,000.00	
Police Dispatch/911		\$ 85,000.00	
Office of Emergency Management	\$ 5,000.00	\$ 4,000.00	
Aid to Volunteer Fire Dept	\$ -	\$ 20,000.00	
First Aid Organization		\$ 5,000.00	
Fire Hydrant Services		\$ 5,000.00	
Fire Prevention Bureau	\$ 15,000.00	\$ -	
Municipal Court		\$ 25,000.00	
Streets and Roads	\$ 250,000.00	\$ 60,000.00	
Shade Tree Commission		\$ 5,000.00	
Solid Waste Collection	\$ 60,000.00	\$ 60,000.00	
Buildings and Grounds	\$ 40,000.00	\$ 50,000.00	
Vehicle Maintenance		\$ 40,000.00	
Public Health Services		\$ 10,000.00	
Animal Control		\$ 1,000.00	
Parks and Recreation	\$ 100,000.00	\$ 250,000.00	
Maintenance of Parks		\$ 50,000.00	
Library Membership		\$ 20,000.00	
Celebration of Public Events		\$ 5,000.00	
Electricity		\$ 50,000.00	
Street Lighting		\$ 30,000.00	

Telephone		\$ 10,000.00	
Water		\$ 5,000.00	
Gasoline		\$ 50,000.00	
Sewerage Processing and Disposal	\$ 50,000.00	\$ 20,000.00	
Landfill Dumping Fees		\$ 90,000.00	
Public Employees Retirement System		\$ 207,000.00	
Social Security		\$ 100,000.00	
Police and Fire Retirement System		\$ 871,000.00	
Defined Contribution Retirement Program	\$ 5,000.00		
Judgments		\$ -	
Interest on Bonds		\$ 65,000.00	
<u>OPERATION -OUTSIDE CAP</u>			
BCUA Shared Sewer Charges		\$ 200,000.00	
Capital Improvement Fund		\$ -	
Total Appropriations	\$ 1,528,000.00	\$ 3,107,000.00	\$ 4,635,000.00

2. Said emergency temporary appropriations will be provided for in the 2024 budget.
3. That one (1) certified copy of this resolution is filed with the Director of the Division of Local Government Services.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of March 18, 2024.

*Deborah Dakin*

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING APPOINTMENT OF PART-TIME SENIOR VAN DRIVER

**RESOLUTION NO. 24-82  
MARCH 18, 2024**

**WHEREAS**, the Borough of Woodcliff Lake seeks to hire a part-time driver to assist our seniors with transportation; and

**WHEREAS**, Danilo Noriega has submitted an application and possesses the necessary licenses for said position; and

**WHEREAS**, after a review of Mr. Noriega's application, the Governing Body seeks to hire Danilo Noriega to the position of part-time Senior Van Driver effective March 25, 2024 at a hourly rate of \$30.00; and

**WHEREAS**, the Borough Administrator has reviewed this matter and recommends the hiring of Danilo Noriega as a part-time Senior Van Driver effective March 25, 2024.

**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 Danilo Noriega be and hereby hired to the position of part-time Senior Van Driver for the Borough effective March 25, 2024 to be paid an hourly rate of \$30.00; and

**BE IT FURTHER RESOLVED** that a copy of this resolution be placed in the personnel file of Danilo Noriega 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 March 18, 2021.

*Deborah Dakin*

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## A RESOLUTION APPROVING SHARED SERVICES AGREEMENT WITH COUNTY OF BERGEN FOR TREE REMOVAL SERVICES

**RESOLUTION NO. 24-83  
MARCH 18, 2024**

**WHEREAS**, the Borough of Woodcliff Lake (hereinafter the "Borough") is in receipt of a Shared Services Agreement from the County of Bergen regarding Tree Removal Along County Roads with an effective date of January 2024; and

**WHEREAS**, while it is not the County of Bergen's responsibility to remove dead or dying trees within a municipality, as part of the County's concept of providing shared services to local municipalities, the County of Bergen cooperates with local municipalities in removing dead or dying trees located within the public right of way along County roadways; and

**WHEREAS**, the Shared Services Agreement, a copy of which is attached hereto and incorporated herein by reference, outlines the terms of said Agreement and allows the Borough to request tree removal services throughout a five (5) year term with the adoption of this resolution; and

**WHEREAS**, the Borough Administrator and Department of Public Works have reviewed the Shared Services Agreement and recommend the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the Shared Services Agreement between the Borough and the County of Bergen for Tree Removal Along County Roads, effective January 2024 for a term of five (5) years, 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 attached Shared Services Agreement on behalf of the Borough; and

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

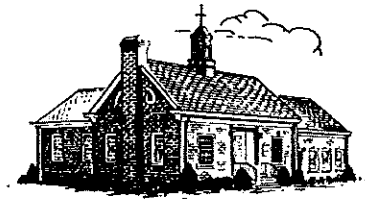
**CERTIFICATION**

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 March 18, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## A RESOLUTION APPROVING ACCUMULATED SICK DAYS DRAWN DOWN INTO 457 ACCOUNT

### RESOLUTION NO. 24-84 MARCH 18, 2024

**WHEREAS**, Sergeant Dennis DeAngelis will be applying 36 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**, Sergeant Dennis DeAngelis has requested that \$11,300.00 be applied to his 457 Plan. He will be paid out \$12,300, which is equivalent to 36 sick days, to also cover payroll taxes, which will be completed with the March 31, 2024 payroll.

**WHEREAS**, the Borough Administrator has reviewed this matter and approves of the 36 sick days to Sergeant Dennis DeAngelis 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 \$12,300, equivalent to 36 sick days, for Sergeant Dennis DeAngelis with \$11,300 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 the Woodcliff Lake Police Department and Sergeant Dennis DeAngelis upon its passage.

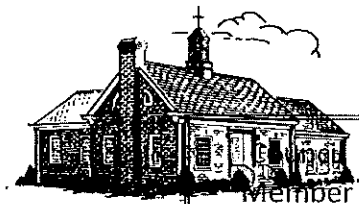
**CERTIFICATION**

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 March 18, 2024.

*Deborah Dakin*

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## A RESOLUTION AUTHORIZING A CONTRACT BETWEEN THE BOROUGH OF WOODCLIFF LAKE AND JAMFEST PRODUCTIONS

### RESOLUTION NO. 24-85 MARCH 18, 2024

**WHEREAS**, the Borough of Woodcliff Lake has identified the benefits of utilizing the services of an event manager for the Woodcliff Lake Springfest; and

**WHEREAS**, the Borough of Woodcliff Lake Director of Parks and Recreation has identified the corporation of JamFest Productions as having the expertise, equipment, and experience necessary to perform this service for the Borough; and

**WHEREAS**, JamFest Productions, has submitted a proposal/contract for their services for an amount that shall not exceed \$5,900; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) permits the awarding of contracts that fall below the bidding threshold be done without competitive bids and provides that the contract itself must be available for public inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake authorizes the execution of the contract between the Borough and JamFest Productions pursuant to their submitted proposal/contract for an amount that shall not exceed \$5,900.

**CERTIFICATION OF FUNDS**

I, Jonathan M. DeJoseph Certified Municipal Finance Officer of the Borough of Woodcliff Lake in the County of Bergen, hereby duly certify that fund(s) are available for Disbursements.




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**JONATHAN DEJOSEPH  
CHIEF FINANCIAL OFFICER**

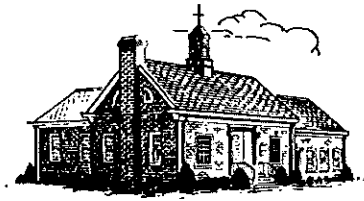
**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of March 18, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING 2024 PERENNIAL SERVICES

### RESOLUTION NO. 24-86

MARCH 18, 2024

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of proposals from Perennial Services, LLC totaling \$22,310.00 for 2024 perennial services at the following locations: (a) Borough Hall/Fire Department; (b) Senior Center; (c) Intersection Saddle River & Chestnut (d) Woodcliff Lake Pool; (e) Woodcliff Lake Old Mill Fields; (f) Westervelt/Lydecker House; and (g) Galaxy Gardens (Goose be Gone Treatment); and

**WHEREAS**, after a review of the proposals submitted, the Borough seeks to award a contract in an amount not to exceed \$25,000.00 to cover any unforeseen costs, which amount reflects an 8% discount for the prepayment of the perennial services; and

**WHEREAS**, the Borough Administrator and Department of Public Works have reviewed the proposals submitted by Perennial Services LLC, copies of which are attached hereto and incorporated herein by reference, and recommend the approval of same; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and Perennial Services LLC for the 2024 perennial services, 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 Mayor and Council of the Borough of Woodcliff Lake, that the proposals submitted by Perennial Services LLC in the amount not to exceed \$25,000.00 for the 2024 Perennial Services at the within referenced locations, copies of which are 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 execution of the contract agreement between the Borough and Perennial Services LLC, attached hereto and incorporated herein by reference; 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 Perennial Services LLC upon its passage.

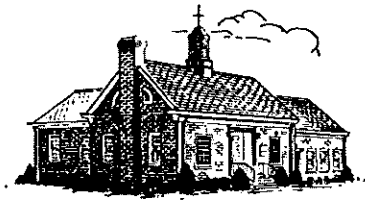
**CERTIFICATION**

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 March 18, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

**A RESOLUTION APPROVING A SETTLEMENT OF THE TAX APPEALS FILED BY BRIGHTON NORSE REALTY LLC FOR THE TAX YEAR 2023 AUTHORIZING THE SPECIAL TAX APPEAL ATTORNEY'S OFFICE TO EXECUTE AND FILE A STIPULATION OF SETTLEMENT THEREON**

**RESOLUTION NO. 24-87  
MARCH 18, 2023**

**WHEREAS**, Brighton Norse Realty LLC, is the owner of properties, known and designated as Block 202, Lot 4 as shown on the Tax Map of the Borough of Woodcliff Lake and commonly known as 520 Chestnut Ridge Road:

**WHEREAS**, Brighton Norse Realty LLC had filed tax appeals in the Tax Court of New Jersey for the years 2020 through 2023; and

**WHEREAS**, Plaintiff and Defendant have entered into a Stipulation of Settlement for the tax years 2020, 2021 and 2022 conditioned upon the approval and filing of a Stipulation of Settlement for the tax year 2023; and

**WHEREAS**, Defendant has acknowledged that the application of the Freeze Act (N.J.S.A. 54:51A-8) shall not be rendered inapplicable or in any way affected by the Defendant's annual reassessment program, for the years 2024 and 2025; and

**WHEREAS**, the parties wish to memorialize the terms of the settlement for the Tax Year 2023 which would satisfy the condition as set forth in the Stipulation of Settlement for the Tax Years 2020, 2021 and 2022.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey that the settlement of the Brighton Norse Realty LLC tax appeal for the tax year 2023, by way of separate Stipulation, ("2023 Stipulation") as set forth and further making the Freeze Act mutually applicable to the parties for the years 2024 and 2025; and

**BE IT FURTHER RESOLVED** that Special Tax Appeal Attorney's Office is hereby authorized and directed to execute a Stipulation of Settlement to effectuate the foregoing settlement together with such other documents that are necessary to effectuate same.

**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 March 18, 2024.



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