



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
411 CHESTNUT RIDGE ROAD  
WOODCLIFF LAKE, NEW JERSEY  
MAY 20, 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**

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

**CLOSED SESSION**

Resolution No. 24-102      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

MOTION to approve Resolution No. 24-102 was made by Councilman Stern, second by Councilwoman Margolis and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, Councilwoman Marsh, Council President Pollack, and Councilman Stern.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

MOTION to approve the Minutes of April 15, 2024 (Closed), was made by Councilwoman

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

MOTION to approve the Minutes of April 15, 2024 (Open), was made by Councilwoman Marsh, second by Councilwoman Gadaleta and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, Councilwoman Marsh, Council President Pollack, and Councilman Stern.

**PUBLIC COMMENT**

(limited to 3 minutes per speaker)

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

Josephine Higgins, Woodcliff Lake, stated that the Ordinances are for a lot of bans and bonds. When will the budget be posted on the website? Clerk Dakin responded that it would be up by Tuesday afternoon. Ms. Higgins asked when the Master Plan Ordinances were going to be put in place? Councilwoman Marsh responded that the Land Use Board is working on it. Ms. Higgins asked how much State aid Woodcliff Lake will be receiving this year. Administrator Padilla replied \$579,781.00. Administrator Padilla also stated that the hit Woodcliff Lake received this year is the Hilton closing. Councilwoman Margolis stated that there are new County programs becoming available and we are looking into them. Councilwoman Marsh also reminded everyone that there will be items such as benches up for sponsorship at Galaxy Gardens.

MOTION to close to the public was made by Councilwoman Gadaleta, second by Councilwoman Marsh and unanimously approved.

**PROCLAMATIONS**

- ALS Awareness Month
- Jewish Heritage Month
- Mental Health Awareness Month
- Peace Officers Memorial Day and Police Officer Week
- Gratitude for Sports Expert

**COUNCIL MEMBER REPORTS**

Councilman Stern stated that our Tax Assessor, Ray Tighe, resigned recently and we have a Resolution on the Agenda tonight for a new Tax Assessor. He also works in Fort Lee. We have a Resolution on the Agenda for DMR Architects to perform a Vacant Land Analysis. This is the first step for the Affordable Housing Committee to take to get a plan in place. Additionally, we are looking to hire a new Affordable Housing attorney.

Councilwoman Brodsky stated that May is Mental Health Awareness month. She had the pleasure of attending a seminar for Stigma Free. Additionally, the Woodcliff Lake Shade Tree Committee's presentation on Global Climate/Local Effect that was held on Monday, May 13, 2024, from 7PM to 9PM at the Tice Senior Center was a success. Everyone that attended found it highly informative. On June 12, 2024, there will be a first meeting for members of the Young Seniors (55 and over). Please check our website for more details. The SpringFest was a great event as well.

Councilwoman Gadaleta stated that the fire department extinguished an active fire on Werimus Road quickly. The pool will open on time with thanks to the DPW for their help.

Councilwoman Margolis stated that the Memorial Day celebration will begin at 9AM at the VFW on Broadway with the parade following at 10:30. Woodcliff Lake residents are invited to the pool party at the Town Pool from 1PM to 7PM. The snack stand will be open and there will be refreshments for the young and over twenty-one. On May 28, 2024, at 2:45 PM at the police department we will have our annual Supplies for Success where we will be stuffing backpacks with school supplies for the kids in the area that are in need. On our Agenda tonight we have a Resolution for our Camp Director and Assistant Director. You can still sign up for the pool, camp, and tennis on our website or at Borough Hall. Please note that the Borough Hall is open until 6PM on Tuesdays and Wednesdays. Our tennis program is going great, and we have received a \$160,000 grant for security cameras within town.

Councilwoman Marsh stated that Affordable Housing is an important issue. Jeff Zenn gave us some recommendations and we are grateful. Please come forward if you have any ideas on how to bring in more revenue for Woodcliff Lake. We are hopeful to have the Tree and Menorah Lighting at Galaxy Gardens this year. If you have any questions or concerns, please reach out to us directly, not on social media.

Council President Pollack stated that the Glen Road Bridge is now open. The Finance Department has been working on the Budget every single day and we will be introducing it tonight. There were some big decisions that had to be made as we had a shift in balance with commercial residents vs. residential residents. The Budget and the Bond Ordinances that are on the Agenda tonight are in the best interest and stability of Woodcliff Lake.

### **ENGINEER'S REPORT**

(Please see attached).

### **ADMINISTRATOR'S REPORT**

Administrator Padilla stated that with tonight's Agenda, including all Ordinances on the Agenda, the Borough's debt will be \$19.3 million. This is nowhere near our authorized capacity. We started our road program last year. We are trying to get things started for when school gets out, but we cannot promise it. Administrator Padilla stated that if you drive through Montvale, you

will see some new signs which are sponsored by companies. Woodcliff Lake is looking at doing something similar. Please reach out to me if you would like to sponsor a sign. A thank you to Councilwoman Brodsky for having a local landscaper do some work to beautify the Causeway. We had the resignation of a member of our Finance Department. Therefore, on the Agenda there is a Resolution for the hiring of a part-time payroll person. In the past, our building department did CCO inspections. The State made a change that anyone holding a UCC license cannot do inspections. Going forward, our fire prevention department will be overseeing inspections. With a recommendation coming from Councilwoman Brodsky, the driveway by the tree farm will now be called Tree Farm Way.

### ORDINANCES

Public Hearing Ordinance No. 24-07

BOND ORDINANCE TO AUTHORIZE THE CONSTRUCTION OF A PASSIVE PARK AT THE INTERSECTION OF WERIMUS ROAD AND WOODCLIFF AVENUE IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$3,500,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

MOTION to adopt Ordinance No. 24-07 was made by Council President Pollack, second by Councilman Stern.

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

No comments.

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

MOTION to adopt Ordinance No. 24-07 was made by Council President Pollack, second by Councilman Stern and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, Councilwoman Marsh, Council President Pollack, and Councilman Stern.

Introduction Ordinance No. 24-08

An Ordinance to Amend Chapter 265 Entitled "Property Maintenance" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to adopt Ordinance No. 24-08 was made by Councilwoman Gadaleta, second by Councilman Stern.

MOTION to open to the public was made by Councilwoman Margolis, second by Councilwoman

Gadaleta and unanimously approved.

No comments.

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

MOTION to adopt Ordinance No. 24-08 was made by Councilwoman Gadaleta, second by Councilman Stern and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, Councilwoman Marsh, Council President Pollack, and Councilman Stern.

Introduction     Ordinance No. 24-09  
                         Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank N.J.S.A. 40A:4-45.14.

MOTION to introduce Ordinance No. 24-09 was made by Councilman Stern, second by Councilwoman Marsh and unanimously approved.

Introduction     Ordinance No. 24-10  
                         BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW ADDITIONAL FURNISHINGS, NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT, AND A NEW AUTOMOTIVE VEHICLE, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,357,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

MOTION to introduce Ordinance No. 24-10 was made by Councilwoman Gadaleta, second by Councilman Stern and unanimously approved.

Introduction     Ordinance No. 24-11  
                         BOND ORDINANCE TO AMEND THE TITLE AND SECTIONS 4, 5, 6, 7, 8, 10 AND 11 OF THE BOND ORDINANCE (ORD. NO. 23-08) ENTITLED: "BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS DUE TO DAMAGE FROM TROPICAL STORM IDA IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$3,000,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS," ADOPTED ON JUNE 12, 2023

MOTION to introduce Ordinance No. 24-11 was made by Councilman Stern, second by Councilwoman Marsh and unanimously approved.

Introduction     Ordinance No. 24-12  
                         REFUNDING BOND ORDINANCE PROVIDING FOR THE FUNDING OF (A) A \$1,020,000 EMERGENCY

APPROPRIATION FOR TAX APPEALS AND (B) \$1,236,255 IN TAX APPEAL SETTLEMENTS, IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE ADDITIONAL SUM OF \$1,245,000 TO PAY THE COST THEREOF AND TO AUTHORIZE THE ISSUANCE OF \$2,265,000 OF BONDS OR NOTES TO FINANCE THE FUNDING OF SAID EMERGENCY APPROPRIATION AND ADDITIONAL APPROPRIATION.

MOTION to introduce Ordinance No. 24-12 was made by Councilwoman Brodsky, second by Councilman Stern and unanimously approved.

Introduction     Ordinance No. 24-13  
                         Stormwater Management Control

MOTION to introduce Ordinance No. 24-13 was made by Councilwoman Marsh, second by Councilwoman Brodsky and unanimously approved.

**CONSENT AGENDA**

MOTION to amend the Consent Agenda to include Resolution No. 24-130 was made by Councilwoman Margolis, second by Councilman Stern and unanimously approved.

MOTION to approve the Consent Agenda as amended was made by Councilwoman Brodsky, second by Councilwoman Margolis and unanimously approved.

**ADJOURNMENT**

MOTION to adjourn was made by Councilwoman Brodsky, second by Councilwoman Marsh and unanimously approved. The meeting was adjourned at 8:00 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR  
Borough Clerk

## PROCLAMATION

**WHEREAS**, Amyotrophic lateral sclerosis (ALS) known by many as Lou Gehrig's disease, is a progressive fatal neurodegenerative disease in which a person's brain loses connection with the muscles, slowing taking away their ability to walk, talk, eat, and eventually breathe; and

**WHEREAS**, every 90 minutes someone is diagnosed with ALS and someone passes away from ALS; and

**WHEREAS**, on average, patients diagnosed with ALS only survive two to five years from the time of diagnosis; and

**WHEREAS**, ALS has no cure; and

**WHEREAS**, people who have served in the military are more likely to develop ALS and die from the disease than those with no history of military service; and

**WHEREAS**, securing access to new therapies, durable medical equipment, and communication technologies is of vital importance to people living with ALS; and

**WHEREAS**, clinical trials play a pivotal role in evaluating new treatments, enhancing quality of life, and fostering assistive technologies for those living with ALS; and

**WHEREAS**, we celebrate the 10<sup>th</sup> Anniversary of the Ice Bucket Challenge through a renewed commitment to galvanize public awareness and support funding leading to significant investments in ALS research; and

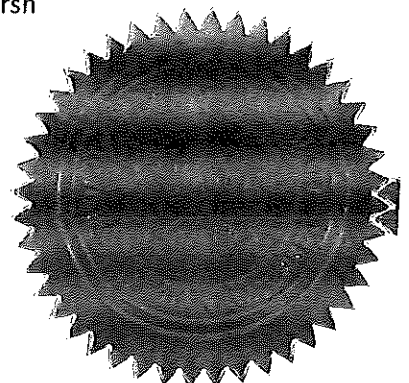
**WHEREAS**, ALS Awareness Month increases the public's awareness of people with ALS' dire circumstances, and acknowledges the terrible impact this disease has, not only on the person but on his or her family and the community, and recognizes the research being done to eradicate this disease.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake do hereby proclaim May 2024 as ALS AWARENESS MONTH. We call upon all Americans to join in supporting ALS research, advocating for increased funding, and standing in solidarity with those affected by this relentless disease.

Mayor Carlos Rendo

Councilwoman Julie Brodsky  
Councilwoman Jennifer Margolis  
Council President Benjamin Pollack

Councilwoman Jacqueline Gadaleta  
Councilwoman Nicole Marsh  
Councilman Josh Stern



## PROCLAMATION

**WHEREAS**, for centuries, the perseverance, hope, and unshakeable faith of the Jewish people have inspired people around the world. During Jewish American Heritage Month, we celebrate the immeasurable impact of Jewish values, contributions, and culture on our Nation's character and recommit to realizing the promise of America for all Jewish Americans; and

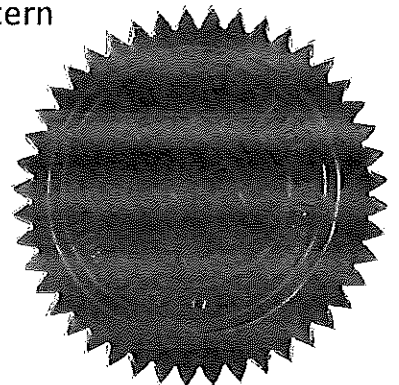
**WHEREAS**, as we celebrate the Jewish American community's contributions this month, we also honor their resilience in the face of a long and painful history of persecution. We honor Jewish Americans, who have never given up on the promise of our Nation. We celebrate the contributions, culture, and values that they have passed down from generation to generation and that have shaped who we are as Americans. We remember that the power lies within each of us to rise together against, hate, to see each other as fellow human beings, and to ensure that the Jewish community is afforded the safety, security, and dignity they deserve as they continue to shine their light in America and around the world.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake do hereby proclaim May 2024 as JEWISH-AMERICAN HERITAGE MONTH. We call upon all Americans to learn more about the heritage and contributions of Jewish Americans and to observe this month with appropriate programs, activities, and ceremonies.

Mayor Carlos Rendo

Councilwoman Julie Brodsky  
Councilwoman Jennifer Margolis  
Council President Benjamin Pollack

Councilwoman Jacqueline Gadaleta  
Councilwoman Nicole Marsh  
Councilman Josh Stern



## PROCLAMATION

**WHEREAS**, during National Mental Health Awareness Month, we recognize the bravery and resilience of the tens of millions of Americans living with mental health conditions, and we show our gratitude for the dedicated mental health professionals and devoted loved ones who stand by them every step of the way. Mental health care is health care; and

**WHEREAS**, being able to get health care when you need it is essential to living a full, productive, and healthy life – that goes for mental health care too. Mental health care can help people find joy and purpose, ensuring they have access to the care they need is about dignity; and

**WHEREAS**, each one of us has a role to play in changing the narrative and ending the stigmatization of mental health issues. We can start by showing compassion so everyone feels free to ask for help and learning the warning signs of emotional distress and suicide; and

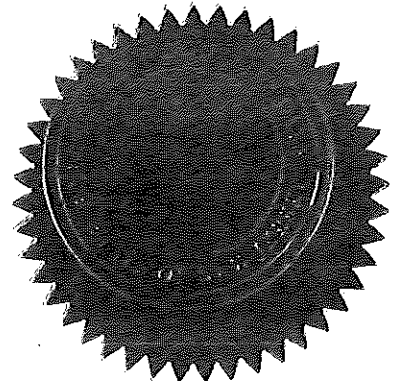
**WHEREAS**, to anyone struggling with mental health, know that you are not alone. As Americans, we have a duty to are to reach out to one another and leave no one behind. We are all in this together.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake do hereby proclaim May 2024 as MENTAL HEALTH AWARENESS MONTH. We call upon all Americans to join in activities and take action to strengthen the mental health of our communities and our Nation.

Mayor Carlos Rendo

Councilwoman Julie Brodsky  
Councilwoman Jennifer Margolis  
Council President Benjamin Pollack

Councilwoman Jacqueline Gadaleta  
Councilwoman Nicole Marsh  
Councilman Josh Stern



**PROCLAMATION  
In Recognition of National Police Week**

**WHEREAS**, every day, police officers pin their shields and walk out the door, rushing into harm's way to keep the rest of us safe. Being a police officer is more than what they do – it is who they are. On Peace Officers Memorial Day and during Police Week, we recognize the incredible courage our Nation's police officers and honor the fallen heroes, whose ultimate sacrifice we can never repay; and

**WHEREAS**, the International Association of Chiefs of Police has declared law enforcement officer safety and wellness a top priority, and the IACP's Center for Officer Safety and Wellness promotes the importance of individual, agency, family, and community safety and wellness awareness; and

**WHEREAS**, the members of the Woodcliff Lake Police Department play an essential role in safeguarding the rights and freedoms of the citizens of the Borough of Woodcliff Lake; and

**WHEREAS**, it is important that all citizens know and understand the problems, duties and responsibilities of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

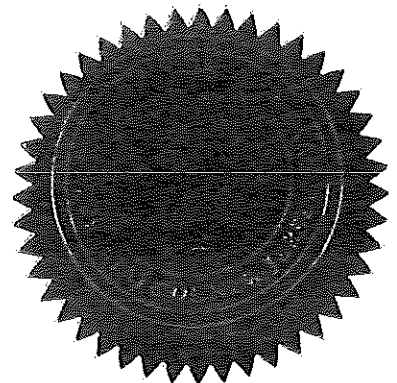
**WHEREAS**, the Woodcliff Lake Police Department has grown to be a progressive and professional law enforcement agency which unceasingly provides a vital public service.

**NOW THEREFORE BE IT RESOLVED** that the Woodcliff Lake Mayor and Council call upon all citizens of the Borough of Woodcliff Lake and upon all patriotic, civic and educational organizations to observe National Police Week in which all of our people may join in commemorating police officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

Mayor Carlos Rendo

Councilwoman Julie Brodsky  
Councilwoman Jennifer Margolis  
Council President Benjamin Pollack

Councilwoman Jacqueline Gadaleta  
Councilwoman Nicole Marsh  
Councilman Josh Stern



# PROCLAMATION

## GRATITUDE TO SPORTS EXPERT

**WHEREAS**, Mr. Lee and his family have been serving Pascack Valley athletes and sports organizations since 1990; and

**WHEREAS**, known for fine quality products at competitive prices, and backed by the best service anywhere, Sports Expert meets all your local sport's needs; and

**WHEREAS**, their extensive inventory allows for fast delivery, so every athlete is fitted for game day. Distinguishing themselves from the large sporting good chains with outstanding customer service, Sports Expert provides individual attention and fast turnaround time; and

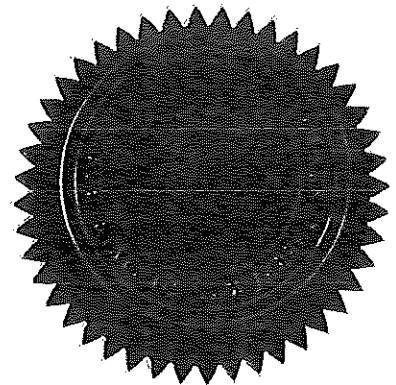
**WHEREAS**, Mr. Lee supported Arsenal Soccer Club for Hillsdale Baseball/Softball, Hillsdale Soccer, Hillsdale Hoops, Montvale Baseball/Softball, Montvale Athletic League (M.A.L.) Soccer, Park Ridge Football, Park Ridge Baseball/Softball, Park Ridge Soccer, River Vale Football, River Vale Baseball/Softball, River Vale Soccer, Woodcliff Lake Football, Woodcliff Lake Baseball/Softball, Woodcliff Lake Soccer, Woodcliff Lake Basketball, Woodcliff Lake Wrestling, Pascack Hills HS, Pascack Valley HS, Park Ridge HS, Westwood HS, Ann Blanche Smith School, George White School, Woodcliff Lake Middle School and others.

**NOW THEREFORE BE IT RESOLVED** that the Woodcliff Lake Mayor and Council wish Mr. Lee and his family all of the best as they start their new chapter and thank them for all their service to our community and our children.

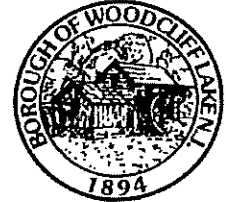
Mayor Carlos Rendo

Councilwoman Julie Brodsky  
Councilwoman Jennifer Margolis  
Council President Benjamin Pollack

Councilwoman Jacqueline Gadaleta  
Councilwoman Nicole Marsh  
Councilman Josh Stern



**MAY 2024 ENGINEERS REPORT**  
**BOROUGH OF WOODCLIFF LAKE**  
**MAY 16, 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 substantially complete with bridge now open to vehicular traffic. Project closeout to occur following NJDOT final inspection for LTPF grant, completion of any remaining punch list items, final contractor invoicing and maintenance bond to be supplied.

**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 to occur on or about 5/30/24 with summer paving anticipated with final schedule to be coordinated and approved by the Borough.

**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. We understand the bypass pumps have been secured and Sanzari to mobilize for construction once all remaining shop drawings are approved and materials are secured and on hand. Neglia to follow up with Sanzari for anticipated start date.

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

NJDEP Land Use Permit and the NJDEP TWA sewer Permit have been secured. Plans and Specifications being finalized for bidding asap pending final structural and electrical design coordination. Neglia working to have final plan plans and specs completed by and ready for bidding in July with bid dates/bid schedule to be coordinated with the Borough.

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

Final Construction Plans and Specifications completed and project out to bid. Bid opening is scheduled for June 6<sup>th</sup> with anticipated award at the June 17<sup>th</sup> meeting pending receipt of a favorable bid, availability of funds, and pending receipt of the NJDEP Land Use Permit due back on May 26. Neglia has provided proposal for Construction Management services to be authorized by the Borough prior to construction.

---

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 awarded to D&L Paving in the amount of \$551,105.11 for the Base Bid and Alternates A, B, C, and D for Campbell Avenue (NJDOT), Birchwood Road, Stacey Court, Renee Court, and Manhole Reconstructions. Contracts provided to Borough for execution and pre-construction meeting to be coordinated with the Borough with paving schedule to be coordinated and approved by the Borough.

7. **MS4 Stormwater Mapping and MS4 Assistance Grant**

Neglia provided a proposal for MS4 Stormwater Mapping to meet latest NJDEP MS4 Regulations to the Borough for review. NJDEP extended Tier A MS4 Grant to June 30, 2024 for grant to assist with the cost of the mapping. Neglia provided grant application for Borough signature so this can be submitted asap. Neglia is prepared to proceed with the MS4 Mapping 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 MA 2024 award deadline of October 31, 2025. Neglia is prepared to proceed with the survey, design, and NJDOT PMRS pre-bid submissions once our proposal is approved/authorized by the Borough.

9. **Year 2024-2025 Paving Projects Road Selections**

Preliminary Engineer's estimates for Brookview Drive, Borough Hall Parking Lot and Drainage improvements, Evan Court, West Hill Road, and additional Manhole Reconstructions provided to Borough for review. Neglia to review with Borough and Borough DPW for the purposes of providing a formal proposal to the Borough for survey, design, and bid documents for the Year 2024-2025 Paving Program once roads are selected.

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

Neglia prepared a preliminary concept plan and preliminary engineer's estimate in May 2023 to regrade/restore the area where the Old Barn previously sat along with paving of the north Train Station lot and associated site restoration. Neglia can provide a proposal for final engineering design and bid documents upon request should the Borough wish to proceed with the project.

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

\\nea-file01\WDOX5\MUN\WDLA\WDLAADM24001\ENGINEERING\00458907.DOCX

ORDINANCE NO. 24-07

BOND ORDINANCE TO AUTHORIZE THE CONSTRUCTION OF A PASSIVE PARK AT THE INTERSECTION OF WERIMUS ROAD AND WOODCLIFF AVENUE IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$3,500,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

-----

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

Section 1. The Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to construct a passive park on Borough-owned property at the intersection of Werimus Road and Woodcliff Avenue (the former Galaxy Garden site), including site and drainage improvements, construction of various structures and a parking lot and installation of park amenities, in, by and for the Borough. Said improvements shall include all work, materials, equipment and appurtenances necessary and suitable therefor.

Section 2. The sum of \$3,500,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. It is anticipated that grants in the aggregate amount of \$246,506 from the County of Bergen Open Space, Recreation, Floodplain Protection, Farmland and Historic Preservation Trust Fund shall be received by the Borough to finance the cost of said purpose. Said grant funds shall be applied as set forth in Section 10 hereof. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefitted.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Borough, and (2) it is necessary to finance said purpose by the issuance of obligations of said Borough pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the total estimated cost

of said purpose is \$3,500,000, and (4) \$175,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$3,325,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$500,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that the sum of \$175,000 in the Borough of Woodcliff Lake Municipal Open Space Preservation Trust Fund is now available to serve as the down payment on said purpose. The sum of \$175,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Borough of an aggregate principal amount not exceeding \$3,325,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$3,325,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations

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

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of fifteen years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$3,325,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any private contributions, any funds received from the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly. In the event that any such funds received shall be in excess of the bonds authorized by this ordinance, said excess funds shall be applied to the reimbursement of the down payment appropriated herein.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 12. The Borough intends to issue the bonds or notes to finance the cost of the improvements described in Section 1 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough expects to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

**BOROUGH OF WOODCLIFF LAKE**  
**Bergen County, New Jersey**

**ORDINANCE NO. 24-08**  
**AN ORDINANCE TO AMEND CHAPTER 265 ENTITLED "PROPERTY MAINTENANCE" 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 265 of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Property Maintenance within the Borough of Woodcliff Lake; and

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

**Sec. 265-24. Violations and Penalties.**

Any person who shall violate any of the provisions of this chapter or any order promulgated hereunder shall, upon conviction, be punished by a fine not to exceed \$1,000 or by imprisonment in the county jail for a period not to exceed 90 days, or by both such fine and imprisonment, and each violation of any of the provisions of this chapter and each day that such violation shall continue shall be deemed to be a separate and distinct offense.

**Sec. 265-28. Water Drainage.**

It shall be unlawful for any person or property owner to discharge, divert or direct any storm water, drainage water, pool discharge water or waste, etc. to any neighboring property or onto any street within the Borough of Woodcliff Lake. This provision shall be enforced by any one of the following Borough departments: Property Maintenance, Construction Official, Police Department and Department of Public Works. Pool water may be discharged into the street.

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

**ORDINANCE NO. 24-09**

**BOROUGH OF WOODCLIFF LAKE  
CALENDAR YEAR 2024  
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO  
ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

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

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff lake in the County of Bergen finds it advisable and necessary to increase its CY 2024 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

**WHEREAS**, the Mayor and Council hereby determines that a 1.0% increase in the budget for said year, amounting to \$120,069 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

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

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of the Borough of Woodcliff Lake shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$420,243 and that the CY 2024 municipal budget for the Borough of Woodcliff Lake be approved and adopted in accordance with this ordinance; and

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

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

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

**ORDINANCE NO. 24-10**

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW ADDITIONAL FURNISHINGS, NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT, AND A NEW AUTOMOTIVE VEHICLE, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,357,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

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

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

Section 2. There is hereby appropriated to the payment of the cost of making the improvements described in Sections 1 and 4 hereof (hereinafter referred to as "purposes"), the respective amounts of money hereinafter stated as the appropriation for said respective purposes. Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. It is anticipated that a Federal Congressional Grant in the amount of \$160,000 shall be received by the Borough to finance the cost of the Police Department equipment acquisition described in Section 4.A hereof. Said grant funds shall be applied as set forth in Section 12 hereof. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

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

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

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

SCHEDULE OF IMPROVEMENTS, PURPOSES AND AMOUNTS

A. Acquisition of new additional or replacement equipment and machinery consisting of automated license plate reader equipment for the use of the Police Department.

Appropriation and Estimated Cost	\$ 160,000
Down Payment Appropriated	\$ 7,620
Bonds and Notes Authorized	\$ 152,380
Period of Usefulness	10 years

B. Acquisition of a new automotive vehicle (with a gross vehicle weight rating (GVWR) in excess of 15,000 pounds), including original apparatus and equipment, consisting of a garbage truck for the use of the Department of Public Works.

Appropriation and Estimated Cost	\$ 325,000
Down Payment Appropriated	\$ 15,480
Bonds and Notes Authorized	\$ 309,520
Period of Usefulness	10 years

C. Undertaking of various improvements to public buildings and facilities. It is hereby determined and stated that said public buildings being improved are of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law").

Appropriation and Estimated Cost	\$ 277,000
Down Payment Appropriated	\$ 13,200
Bonds and Notes Authorized	\$ 263,800
Period of Usefulness	15 years

D. Acquisition of new additional or replacement equipment and machinery and new communication and signal systems equipment for the use of the Fire Department consisting of (i) radio equipment and (ii) self-contained breathing apparatus equipment.

Appropriation and Estimated Cost	\$ 43,000
Down Payment Appropriated	\$ 2,050
Bonds and Notes Authorized	\$ 40,950
Period of Usefulness	10 years

E. Acquisition of new additional or replacement equipment and machinery consisting of turnout gear for the use of the Fire Department.

Appropriation and Estimated Cost	\$ 22,000
Down Payment Appropriated	\$ 1,100
Bonds and Notes Authorized	\$ 20,900
Period of Usefulness	5 years

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

Appropriation and Estimated Cost	\$ 5,000
Down Payment Appropriated	\$ 520
Bonds and Notes Authorized	\$ 4,480
Period of Usefulness	5 years

G. Undertaking of improvements to athletic fields at various locations.

Appropriation and Estimated Cost	\$ 25,000
Down Payment Appropriated	\$ 1,200
Bonds and Notes Authorized	\$ 23,800
Period of Usefulness	15 years

H. Undertaking of the engineering phase for various road improvements.

Appropriation and Estimated Cost	\$ 50,000
Down Payment Appropriated	\$ 2,400
Bonds and Notes Authorized	\$ 47,600
Period of Usefulness	10 years

I. Undertaking of various improvements to the Train Station parking lot.

Appropriation and Estimated Cost	\$ 450,000
Down Payment Appropriated	\$ 21,430
Bonds and Notes Authorized	\$ 428,570
Period of Usefulness	10 years

-----	
Aggregate Appropriation and Estimated Cost	\$1,357,000
Aggregate Down Payment Appropriated	\$ 65,000
Aggregate Amount of Bonds and Notes Authorized	\$1,292,000

Section 5. The cost of such purposes, as hereinbefore stated, includes the aggregate amount of \$175,000 which is estimated to be necessary to finance the cost of such

purposes, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 6. It is hereby determined and stated that monies exceeding \$65,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purposes. The sum of \$65,000 is hereby appropriated from such moneys to the payment of the cost of said purposes.

Section 7. To finance said purposes, bonds of said Borough of an aggregate principal amount not exceeding \$1,292,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 8. To finance said purposes, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$1,292,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 9. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 10. It is hereby determined and declared that the average period of usefulness of said purposes, according to their reasonable lives, taking into consideration the respective amounts of bonds or notes authorized for said purposes, is a period of 11.01 years computed from the date of said bonds.

Section 11. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$1,292,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

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

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

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

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

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

## ORDINANCE NO. 24-11

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

-----

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

Section 1. The title of Ordinance No. 23-08 originally entitled:

"BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS DUE TO DAMAGE FROM TROPICAL STORM IDA IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$3,000,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS"

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

"BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS DUE TO DAMAGE FROM TROPICAL STORM IDA IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$5,700,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS."

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

"Section 4. The several purposes hereby authorized for the financing of which said obligations are to be issued are set forth in the following "Schedule of Improvements, Purposes and

Amounts" which schedule also shows (1) the amount of the appropriation and the estimated cost of each such purpose, and (2) the amount of each sum which is to be provided by the down payment hereinafter appropriated to finance such purposes, and (3) the estimated maximum amount of bonds and notes to be issued for each such purpose, and (4) the period of usefulness of each such purpose, according to its reasonable life, computed from the date of said bonds:

SCHEDULE OF IMPROVEMENTS, PURPOSES AND AMOUNTS

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

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

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

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

---

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

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

"Section 5. The cost of such purposes, as hereinbefore stated, includes the aggregate amount of \$990,000 which is estimated to be necessary to finance the cost of such purposes, including architect's fees, accounting, engineering and inspection costs, legal expenses

and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law")."

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

"Section 6. It is hereby determined and stated that moneys exceeding \$272,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purposes. The sum of \$272,000 is hereby appropriated from such moneys to the payment of the cost of said purposes."

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

"Section 7. To finance said purposes, bonds of said Borough of an aggregate principal amount not exceeding \$5,428,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted."

Section 6. Section 8 of the Prior Ordinance is hereby amended to increase the amount of bond anticipation notes authorized from \$2,857,000 to \$5,428,000 (an increase of \$2,571,000), and shall hereafter read as follows:

"Section 8. To finance said purposes, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$5,428,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding."

Section 7. Section 10 of the Prior Ordinance is hereby amended to increase the average period of usefulness of the purposes authorized from 32.46 years to 36.03 years (an increase of 3.57 years), and shall hereafter read as follows:

"Section 10. It is hereby determined and declared that the average period of usefulness of said purposes, according to their reasonable lives, taking into consideration the respective amounts of bonds or notes authorized for said purposes, is a period of 36.03 years computed from the date of said bonds."

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

"Section 11. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$5,428,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law."

Section 9. The capital budget is hereby amended to conform with the provisions of this amendatory bond ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 10. This ordinance shall take effect twenty days after the first publication thereof after final passage.

**ORDINANCE NO. 24-12**

REFUNDING BOND ORDINANCE PROVIDING FOR THE FUNDING OF (A) A \$1,020,000 EMERGENCY APPROPRIATION FOR TAX APPEALS AND (B) \$1,236,255 IN TAX APPEAL SETTLEMENTS, IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE ADDITIONAL SUM OF \$1,245,000 TO PAY THE COST THEREOF AND TO AUTHORIZE THE ISSUANCE OF \$2,265,000 OF BONDS OR NOTES TO FINANCE THE FUNDING OF SAID EMERGENCY APPROPRIATION AND ADDITIONAL APPROPRIATION.

-----  
**WHEREAS**, the Borough Council of the Borough of Woodcliff Lake, in the County of Bergen, New Jersey (the "Borough"), pursuant to a resolution adopted on November 20, 2023 in accordance with N.J.S.A. 40A:4-46, made an emergency appropriation in the amount of \$1,020,000 to pay tax refunds resulting from property tax appeals and related expenses; and

**WHEREAS**, the Borough, as a result of cases brought before the Tax Court of New Jersey as set forth in a schedule on file with the Tax Collector (the "Schedule"), incorporated herein by this reference as if fully set forth herein, presently owes the sum of \$1,236,255 to the various property owners in said Borough for taxes levied by the Borough, as set forth in the Schedule; and

**WHEREAS**, the Borough Council of said Borough has determined that it is in the best interest of the Borough to (A) fund the \$1,020,000 emergency appropriation for tax appeals and related expenses, and (B) finance the cost of said tax refunds in the amount of \$1,236,255, pursuant to the provisions of N.J.S.A. 40A:2-51, by the adoption of a refunding bond ordinance providing for payment thereof, including expenses, appropriating the additional sum of \$1,245,000 to pay the cost thereof, and authorizing the issuance of \$2,265,000 of bonds or notes of said Borough to finance the funding of said emergency appropriation and the additional appropriation;

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

Section 1. The Borough of Woodcliff Lake, in the County of Bergen, New Jersey (the "Borough") is hereby authorized to (A) fund the \$1,020,000 emergency appropriation for tax appeals previously made pursuant to a resolution adopted by the Borough Council of the Borough on November 20, 2023 and (B) refund the aggregate amount of \$1,236,255 resulting from cases brought before the Tax Court of New Jersey presently owing by the Borough to the owners of the various properties for taxes levied by the Borough, as more particularly described and set forth on the schedule hereby incorporated by this reference as if fully set forth herein (the "Schedule"), and presently on file in the office of the Tax Collector and available for inspection during normal business hours.

Section 2. The Borough Council of the Borough hereby determines that the Borough is authorized by Section 51(a) of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law") to issue its refunding bonds or notes as

hereinafter provided to (A) pay or fund the \$1,020,000 emergency appropriation and (B) pay or fund the \$1,236,255 tax appeal settlements, both as set forth in Section 1 hereof.

Section 3. The sum of \$1,245,000 is hereby appropriated to (A) pay or fund the amount of \$1,236,255 set forth in clause (B) of Section 1 hereof and (B) pay an amount not exceeding \$8,745, being the cost of the issuance of refunding bonds or notes and expenses in connection with the tax appeals, including printing, advertising, accounting and financial and legal expenses therefor permitted by Section 51(b) of the Local Bond Law.

Section 4. To finance the funding of the \$1,020,000 emergency appropriation and the additional \$1,245,000 appropriation made in Section 3 hereof for the tax appeal settlements and expenses and debt issuance costs (collectively, hereinafter referred to as Apurpose@), bonds of said Borough of an aggregate principal amount not exceeding \$2,265,000 are hereby authorized to be issued pursuant to the Local Bond Law (the "Refunding Bonds"). The Refunding Bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. The Refunding Bonds shall be direct and general obligations of said Borough and said Borough shall be obligated to levy ad valorem taxes upon all the taxable real property within said Borough for the payment of the principal of the Refunding Bonds and the interest thereon without limitation as to rate or amount. The full faith and credit of said Borough shall be and are hereby pledged for the punctual payment of the principal of and interest on the Refunding Bonds. Each Refunding Bond issued pursuant to this ordinance shall recite that it is issued pursuant to the Local Bond Law and shall also recite that all conditions, acts and things required by the Constitution or statutes of the State of New Jersey to exist, to have happened and to have been performed precedent to and in the issuance of said bond exist, have happened and have been performed, and that said bond, together with all other indebtedness of said Borough, is within every debt and other limit prescribed by the Constitution or statutes of said State. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted, except that the Refunding Bonds shall mature at such time or times, not exceeding 40 years from their date, as may be approved by the Local Finance Board.

Section 5. To finance said purpose, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$2,265,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 6. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations

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

Section 7. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$2,265,000, but said \$2,265,000 shall be deducted from gross debt pursuant to Section 52 of the Local Bond Law, and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 8. It is hereby determined and stated that (A) a certified copy of this refunding bond ordinance as passed on first reading shall be filed with the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey prior to the final adoption thereof, together with a complete statement in the form prescribed by said Director and signed by the chief financial officer of the Borough as to the amounts of the emergency appropriation and outstanding tax refunds to be financed by the issuance of the Refunding Bonds or the notes and (B) no sum need be appropriated hereby as a down payment.

Section 9. This ordinance shall take effect twenty days after the first publication thereof after final passage, provided that the consent of the Local Finance Board has been endorsed upon a certified copy of this ordinance as finally adopted.

removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). The plan shall contain information on BMP location, design, ownership, maintenance tasks and frequencies, and other details as specified in Chapter 8 of the NJ BMP Manual, as well as the tasks specific to the type of BMP, as described in the applicable chapter containing design specifics.

3. If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.
4. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.
5. If the party responsible for maintenance identified under Section X.B.3 above is not a public agency, the maintenance plan and any future revisions based on Section X.B.7 below shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken.
6. Preventative and corrective maintenance shall be performed to maintain the functional parameters (storage volume, infiltration rates, inflow/outflow capacity, etc.) of the stormwater management measure, including, but not limited to, repairs or replacement to the structure; removal of sediment, debris, or trash; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation; and repair or replacement of non-vegetated linings.
7. The party responsible for maintenance identified under Section X.B.3 above shall perform all of the following requirements:
  - i. maintain a detailed log of all preventative and corrective maintenance for the structural stormwater management measures incorporated into the design of the development, including a record of all inspections and copies of all maintenance-related work orders;
  - ii. evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed; and
  - iii. retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by Section X.B.6 and B.7 above.
8. The requirements of Section X.B.3 and B.4 do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another

governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department.

*Note: It may be appropriate to delete requirements in the maintenance and repair plan that are not applicable if the ordinance requires the facility to be dedicated to the municipality. If the municipality does not want to take this responsibility, the ordinance should require the posting of a two year maintenance guarantee in accordance with N.J.S.A. 40:55D-53. Maintenance and inspection guidance can be found on the Department's website at:*

<https://dep.nj.gov/stormwater/maintenance-guidance/>.

9. In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or County may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.
- C. Nothing in this subsection shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53

#### **Section XI. Penalties:**

Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this ordinance shall be subject to the following penalties:

{TO SPECIFY}

#### **Section XII. Severability:**

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

#### **Section XIII. Effective Date:**

This Ordinance shall be in full force and effect from and after its adoption and any publication as required by law.

**BOROUGH OF WOODCLIFF LAKE  
188 PASCACK ROAD, WOODCLIFF LAKE, NJ**

**ORDINANCE NO. 24-13**

**Stormwater Control**

**Section I. Scope and Purpose:**

**A. Policy Statement**

Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs and low impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.

**B. Purpose**

The purpose of this ordinance is to establish minimum stormwater management requirements and controls for "major development," as defined below in Section II.

**C. Applicability**

1. This ordinance shall be applicable to the following major developments:
  - a. Non-residential major developments; and
  - b. Aspects of residential major developments that are not pre-empted by the Residential Site Improvement Standards at N.J.A.C. 5:21.
2. This ordinance shall also be applicable to all major developments undertaken by the Borough of Woodcliff Lake.
3. An application required by ordinance pursuant to C.1 above that has been submitted prior to July 15, 2024, shall be subject to the stormwater management requirements in effect on July 14, 2024.
4. An application required by ordinance for approval pursuant to (b)1 above that has been submitted on or after March 2, 2021, but prior to July 15, 2024, shall be subject to the stormwater management requirements in effect on July 14, 2024.
5. Notwithstanding any rule to the contrary, a major development for any public roadway or railroad project conducted by a public transportation entity that has determined a preferred alternative or reached an equivalent milestone before July

17, 2023, shall be subject to the stormwater management requirements in effect prior to July 17, 2023.

**D. Compatibility with Other Permit and Ordinance Requirements**

Development approvals issued pursuant to this ordinance are to be considered an integral part of development approvals and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of public health, safety, and general welfare.

This ordinance is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

**Section II. Definitions:**

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. The definitions below are the same as or based on the corresponding definitions in the Stormwater Management Rules at N.J.A.C. 7:8-1.2.

"CAFRA Centers, Cores or Nodes" means those areas with boundaries incorporated by reference or revised by the Department in accordance with N.J.A.C. 7:7-13.16.

"CAFRA Planning Map" means the map used by the Department to identify the location of Coastal Planning Areas, CAFRA centers, CAFRA cores, and CAFRA nodes. The CAFRA Planning Map is available on the Department's Geographic Information System (GIS).

"Community basin" means an infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond, established in accordance with N.J.A.C. 7:8-4.2(c)14, that is designed and constructed in accordance with the New Jersey Stormwater Best Management Practices Manual, or an alternate design, approved in accordance with N.J.A.C. 7:8-5.2(g), for an infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond and that complies with the requirements of this chapter.

"Compaction" means the increase in soil bulk density.

"Contributory drainage area" means the area from which stormwater runoff drains to a stormwater management measure, not including the area of the stormwater management measure itself.

“Core” means a pedestrian-oriented area of commercial and civic uses serving the surrounding municipality, generally including housing and access to public transportation.

“County review agency” means an agency designated by the County Commissioners to review municipal stormwater management plans and implementing ordinance(s). The county review agency may either be:

1. A county planning agency or
2. A county water resource association created under N.J.S.A 58:16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

“Department” means the Department of Environmental Protection.

“Designated Center” means a State Development and Redevelopment Plan Center as designated by the State Planning Commission such as urban, regional, town, village, or hamlet.

“Design engineer” means a person professionally qualified and duly licensed in New Jersey to perform engineering services that may include, but not necessarily be limited to, development of project requirements, creation and development of project design and preparation of drawings and specifications.

“Development” means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlarge-enlargement of any building or structure, any mining excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission is required under the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et seq.*

In the case of development of agricultural land, development means: any activity that requires a State permit, any activity reviewed by the County Agricultural Board (CAB) and the State Agricultural Development Committee (SADC), and municipal review of any activity not exempted by the Right to Farm Act , N.J.S.A 4:1C-1 *et seq.*

“Disturbance” means the placement or reconstruction of impervious surface or motor vehicle surface, or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Milling and repaving is not considered disturbance for the purposes of this definition.

“Drainage area” means a geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving waterbody or to a particular point along a receiving waterbody.

“Environmentally constrained area” means the following areas where the physical alteration of the land is in some way restricted, either through regulation, easement,

deed restriction or ownership such as: wetlands, floodplains, threatened and endangered species sites or designated habitats, and parks and preserves. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

"Environmentally critical area" means an area or feature which is of significant environmental value, including but not limited to: stream corridors, natural heritage priority sites, habitats of endangered or threatened species, large areas of contiguous open space or upland forest, steep slopes, and well head protection and groundwater recharge areas. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

"Empowerment Neighborhoods" means neighborhoods designated by the Urban Coordinating Council "in consultation and conjunction with" the New Jersey Redevelopment Authority pursuant to N.J.S.A 55:19-69.

"Erosion" means the detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

"Green infrastructure" means a stormwater management measure that manages stormwater close to its source by:

1. Treating stormwater runoff through infiltration into subsoil;
2. Treating stormwater runoff through filtration by vegetation or soil; or
3. Storing stormwater runoff for reuse.

"HUC 14" or "hydrologic unit code 14" means an area within which water drains to a particular receiving surface water body, also known as a sub-watershed, which is identified by a 14-digit hydrologic unit boundary designation, delineated within New Jersey by the United States Geological Survey.

"Impervious surface" means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

"Infiltration" is the process by which water seeps into the soil from precipitation.

"Lead planning agency" means one or more public entities having stormwater management planning authority designated by the regional stormwater management planning committee pursuant to N.J.A.C. 7:8-3.2, that serves as the primary representative of the committee.

"Major development" means an individual "development," as well as multiple developments that individually or collectively result in:

1. The disturbance of one or more acres of land since February 2, 2004;
2. The creation of one-quarter acre or more of "regulated impervious surface" since February 2, 2004;

3. The creation of one-quarter acre or more of "regulated motor vehicle surface" since March 2, 2021 *{or the effective date of this ordinance, whichever is earlier}*; or
4. A combination of 2 and 3 above that totals an area of one-quarter acre or more. The same surface shall not be counted twice when determining if the combination area equals one-quarter acre or more.

Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of paragraphs 1, 2, 3, or 4 above. Projects undertaken by any government agency that otherwise meet the definition of "major development" but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered "major development."

*NOTE: The definition of major development above aligns with the definition at N.J.A.C. 7:8-1.2 and is recommended for consistency. Alternatively, a municipality may adopt the following definition, which is the minimum standard required. Municipalities that have already adopted the definition at N.J.A.C. 7:8-1.2 or another definition that goes beyond the minimum requirement should not reduce the stringency of their definition by adopting the minimum standard.*

*"Major development" means an individual "development," as well as multiple developments that individually or collectively result in the disturbance of one or more acres of land since February 2, 2004.*

*Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually result in the disturbance of one or more acres of land since February 2, 2004. Projects undertaken by any government agency that otherwise meet the definition of "major development" but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered "major development."*

*Additionally, individual municipalities may define major development with a smaller area of disturbance, a smaller area of regulated impervious or motor vehicle surface, or both.*

"Motor vehicle" means land vehicles propelled other than by muscular power, such as automobiles, motorcycles, autocycles, and low speed vehicles. For the purposes of this definition, motor vehicles do not include farm equipment, snowmobiles, all-terrain vehicles, motorized wheelchairs, go-carts, gas buggies, golf carts, ski-slope grooming machines, or vehicles that run only on rails or tracks.

"Motor vehicle surface" means any pervious or impervious surface that is intended to be used by "motor vehicles" and/or aircraft, and is directly exposed to precipitation including, but not limited to, driveways, parking areas, parking garages, roads, racetracks, and runways.

"Municipality" means any city, borough, town, township, or village.

“New Jersey Stormwater Best Management Practices (BMP) Manual” or “BMP Manual” means the manual maintained by the Department providing, in part, design specifications, removal rates, calculation methods, and soil testing procedures approved by the Department as being capable of contributing to the achievement of the stormwater management standards specified in this chapter. The BMP Manual is periodically amended by the Department as necessary to provide design specifications on additional best management practices and new information on already included practices reflecting the best available current information regarding the particular practice and the Department’s determination as to the ability of that best management practice to contribute to compliance with the standards contained in this chapter. Alternative stormwater management measures, removal rates, or calculation methods may be utilized, subject to any limitations specified in this chapter, provided the design engineer demonstrates to the municipality, in accordance with Section IV.F. of this ordinance and N.J.A.C. 7:8-5.2(g), that the proposed measure and its design will contribute to achievement of the design and performance standards established by this chapter.

“Node” means an area designated by the State Planning Commission concentrating facilities and activities which are not organized in a compact form.

“Nutrient” means a chemical element or compound, such as nitrogen or phosphorus, which is essential to and promotes the development of organisms.

“Person” means any individual, corporation, company, partnership, firm, association, political subdivision of this State and any state, interstate or Federal agency.

“Pollutant” means any dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, refuse, oil, grease, sewage sludge, munitions, chemical wastes, biological materials, medical wastes, radioactive substance (except those regulated under the Atomic Energy Act of 1954, as amended (42 U.S.C. §§ 2011 *et seq.*)), thermal waste, wrecked or discarded equipment, rock, sand, cellar dirt, industrial, municipal, agricultural, and construction waste or runoff, or other residue discharged directly or indirectly to the land, ground waters or surface waters of the State, or to a domestic treatment works. “Pollutant” includes both hazardous and nonhazardous pollutants.

“Public roadway or railroad” means a pathway for use by motor vehicles or trains that is intended for public use and is constructed by, or on behalf of, a public transportation entity. A public roadway or railroad does not include a roadway or railroad constructed as part of a private development, regardless of whether the roadway or railroad is ultimately to be dedicated to and/or maintained by a governmental entity.

“Public transportation entity” means a Federal, State, county, or municipal government, an independent State authority, or a statutorily authorized public-private partnership program pursuant to P.L. 2018, c. 90 (N.J.S.A. 40A:11-52 *et seq.*), that performs a public roadway or railroad project that includes new construction, expansion, reconstruction, or improvement of a public roadway or railroad.

“Recharge” means the amount of water from precipitation that infiltrates into the ground and is not evapotranspired.

“Regulated impervious surface” means any of the following, alone or in combination:

1. A net increase of impervious surface;
2. The total area of impervious surface collected by a new stormwater conveyance system (for the purpose of this definition, a “new stormwater conveyance system” is a stormwater conveyance system that is constructed where one did not exist immediately prior to its construction or an existing system for which a new discharge location is created);
3. The total area of impervious surface proposed to be newly collected by an existing stormwater conveyance system; and/or
4. The total area of impervious surface collected by an existing stormwater conveyance system where the capacity of that conveyance system is increased.

“Regulated motor vehicle surface” means any of the following, alone or in combination:

1. The total area of motor vehicle surface that is currently receiving water;
2. A net increase in motor vehicle surface; and/or  
quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant, where the water quality treatment will be modified or removed.

“Sediment” means solid material, mineral or organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water or gravity as a product of erosion.

“Site” means the lot or lots upon which a major development is to occur or has occurred.

“Soil” means all unconsolidated mineral and organic material of any origin.

“State Development and Redevelopment Plan Metropolitan Planning Area (PA1)” means an area delineated on the State Plan Policy Map and adopted by the State Planning Commission that is intended to be the focus for much of the State’s future redevelopment and revitalization efforts.

“State Plan Policy Map” is defined as the geographic application of the State Development and Redevelopment Plan’s goals and statewide policies, and the official map of these goals and policies.

“Stormwater” means water resulting from precipitation (including rain and snow) that runs off the land’s surface, is transmitted to the subsurface, or is captured by separate storm sewers or other sewage or drainage facilities or conveyed by snow removal equipment.

“Stormwater management BMP” means an excavation or embankment and related areas designed to retain stormwater runoff. A stormwater management BMP may

either be normally dry (that is, a detention basin or infiltration system), retain water in a permanent pool (a retention basin), or be planted mainly with wetland vegetation (most constructed stormwater wetlands).

“Stormwater management measure” means any practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated pollutants, or to induce or control the infiltration or groundwater recharge of stormwater or to eliminate illicit or illegal non-stormwater discharges into stormwater conveyances.

“Stormwater runoff” means water flow on the surface of the ground or in storm sewers, resulting from precipitation.

“Stormwater management planning agency” means a public body authorized by legislation to prepare stormwater management plans.

“Stormwater management planning area” means the geographic area for which a stormwater management planning agency is authorized to prepare stormwater management plans, or a specific portion of that area identified in a stormwater management plan prepared by that agency.

“Tidal Flood Hazard Area” means a flood hazard area in which the flood elevation resulting from the two-, 10-, or 100-year storm, as applicable, is governed by tidal flooding from the Atlantic Ocean. Flooding in a tidal flood hazard area may be contributed to, or influenced by, stormwater runoff from inland areas, but the depth of flooding generated by the tidal rise and fall of the Atlantic Ocean is greater than flooding from any fluvial sources. In some situations, depending upon the extent of the storm surge from a particular storm event, a flood hazard area may be tidal in the 100-year storm, but fluvial in more frequent storm events.

“Urban Coordinating Council Empowerment Neighborhood” means a neighborhood given priority access to State resources through the New Jersey Redevelopment Authority.

“Urban Enterprise Zones” means a zone designated by the New Jersey Enterprise Zone Authority pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et. seq.

“Urban Redevelopment Area” is defined as previously developed portions of areas:

1. Delineated on the State Plan Policy Map (SPPM) as the Metropolitan Planning Area (PA1), Designated Centers, Cores or Nodes;
2. Designated as CAFRA Centers, Cores or Nodes;
3. Designated as Urban Enterprise Zones; and
4. Designated as Urban Coordinating Council Empowerment Neighborhoods.

“Water control structure” means a structure within, or adjacent to, a water, which intentionally or coincidentally alters the hydraulic capacity, the flood elevation resulting from the two-, 10-, or 100-year storm, flood hazard area limit, and/or floodway limit of

the water. Examples of a water control structure may include a bridge, culvert, dam, embankment, ford (if above grade), retaining wall, and weir.

“Waters of the State” means the ocean and its estuaries, all springs, streams, wetlands, and bodies of surface or groundwater, whether natural or artificial, within the boundaries of the State of New Jersey or subject to its jurisdiction.

“Wetlands” or “wetland” means an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

### **Section III. Design and Performance Standards for Stormwater Management Measures**

- A. Stormwater management measures for major development shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity control, and stormwater runoff quality treatment as follows:
  - 1. The minimum standards for erosion control are those established under the Soil and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules at N.J.A.C. 2:90.
  - 2. The minimum standards for groundwater recharge, stormwater quality, and stormwater runoff quantity shall be met by incorporating green infrastructure.
- B. The standards in this ordinance apply only to new major development and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. The standards do not apply to new major development to the extent that alternative design and performance standards are applicable under a regional stormwater management plan or Water Quality Management Plan adopted in accordance with Department rules.

*Note: Alternative standards shall provide at least as much protection from stormwater-related loss of groundwater recharge, stormwater quantity and water quality impacts of major development projects as would be provided under the standards in N.J.A.C. 7:8-5.*

### **Section IV. Stormwater Management Requirements for Major Development**

- A. The development shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a major development in accordance with Section X.
- B. Stormwater management measures shall avoid adverse impacts of concentrated flow on habitat for threatened and endangered species as documented in the Department’s Landscape Project or Natural Heritage Database established under N.J.S.A. 13:1B-15.147 through 15.150, particularly *Helonias bullata* (swamp pink) and/or *Clemmys muhlenbergi* (bog turtle).

- C. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of Section IV.P, Q and R:
1. The construction of an underground utility line provided that the disturbed areas are revegetated upon completion;
  2. The construction of an aboveground utility line provided that the existing conditions are maintained to the maximum extent practicable; and
  3. The construction of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material.
- D. A waiver from strict compliance from the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of Section IV.O, P, Q and R may be obtained for the enlargement of an existing public roadway or railroad; or the construction or enlargement of a public pedestrian access, provided that the following conditions are met:
1. The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;
  2. The applicant demonstrates through an alternatives analysis, that through the use of stormwater management measures, the option selected complies with the requirements of Section IV.O, P, Q and R to the maximum extent practicable;
  3. The applicant demonstrates that, in order to meet the requirements of Section IV.O, P, Q and R, existing structures currently in use, such as homes and buildings, would need to be condemned; and
  4. The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under IV.D.3 above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of Section IV.O, P, Q and R that were not achievable onsite.
- E. Tables 1 through 3 below summarize the ability of stormwater best management practices identified and described in the New Jersey Stormwater Best Management Practices Manual to satisfy the green infrastructure, groundwater recharge, stormwater runoff quality and stormwater runoff quantity standards specified in Section IV.O, P, Q and R. When designed in accordance with the most current version of the New Jersey Stormwater Best Management Practices Manual, the stormwater management measures found at N.J.A.C. 7:8-5.2 (f) Tables 5-1, 5-2 and 5-3 and listed below in Tables 1, 2 and 3 are presumed to be capable of providing stormwater controls for the design and performance standards as outlined in the tables below. Upon amendments of the New Jersey Stormwater Best Management Practices to reflect additions or deletions of BMPs meeting these standards, or changes in the presumed performance of BMPs designed in accordance with the New Jersey Stormwater BMP Manual, the Department shall publish in the New Jersey Registers a notice of administrative change revising the applicable table. The most current version of the BMP Manual can be found on the Department's website at:

<https://dep.nj.gov/stormwater/bmp-manual/>.

- F. Where the BMP tables in the NJ Stormwater Management Rule are different due to updates or amendments with the tables in this ordinance the BMP Tables in the Stormwater Management rule at N.J.A.C. 7:8-5.2(f) shall take precedence.

<b>Table 1 Green Infrastructure BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity</b>				
<b>Best Management Practice</b>	<b>Stormwater Runoff Quality TSS Removal Rate (percent)</b>	<b>Stormwater Runoff Quantity</b>	<b>Groundwater Recharge</b>	<b>Minimum Separation from Seasonal High Water Table (feet)</b>
Cistern	0	Yes	No	--
Dry Well <sup>(a)</sup>	0	No	Yes	2
Grass Swale	50 or less	No	No	2 <sup>(e)</sup> 1 <sup>(f)</sup>
Green Roof	0	Yes	No	--
Manufactured Treatment Device <sup>(a) (g)</sup>	50 or 80	No	No	Dependent upon the device
Pervious Paving System <sup>(a)</sup>	80	Yes	Yes <sup>(b)</sup> No <sup>(c)</sup>	2 <sup>(b)</sup> 1 <sup>(c)</sup>
Small-Scale Bioretention Basin <sup>(a)</sup>	80 or 90	Yes	Yes <sup>(b)</sup> No <sup>(c)</sup>	2 <sup>(b)</sup> 1 <sup>(c)</sup>
Small-Scale Infiltration Basin <sup>(a)</sup>	80	Yes	Yes	2
Small-Scale Sand Filter	80	Yes	Yes	2
Vegetative Filter Strip	60-80	No	No	--

(Notes corresponding to annotations <sup>(a)</sup> through <sup>(g)</sup> are found on Page D-14)

<b>Table 2</b> <b>Green Infrastructure BMPs for Stormwater Runoff Quantity</b> <b>(or for Groundwater Recharge and/or Stormwater Runoff Quality</b> <b>with a Waiver or Variance from N.J.A.C. 7:8-5.3)</b>				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Bioretention System	80 or 90	Yes	Yes <sup>(b)</sup> No <sup>(c)</sup>	2 <sup>(b)</sup> 1 <sup>(c)</sup>
Infiltration Basin	80	Yes	Yes	2
Sand Filter <sup>(b)</sup>	80	Yes	Yes	2
Standard Constructed Wetland	90	Yes	No	N/A
Wet Pond <sup>(d)</sup>	50-90	Yes	No	N/A

(Notes corresponding to annotations <sup>(b)</sup> through <sup>(d)</sup> are found on Page D-14)

<b>Table 3</b> <b>BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater</b> <b>Runoff Quantity</b> <b>only with a Waiver or Variance from N.J.A.C. 7:8-5.3</b>				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Blue Roof	0	Yes	No	N/A
Extended Detention Basin	40-60	Yes	No	1
Manufactured Treatment Device <sup>(h)</sup>	50 or 80	No	No	Dependent upon the device
Sand Filter <sup>(c)</sup>	80	Yes	No	1
Subsurface Gravel Wetland	90	No	No	1
Wet Pond	50-90	Yes	No	N/A

(Notes corresponding to annotations <sup>(b)</sup> through <sup>(d)</sup> are found on Page D-14)

Notes to Tables 1, 2, and 3:

- (a) subject to the applicable contributory drainage area limitation specified at Section IV.O.2;
  - (b) designed to infiltrate into the subsoil;
  - (c) designed with underdrains;
  - (d) designed to maintain at least a 10-foot wide area of native vegetation along at least 50 percent of the shoreline and to include a stormwater runoff retention component designed to capture stormwater runoff for beneficial reuse, such as irrigation;
  - (e) designed with a slope of less than two percent;
  - (f) designed with a slope of equal to or greater than two percent;
  - (g) manufactured treatment devices that meet the definition of green infrastructure at Section II;
  - (h) manufactured treatment devices that do not meet the definition of green infrastructure at Section II.
- G. An alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate may be used if the design engineer demonstrates the capability of the proposed alternative stormwater management measure and/or the validity of the alternative rate or method to the municipality. A copy of any approved alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate shall be provided to the Department in accordance with Section VI.B. Alternative stormwater management measures may be used to satisfy the requirements at Section IV.O only if the measures meet the definition of green infrastructure at Section II. Alternative stormwater management measures that function in a similar manner to a BMP listed at Section O.2 are subject to the contributory drainage area limitation specified at Section O.2 for that similarly functioning BMP. Alternative stormwater management measures approved in accordance with this subsection that do not function in a similar manner to any BMP listed at Section O.2 shall have a contributory drainage area less than or equal to 2.5 acres, except for alternative stormwater management measures that function similarly to cisterns, grass swales, green roofs, standard constructed wetlands, vegetative filter strips, and wet ponds, which are not subject to a contributory drainage area limitation. Alternative measures that function similarly to standard constructed wetlands or wet ponds shall not be used for compliance with the stormwater runoff quality standard unless a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section IV.D is granted from Section IV.O.
- H. Whenever the stormwater management design includes one or more BMPs that will infiltrate stormwater into subsoil, the design engineer shall assess the hydraulic impact on the groundwater table and design the site, so as to avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally high water table, so as to cause surficial ponding, flooding of basements, or interference with the proper operation of subsurface sewage disposal systems or other subsurface structures within the zone of influence of the groundwater mound, or interference with the proper functioning of the stormwater management measure itself.

- I. Design standards for stormwater management measures are as follows:
  1. Stormwater management measures shall be designed to take into account the existing site conditions, including, but not limited to, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability, and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone);
  2. Stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be installed at the intake to the outlet structure, as appropriate, and shall have parallel bars with one inch spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than one-third the width of the diameter of the orifice or one-third the width of the weir, with a minimum spacing between bars of one inch and a maximum spacing between bars of six inches. In addition, the design of trash racks must comply with the requirements of Section VIII.C;
  3. Stormwater management measures shall be designed, constructed, and installed to be strong, durable, and corrosion resistant. Measures that are consistent with the relevant portions of the Residential Site Improvement Standards at N.J.A.C. 5:21-7.3, 7.4, and 7.5 shall be deemed to meet this requirement;
  4. Stormwater management BMPs shall be designed to meet the minimum safety standards for stormwater management BMPs at Section VIII; and
  5. The size of the orifice at the intake to the outlet from the stormwater management BMP shall be a minimum of two and one-half inches in diameter.
- J. Manufactured treatment devices may be used to meet the requirements of this subchapter, provided the pollutant removal rates are verified by the New Jersey Corporation for Advanced Technology and certified by the Department. Manufactured treatment devices that do not meet the definition of green infrastructure at Section II may be used only under the circumstances described at Section IV.O.4.
- K. Any application for a new agricultural development that meets the definition of major development at Section II shall be submitted to the Soil Conservation District for review and approval in accordance with the requirements at Sections IV.O, P, Q and R and any applicable Soil Conservation District guidelines for stormwater runoff quantity and erosion control. For purposes of this subsection, "agricultural development" means land uses normally associated with the production of food, fiber, and livestock for sale. Such uses do not include the development of land for the processing or sale of food and the manufacture of agriculturally related products.
- L. If there is more than one drainage area, the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section IV.P, Q and R shall be met in each drainage area, unless the runoff from the drainage areas converge onsite and no adverse environmental impact would occur as a result of compliance with any one or more of the individual standards being determined utilizing a weighted average of the results achieved for that individual standard across the affected drainage areas.

- M. Any stormwater management measure authorized under the municipal stormwater management plan or ordinance shall be reflected in a deed notice recorded in the Bergen County Clerk's Office. A form of deed notice shall be submitted to the municipality for approval prior to filing. The deed notice shall contain a description of the stormwater management measure(s) used to meet the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section IV.O, P, Q and R and shall identify the location of the stormwater management measure(s) in NAD 1983 State Plane New Jersey FIPS 2900 US Feet or Latitude and Longitude in decimal degrees. The deed notice shall also reference the maintenance plan required to be recorded upon the deed pursuant to Section X.B.5. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality. Proof that the required information has been recorded on the deed shall be in the form of either a copy of the complete recorded document or a receipt from the clerk or other proof of recordation provided by the recording office. However, if the initial proof provided to the municipality is not a copy of the complete recorded document, a copy of the complete recorded document shall be provided to the municipality within 180 calendar days of the authorization granted by the municipality.
- N. A stormwater management measure approved under the municipal stormwater management plan or ordinance may be altered or replaced with the approval of the municipality, if the municipality determines that the proposed alteration or replacement meets the design and performance standards pursuant to Section IV of this ordinance and provides the same level of stormwater management as the previously approved stormwater management measure that is being altered or replaced. If an alteration or replacement is approved, a revised deed notice shall be submitted to the municipality for approval and subsequently recorded with the *{insert appropriate Office of the County Clerk or the registrar of deeds and mortgages, as applies}* and shall contain a description and location of the stormwater management measure, as well as reference to the maintenance plan, in accordance with M above. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality in accordance with M above.
- O. Green Infrastructure Standards
1. This subsection specifies the types of green infrastructure BMPs that may be used to satisfy the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards.
  2. To satisfy the groundwater recharge and stormwater runoff quality standards at Section IV.P and Q, the design engineer shall utilize green infrastructure BMPs identified in Table 1 at Section IV.F. and/or an alternative stormwater management measure approved in accordance with Section IV.G. The following green infrastructure BMPs are subject to the following maximum contributory drainage area limitations:

<b>Best Management Practice</b>	<b>Maximum Contributory Drainage Area</b>
Dry Well	1 acre
Manufactured Treatment Device	2.5 acres
Pervious Pavement Systems	Area of additional inflow cannot exceed three times the area occupied by the BMP
Small-scale Bioretention Systems	2.5 acres
Small-scale Infiltration Basin	2.5 acres
Small-scale Sand Filter	2.5 acres

3. To satisfy the stormwater runoff quantity standards at Section IV.R, the design engineer shall utilize BMPs from Table 1 or from Table 2 and/or an alternative stormwater management measure approved in accordance with Section IV.G.
4. If a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section IV.D is granted from the requirements of this subsection, then BMPs from Table 1, 2, or 3, and/or an alternative stormwater management measure approved in accordance with Section IV.G may be used to meet the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section IV.P, Q and R.
5. For separate or combined storm sewer improvement projects, such as sewer separation, undertaken by a government agency or public utility (for example, a sewerage company), the requirements of this subsection shall only apply to areas owned in fee simple by the government agency or utility, and areas within a right-of-way or easement held or controlled by the government agency or utility; the entity shall not be required to obtain additional property or property rights to fully satisfy the requirements of this subsection. Regardless of the amount of area of a separate or combined storm sewer improvement project subject to the green infrastructure requirements of this subsection, each project shall fully comply with the applicable groundwater recharge, stormwater runoff quality control, and stormwater runoff quantity standards at Section IV.P, Q and R, unless the project is granted a waiver from strict compliance in accordance with Section IV.D.

**P. Groundwater Recharge Standards**

1. This subsection contains the minimum design and performance standards for groundwater recharge as follows:
2. The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at Section V, either:
  - i. Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site; or
  - ii. Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the

projected 2-year storm, as defined and determined pursuant to Section V.D of this ordinance is infiltrated.

3. This groundwater recharge requirement does not apply to projects within the "urban redevelopment area," or to projects subject to 4 below.
4. The following types of stormwater shall not be recharged:
  - i. Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied, areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than "reportable quantities" as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge would be inconsistent with Department approved remedial action work plan approved pursuant to the Administrative Requirements for the Remediation of Contaminated Sites rules, N.J.A.C. 7:26C, or Department landfill closure plan and areas; and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and
  - ii. Industrial stormwater exposed to "source material." "Source material" means any material(s) or machinery, located at an industrial facility, that is directly or indirectly related to process, manufacturing or other industrial activities, which could be a source of pollutants in any industrial stormwater discharge to groundwater. Source materials include, but are not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

#### Q. Stormwater Runoff Quality Standards

1. This subsection contains the minimum design and performance standards to control stormwater runoff quality impacts of major development. Stormwater runoff quality standards are applicable when the major development results in an increase of one-quarter acre or more of regulated motor vehicle surface.
2. Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm as follows:
  - i. Eighty percent TSS removal of the anticipated load, expressed as an annual average shall be achieved for the stormwater runoff from the net increase of motor vehicle surface.
  - ii. If the surface is considered regulated motor vehicle surface because the water quality treatment for an area of motor vehicle surface that is currently receiving water quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant is to be modified or removed, the project shall maintain or increase the existing TSS removal of the anticipated load expressed as an annual average.

3. The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the New Jersey Pollutant Discharge Elimination System (NJPDES) rules, N.J.A.C. 7:14A, or in a discharge specifically exempt under a NJPDES permit from this requirement. Every major development, including any that discharge into a combined sewer system, shall comply with 2 above, unless the major development is itself subject to a NJPDES permit with a numeric effluent limitation for TSS or the NJPDES permit to which the major development is subject exempts the development from a numeric effluent limitation for TSS.
4. The water quality design storm is 1.25 inches of rainfall in two hours. Water quality calculations shall take into account the distribution of rain from the water quality design storm, as reflected in Table 4, below. The calculation of the volume of runoff may take into account the implementation of stormwater management measures.

Table 4 - Water Quality Design Storm Distribution

Time (Minutes)	Cumulative Rainfall (Inches)	Time (Minutes)	Cumulative Rainfall (Inches)	Time (Minutes)	Cumulative Rainfall (Inches)
1	0.00166	41	0.1728	81	1.0906
2	0.00332	42	0.1796	82	1.0972
3	0.00498	43	0.1864	83	1.1038
4	0.00664	44	0.1932	84	1.1104
5	0.00830	45	0.2000	85	1.1170
6	0.00996	46	0.2117	86	1.1236
7	0.01162	47	0.2233	87	1.1302
8	0.01328	48	0.2350	88	1.1368
9	0.01494	49	0.2466	89	1.1434
10	0.01660	50	0.2583	90	1.1500
11	0.01828	51	0.2783	91	1.1550
12	0.01996	52	0.2983	92	1.1600
13	0.02164	53	0.3183	93	1.1650
14	0.02332	54	0.3383	94	1.1700
15	0.02500	55	0.3583	95	1.1750
16	0.03000	56	0.4116	96	1.1800
17	0.03500	57	0.4650	97	1.1850
18	0.04000	58	0.5183	98	1.1900
19	0.04500	59	0.5717	99	1.1950
20	0.05000	60	0.6250	100	1.2000
21	0.05500	61	0.6783	101	1.2050
22	0.06000	62	0.7317	102	1.2100
23	0.06500	63	0.7850	103	1.2150
24	0.07000	64	0.8384	104	1.2200
25	0.07500	65	0.8917	105	1.2250
26	0.08000	66	0.9117	106	1.2267
27	0.08500	67	0.9317	107	1.2284
28	0.09000	68	0.9517	108	1.2300
29	0.09500	69	0.9717	109	1.2317
30	0.10000	70	0.9917	110	1.2334
31	0.10660	71	1.0034	111	1.2351
32	0.11320	72	1.0150	112	1.2367
33	0.11980	73	1.0267	113	1.2384
34	0.12640	74	1.0383	114	1.2400
35	0.13300	75	1.0500	115	1.2417
36	0.13960	76	1.0568	116	1.2434
37	0.14620	77	1.0636	117	1.2450
38	0.15280	78	1.0704	118	1.2467
39	0.15940	79	1.0772	119	1.2483
40	0.16600	80	1.0840	120	1.2500

5. If more than one BMP in series is necessary to achieve the required 80 percent TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:

$$R = A + B - (A \times B) / 100,$$

Where

R = total TSS Percent Load Removal from application of both BMPs, and

A = the TSS Percent Removal Rate applicable to the first BMP

B = the TSS Percent Removal Rate applicable to the second BMP.

6. Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the post-construction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include green infrastructure BMPs that optimize nutrient removal while still achieving the performance standards in Section IV.P, Q and R.
7. In accordance with the definition of FW1 at N.J.A.C. 7:9B-1.4, stormwater management measures shall be designed to prevent any increase in stormwater runoff to waters classified as FW1.
8. The Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-4.1(c)1 establish 300-foot riparian zones along Category One waters, as designated in the Surface Water Quality Standards at N.J.A.C. 7:9B, and certain upstream tributaries to Category One waters. A person shall not undertake a major development that is located within or discharges into a 300-foot riparian zone without prior authorization from the Department under N.J.A.C. 7:13.
9. Pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-11.2(j)3.i, runoff from the water quality design storm that is discharged within a 300-foot riparian zone shall be treated in accordance with this subsection to reduce the post-construction load of total suspended solids by 95 percent of the anticipated load from the developed site, expressed as an annual average.
10. The stormwater runoff quality standards do not apply to the construction of one individual single-family dwelling, provided that it is not part of a larger development or subdivision that has received preliminary or final site plan approval prior to December 3, 2018, and that the motor vehicle surfaces are made of permeable material(s) such as gravel, dirt, and/or shells.

#### R. Stormwater Runoff Quantity Standards

1. This subsection contains the minimum design and performance standards to control stormwater runoff quantity impacts of major development.
2. In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at Section V, complete one of the following:
  - i. Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the current and projected 2-, 10-, and 100-year storm events, as defined and determined in Section V.C and D, respectively, of this ordinance, do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;

- ii. Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the current and projected 2-, 10-, and 100-year storm events, as defined and determined pursuant to Section V.C and D, respectively, of this ordinance, and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area;
  - iii. Design stormwater management measures so that the post-construction peak runoff rates for the current and projected 2-, 10-, and 100-year storm events, as defined and determined in Section V.C and D, respectively, of this ordinance, are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed; or
  - iv. In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with 2.i, ii and iii above is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of the stormwater runoff, or any combination of the three will not result in additional flood damage below the point of discharge of the major development. No analysis is required if the stormwater is discharged directly into any ocean, bay, inlet, or the reach of any watercourse between its confluence with an ocean, bay, or inlet and downstream of the first water control structure.
3. The stormwater runoff quantity standards shall be applied at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system.

## **Section V. Calculation of Stormwater Runoff and Groundwater Recharge:**

### **A. Stormwater runoff shall be calculated in accordance with the following:**

1. The design engineer shall calculate runoff using the following method:

The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15 and 16 *Part 630, Hydrology National Engineering Handbook*, incorporated herein by reference as amended and supplemented. This methodology is additionally described in *Technical Release 55 - Urban Hydrology for Small Watersheds (TR-55)*, dated June 1986, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the Natural Resources Conservation Service website at:

<https://directives.sc.egov.usda.gov/viewerFS.aspx?hid=21422>

or at United States Department of Agriculture Natural Resources Conservation Service, New Jersey State Office.

2. For the purpose of calculating curve numbers and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term “curve number” applies to the NRCS methodology above at Section V.A.1. A curve number or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover has existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).
3. In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts, that may reduce pre-construction stormwater runoff rates and volumes.
4. In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious cover, urban impervious area modifications as described in the NRCS *Technical Release 55 – Urban Hydrology for Small Watersheds* or other methods may be employed.
5. If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation as defined at N.J.A.C. 7:13, the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.

B. Groundwater recharge may be calculated in accordance with the following:

The New Jersey Geological Survey Report [GSR-32: A Method for Evaluating Groundwater-Recharge Areas in New Jersey](#), incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the New Jersey Stormwater Best Management Practices Manual; at the New Jersey Geological Survey website at:

<https://www.nj.gov/dep/njgs/pricelst/gsreport/gsr32.pdf>

or at New Jersey Geological and Water Survey, 29 Arctic Parkway, PO Box 420 Mail Code 29-01, Trenton, New Jersey 08625-0420.

C. The precipitation depths of the current two-, 10-, and 100-year storm events shall be determined by multiplying the values determined in accordance with items 1 and 2 below:

1. The applicant shall utilize the National Oceanographic and Atmospheric Administration (NOAA), National Weather Service's Atlas 14 Point Precipitation Frequency Estimates: NJ, in accordance with the location(s) of the drainage area(s) of the site. This data is available at:

[https://hdsc.nws.noaa.gov/hdsc/pfds/pfds\\_map\\_cont.html?bkmrk=nj](https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=nj); and

2. The applicant shall utilize Table 5: Current Precipitation Adjustment Factors below, which sets forth the applicable multiplier for the drainage area(s) of the site, in accordance with the county or counties where the drainage area(s) of the site is located. Where the major development lies in more than one county, the precipitation values shall be adjusted according to the percentage of the drainage area in each county. Alternately, separate rainfall totals can be developed for each county using the values in the table below.

*NOTE: The municipality may instead wish to abbreviate this table along with the text in Item 2 above to reflect only the relevant information, depending on the location of the municipality. The current precipitation adjustment factors added to the ordinance shall be those found in N.J.A.C. 7:8-5.7(c) as Table 5-5.*

**Table 5: Current Precipitation Adjustment Factors**

County	Current Precipitation Adjustment Factors		
	2-year Design Storm	10-year Design Storm	100-year Design Storm
Atlantic	1.01	1.02	1.03
Bergen	1.01	1.03	1.06
Burlington	0.99	1.01	1.04
Camden	1.03	1.04	1.05
Cape May	1.03	1.03	1.04
Cumberland	1.03	1.03	1.01
Essex	1.01	1.03	1.06
Gloucester	1.05	1.06	1.06
Hudson	1.03	1.05	1.09
Hunterdon	1.02	1.05	1.13
Mercer	1.01	1.02	1.04
Middlesex	1.00	1.01	1.03
Monmouth	1.00	1.01	1.02
Morris	1.01	1.03	1.06
Ocean	1.00	1.01	1.03
Passaic	1.00	1.02	1.05
Salem	1.02	1.03	1.03
Somerset	1.00	1.03	1.09
Sussex	1.03	1.04	1.07
Union	1.01	1.03	1.06
Warren	1.02	1.07	1.15

D. Table 6: Future Precipitation Change Factors provided below sets forth the change factors to be used in determining the projected two-, 10-, and 100-year storm events for use in this chapter, which are organized alphabetically by county. The precipitation depth of the projected two-, 10-, and 100-year storm events of a site shall be determined by multiplying the precipitation depth of the two-, 10-, and 100-year storm events determined from the National Weather Service’s Atlas 14 Point Precipitation Frequency Estimates pursuant to (c)1 above, by the change factor in the table below, in accordance with the county or counties where the drainage area(s) of the site is located. Where the major development and/or its drainage area lies in more than one county, the precipitation values shall be adjusted according to the percentage of the drainage area in each county. Alternately, separate rainfall totals can be developed for each county using the values in the table below.

*NOTE: The municipality may instead wish to abbreviate this table along with the text in Item D above to reflect only the relevant information, depending on the location of the municipality. The future precipitation change factors added to the ordinance shall be those found in N.J.A.C. 7:8-5.7(d) as Table 5-6.*

**Table 6: Future Precipitation Change Factors**

County	Future Precipitation Change Factors		
	2-year Design Storm	10-year Design Storm	10-year Design Storm
Atlantic	1.22	1.24	1.39
Bergen	1.20	1.23	1.37
Burlington	1.17	1.18	1.32
Camden	1.18	1.22	1.39
Cape May	1.21	1.24	1.32
Cumberland	1.20	1.21	1.39
Essex	1.19	1.22	1.33
Gloucester	1.19	1.23	1.41
Hudson	1.19	1.19	1.23
Hunterdon	1.19	1.23	1.42
Mercer	1.16	1.17	1.36
Middlesex	1.19	1.21	1.33
Monmouth	1.19	1.19	1.26
Morris	1.23	1.28	1.46
Ocean	1.18	1.19	1.24
Passaic	1.21	1.27	1.50
Salem	1.20	1.23	1.32
Somerset	1.19	1.24	1.48
Sussex	1.24	1.29	1.50
Union	1.20	1.23	1.35
Warren	1.20	1.25	1.37

**Section VI. Sources for Technical Guidance:**

- A. Technical guidance for stormwater management measures can be found in the documents listed below, which are available to download from the Department's website at:

<https://dep.nj.gov/stormwater/bmp-manual/>.

1. Guidelines for stormwater management measures are contained in the New Jersey Stormwater Best Management Practices Manual, as amended and supplemented. Information is provided on stormwater management measures such as, but not limited to, those listed in Tables 1, 2, and 3.

2. Additional maintenance guidance is available on the Department's website at:

<https://dep.nj.gov/stormwater/maintenance-guidance/>.

B. Submissions required for review by the Department should be mailed to:

The Division of Watershed Protection and Restoration, New Jersey Department of Environmental Protection, Mail Code 501-02A, PO Box 420, Trenton, New Jersey 08625-0420.

### **Section VII. Solids and Floatable Materials Control Standards:**

A. Site design features identified under Section IV.F above, or alternative designs in accordance with Section IV.G above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see Section VII.A.2 below.

1. Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:

- i. The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or
- ii. A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches or is no greater than 0.5 inches across the smallest dimension.

Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used to collect stormwater from the surface into a storm drain or surface water body.

- iii. For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.

2. The standard in A.1. above does not apply:
  - i. Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than nine (9.0) square inches;
  - ii. Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
  - iii. Where flows from the water quality design storm as specified in N.J.A.C. 7:8 are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
    - a. A rectangular space four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or
    - b. A bar screen having a bar spacing of 0.5 inches.

Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).

- iv. Where flows are conveyed through a trash rack that has parallel bars with one inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or
- v. Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

### **Section VIII. Safety Standards for Stormwater Management Basins:**

- A. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management BMPs. This section applies to any new stormwater management BMP.
- B. The provisions of this section are not intended to preempt more stringent municipal or county safety requirements for new or existing stormwater management BMPs. Municipal and county stormwater management plans and ordinances may, pursuant to their authority, require existing stormwater management BMPs to be retrofitted to meet one or more of the safety standards in Section VIII.C.1, VIII.C.2, and VIII.C.3 for trash racks, overflow grates, and escape provisions at outlet structures.
- C. Requirements for Trash Racks, Overflow Grates and Escape Provisions
  1. A trash rack is a device designed to catch trash and debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from

the Stormwater management BMP to ensure proper functioning of the BMP outlets in accordance with the following:

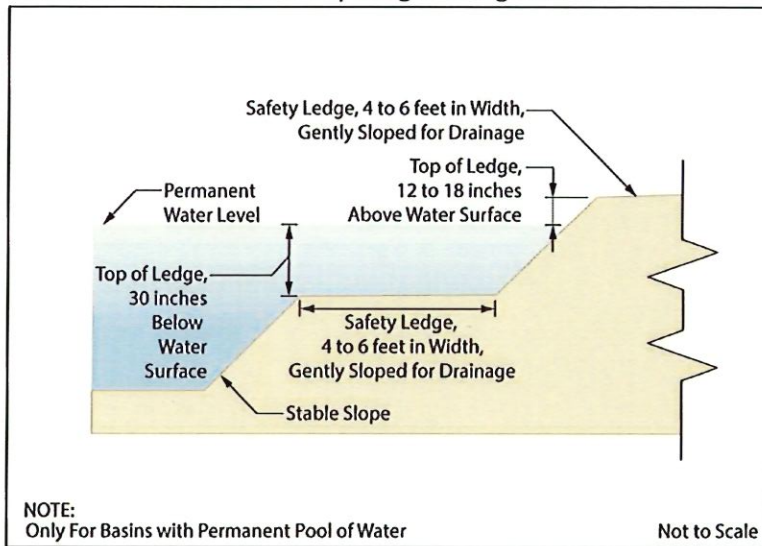
- i. The trash rack shall have parallel bars, with no greater than six-inch spacing between the bars;
  - ii. The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure;
  - iii. The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack; and
  - iv. The trash rack shall be constructed of rigid, durable, and corrosion resistant material and designed to withstand a perpendicular live loading of 300 pounds per square foot.
2. An overflow grate is designed to prevent obstruction of the overflow structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements:
  - i. The overflow grate shall be secured to the outlet structure but removable for emergencies and maintenance.
  - ii. The overflow grate spacing shall be no greater than two inches across the smallest dimension
  - iii. The overflow grate shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.
3. Stormwater management BMPs shall include escape provisions as follows:
  - i. If a stormwater management BMP has an outlet structure, escape provisions shall be incorporated in or on the structure. Escape provisions include the installation of permanent ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management BMPs. With the prior approval of the municipality pursuant to VIII.C, a free-standing outlet structure may be exempted from this requirement;
  - ii. Safety ledges shall be constructed on the slopes of all new stormwater management BMPs having a permanent pool of water deeper than two and one-half feet. Safety ledges shall be comprised of two steps. Each step shall be four to six feet in width. One step shall be located approximately two and one-half feet below the permanent water surface, and the second step shall be located one to one and one-half feet above the permanent water surface. See VIII.E for an illustration of safety ledges in a stormwater management BMP; and
  - iii. In new stormwater management BMPs, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than three horizontal to one vertical.

D. Variance or Exemption from Safety Standard

A variance or exemption from the safety standards for stormwater management BMPs may be granted only upon a written finding by the municipality that the variance or exemption will not constitute a threat to public safety.

E. Safety Ledge Illustration

Elevation View –Basin Safety Ledge Configuration



**Section IX. Requirements for a Site Development Stormwater Plan:**

A. Submission of Site Development Stormwater Plan

1. Whenever an applicant seeks municipal approval of a development subject to this ordinance, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at Section IX.C below as part of the submission of the application for approval.
2. The applicant shall demonstrate that the project meets the standards set forth in this ordinance.
3. The applicant shall submit [*specify number*] copies of the materials listed in the checklist for site development stormwater plans in accordance with Section IX.C of this ordinance.

B. Site Development Stormwater Plan Approval

The applicant's Site Development project shall be reviewed as a part of the review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the municipality's review engineer to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this ordinance.

### C. Submission of Site Development Stormwater Plan

The following information shall be required:

#### 1. Topographic Base Map

The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and flood plains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.

#### 2. Environmental Site Analysis

A written and graphic description of the natural and man-made features of the site and its surroundings should be submitted. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

#### 3. Project Description and Site Plans

A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.

#### 4. Land Use Planning and Source Control Plan

This plan shall provide a demonstration of how the goals and standards of Sections III through V are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

#### 5. Stormwater Management Facilities Map

The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

- i. Total area to be disturbed, paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
- ii. Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

#### 6. Calculations

- i. Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in Section IV of this ordinance.
- ii. When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal high water table, then a soils report shall be submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure.

#### 7. Maintenance and Repair Plan

The design and planning of the stormwater management facility shall meet the maintenance requirements of Section X.

#### 8. Waiver from Submission Requirements

The municipal official or board reviewing an application under this ordinance may, in consultation with the municipality's review engineer, waive submission of any of the requirements in Section IX.C.1 through IX.C.6 of this ordinance when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

### **Section X. Maintenance and Repair:**

#### A. Applicability

Projects subject to review as in Section I.C of this ordinance shall comply with the requirements of Section X.B and X.C.

#### B. General Maintenance

1. The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development.
2. The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash

removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). The plan shall contain information on BMP location, design, ownership, maintenance tasks and frequencies, and other details as specified in Chapter 8 of the NJ BMP Manual, as well as the tasks specific to the type of BMP, as described in the applicable chapter containing design specifics.

3. If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.
4. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.
5. If the party responsible for maintenance identified under Section X.B.3 above is not a public agency, the maintenance plan and any future revisions based on Section X.B.7 below shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken.
6. Preventative and corrective maintenance shall be performed to maintain the functional parameters (storage volume, infiltration rates, inflow/outflow capacity, etc.) of the stormwater management measure, including, but not limited to, repairs or replacement to the structure; removal of sediment, debris, or trash; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation; and repair or replacement of non-vegetated linings.
7. The party responsible for maintenance identified under Section X.B.3 above shall perform all of the following requirements:
  - i. maintain a detailed log of all preventative and corrective maintenance for the structural stormwater management measures incorporated into the design of the development, including a record of all inspections and copies of all maintenance-related work orders;
  - ii. evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed; and
  - iii. retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by Section X.B.6 and B.7 above.
8. The requirements of Section X.B.3 and B.4 do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another

governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department.

*Note: It may be appropriate to delete requirements in the maintenance and repair plan that are not applicable if the ordinance requires the facility to be dedicated to the municipality. If the municipality does not want to take this responsibility, the ordinance should require the posting of a two-year maintenance guarantee in accordance with N.J.S.A. 40:55D-53. Maintenance and inspection guidance can be found on the Department's website at:*

<https://dep.nj.gov/stormwater/maintenance-guidance/>.

9. In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or County may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.
- C. Nothing in this subsection shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53

#### **Section XI. Penalties:**

Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this ordinance shall be subject to the following penalties:

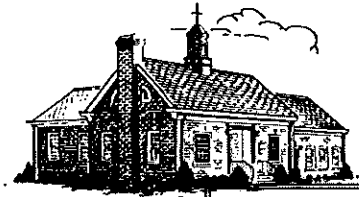
Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this article shall be subject to a civil fine and penalty not exceeding \$2,000.00 or such other penalties consistent with N.J.S.A. 40:49-5. Each and every day that the building, structure or land remains in violation of the provision of this code after the deadline for compliance set forth in the notice of violation issued by the enforcing officer(s) shall be considered a continuing violation punishable as a separate and distinct offense. The Municipal Court or Superior Court shall have jurisdiction to hear and decide any action(s) brought to enforce the provisions of this code, and any final order imposing fines and penalties for a violation of this code shall be enforceable in the Municipal Court or Superior Court and collectible as a lien against the property of the violator in accordance with the Penalty Enforcement Law of 1999, N.J.S.A. 2A:58-10 to 2A:58-12.

**Section XII. Severability:**

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

**Section XIII. Effective Date:**

This Ordinance shall be in full force and effect from and after its adoption and any publication as required by law.



# 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	X			
Marsh			X			
Stern	X		X			
Pollack			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. 24-102  
MAY 20, 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 May 20, 2024 that an Executive Session closed to the public shall be held on May 20, 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 May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 24-103**

**MAY 20, 2024**

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

Payroll Released 4/30/2024	\$230,578.32
Payroll Released 5/15/2024	\$217,787.38

**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:	\$ 162,123.55
Animal Control:	\$ 250.20
Trust Escrow:	\$ 2,486.73
Open Space:	\$ 17,093.00
Affordable Housing:	\$ 740.00
Escrow:	\$ 9,089.00

### 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 May 20, 2024.



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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING RAFFLE LICENSE TO PBA #206 PASCACK VALLEY CIVIC ASSOC.

### RESOLUTION NO. 24-104

MAY 20, 2024

**WHEREAS**, raffle application has been made by PBA #206 Pascack Valley Civic Assoc. to raffle off a Rolex watch which will be held on June 10, 2024, at 411 Chestnut Ridge Road, Woodcliff Lake, New Jersey; and

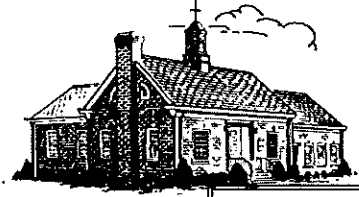
**WHEREAS**, said application has been submitted to the Woodcliff Lake Police Department for investigation and have been found to be in good order.

**NOW, THEREFORE, BE IT RESOLVED** that the raffle license application of PBA #206 Pascack Valley Civic Assoc. is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA24-06.

### CERTIFICATION

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

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING AGREEMENT WITH CRT CONTRACTING & COATINGS INC.

### RESOLUTION NO. 24-105

MAY 20, 2024

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of proposals from CRT Contracting & Coatings, Inc. submitted through the New Jersey State COOP BC-BID-23-46 for roof work at the following locations as follows:

(a) Proposal no. 20220226 for the Borough Hall gutters and slate repairs not to exceed \$30,000.00 (pending updated quote); and

(b) Proposal no. 20240001 for the Borough Hall for flat roof in the amount of \$76,744.80; and

(c) Proposal no. 20240005 for Police Department for shingle roof in the amount of \$53,295.00; and

(d) Proposal no. 20240003 for Old Mill Pond Pump House 1 flat roof in the amount of \$6,193.44; and

**WHEREAS**, the Borough Administrator and the Superintendent of Department of Public Works have reviewed the proposals submitted and attached hereto and incorporated herein by reference for the roof work at the within referenced locations and recommend the approval of same; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and CRT Contracting & Coatings Inc. for the referenced roof work, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available for said

expenditure, said certification being attached hereto and incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that proposals from CRT Contracting & Coatings Inc. submitted through New Jersey State COOP BC-BID-23-46 for roof work at the following locations, copies of which are attached hereto and incorporated herein by reference, be and are hereby approved as follows:

(a) Proposal no. 20220226 for the Borough Hall, gutters and slate repairs not to exceed \$30,000.00 (pending updated quote); and

(b) Proposal no. 20240001 for the Borough Hall for flat roof in the amount of \$76,744.80;

(c) Proposal no. 20240005 for Police Department for shingle roof in the amount of \$53,295.00; and

(d) Proposal no. 20240003 for Old Mill Pond Pump House 1 flat roof in the amount of \$6,193.44; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Superintendent of the Department of Public Works take all steps necessary to effectuate the agreement with CRT Contracting & Coatings Inc.; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the contract agreement to CRT Contracting & Coatings Inc. upon its passage.

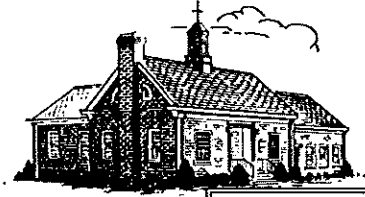
#### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of March 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING APPOINTMENT OF PART-TIME PAYROLL CLERK

**RESOLUTION NO. 24-106  
MAY 20, 2024**

**WHEREAS**, the Borough of Woodcliff Lake seeks to hire a part-time Payroll Clerk in the Finance Department; and

**WHEREAS**, Joshua Salles has submitted an application to the Borough for said position; and

**WHEREAS**, after a review of Mr. Salles's application, the Governing Body seeks to hire Joshua Salles to the position of part-time Payroll Clerk in the Finance Department retroactive to May 1, 2024 at a rate of \$1,500 per pay period; and

**WHEREAS**, the Borough Administrator and Chief Financial Officer have reviewed this matter and recommend the hiring of Joshua Salles as a part-time Payroll Clerk in the Finance Department retroactive to May 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 Joshua Salles be and hereby hired to the position of part-time Payroll Clerk in the Finance Department for the Borough retroactive to May 1, 2024 to be paid \$1,500 per pay period; and

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

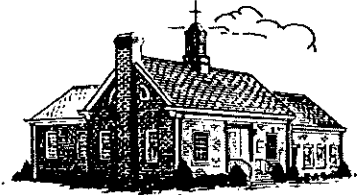
**CERTIFICATION**

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 May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION APPROVING SURRENDER OF LIQUOR LICENSE

**RESOLUTION NO. 24-107**

**MAY 20, 2024**

**WHEREAS**, ARL Woodcliff Lake Management LLC, Receiver for CP Woodcliff Lakes LLC (the Licensee), the holder of the liquor license at the Woodcliff Lake Hilton has informed the Borough by letter dated March 11, 2024 that it is surrendering for retirement Plenary Retail Consumption License No. 0268-36-006-006 effective immediately; and

**WHEREAS**, the Licensee further withdraws the pending person to person transfer application filed on December 7, 2022 and has surrendered License Certificate No. 0268-36-006-006 to the Borough; and

**WHEREAS**, the Borough Administrator has reviewed this matter and surrender of License Certificate No. 0268-36-006-006 and approves and accepts 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 surrendering for retirement effective immediately of Plenary Retail Consumption License No. 0268-36-006-006 by ARL Woodcliff Lake Management LLC Receiver for CP Woodcliff Lakes LLC, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Borough Clerk be and is hereby authorized and directed to take all steps necessary to effectuate the surrender for retirement of the referenced Plenary Retail Consumption License; 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 attorney for ARL Woodcliff Lake Management LLC upon its passage.

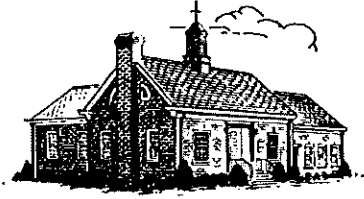
**CERTIFICATION**

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 May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION APPOINTING CERTIFYING OFFICER FOR DIVISION OF PENSIONS AND BENEFITS IN THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 24-108  
MAY 20, 2024**

**WHEREAS**, the State of New Jersey, Department of Treasury, Division of Pensions and Benefits requires all municipalities to designate a Certifying Officer and Supervising Certifying Officer to certify the accuracy and validity of all documents and forms sent to the Division of Pensions and Benefits;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey as follows, effective immediately:

1. The Certifying Officer for the Borough of Woodcliff Lake Public Employees Retirement System and Police and Fire Retirement System shall be Joshua Salles;
2. The Supervising Certifying Officer for the Borough of Woodcliff Lake Public Employees Retirement and Police and Fire Retirement System shall be Jonathan DeJoseph, Chief Financial Officer;
3. A certified copy of this resolution shall be filed with the State of New Jersey, Department of Treasury, Division of Pensions and Benefits.

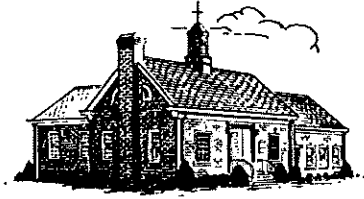
CERTIFICATION

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 May 20, 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 Administrator	Motion	Second	Yea	Nay	Abstain	Absent
Brodsky	X		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION APPROVING CHANGE IN POSITION AND TITLE

**RESOLUTION NO. 24-109**

**MAY 20, 2024**

**WHEREAS**, the Borough of Woodcliff Lake seeks to change Megan Doherty’s position and title to Finance Clerk/Health Benefits Clerk; and

**WHEREAS**, Megan Doherty’s change in position and title to Finance Clerk/Health Benefits Clerk shall be retroactive to April 22, 2024 with an annual salary of \$62,500.00 per year; and

**WHEREAS**, the Borough Administrator and Personnel Committee have reviewed this matter and recommend that Megan Doherty’s position and title be changed to Finance Clerk/Health Benefits Clerk effective April 22, 2024 with an annual salary of \$62,500.00 per year.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Megan Doherty’s change in position and title to Finance Clerk/Health Benefits Clerk be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that Megan Doherty’s change in position and title shall be retroactive to April 22, 2024 with an annual salary of \$62,500.00; 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 Megan Doherty and place a copy of same in her personnel file upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION APPROVING SALARY ADJUSTMENT

### RESOLUTION NO. 24-110 MAY 20, 2024

**WHEREAS**, Elisa Newman was hired on March 1, 2022 as Finance Clerk/Administrative Assistant/Floater in the Finance Department; and

**WHEREAS**, with the resignation of an employee in the Finance Department as of April 30, 2024 there is a need for Elisa Newman to take on additional responsibilities; and

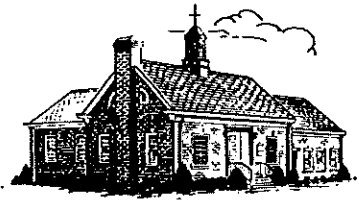
**WHEREAS**, the Borough Administrator, Chief Financial Officer and Finance Committee have reviewed this matter and approve of the adjustment of salary for Elisa Newman retroactive to April 22, 2024 to \$35.00 per hour, not to exceed 29 hours per week.

**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 Elisa Newman's salary adjustment to \$35.00 per hour, not to exceed 29 hours per week.

### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES

**RESOLUTION NO. 24-111**

**MAY 20, 2024**

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

**Donna Abene  
124 Woodcliff Avenue  
Escrow Refund  
\$27.50**

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

**NOW, THEREFORE, BE IT RESOLVED,** by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$27.50 to the owner listed below:

**PAYMENT TO:**

**Donna Abene  
124 Woodcliff Avenue  
Woodcliff Lake NJ 07677**

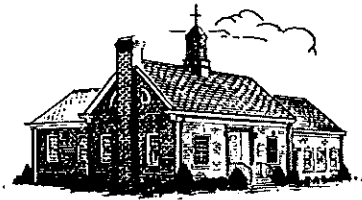
**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES

RESOLUTION NO. 24-112

MAY 20, 2024

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

**Robert Espinosa  
14 Bliss Court  
Escrow Refund  
\$100.00**

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$100.00 to the owner listed below:

**PAYMENT TO:**

**Robert Espinosa  
14 Bliss Court  
Woodcliff Lake NJ 07677**

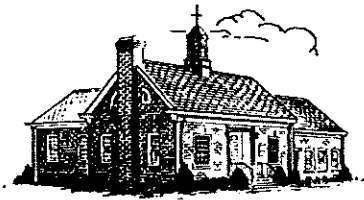
**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES

**RESOLUTION NO. 24-113**

**MAY 20, 2024**

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

**Alfred Lerman  
12 Dimino Court  
Escrow Refund  
\$70.00**

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

**NOW, THEREFORE, BE IT RESOLVED,** by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$70.00 to the owner listed below:

**PAYMENT TO:**

**Alfred Lerman  
12 Dimino Court  
Woodcliff Lake NJ 07677**

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES

RESOLUTION NO. 24-114

MAY 20, 2024

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

Jason Tancer  
24 Old Farms Road  
Escrow Refund  
\$860.50

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$860.50 to the owner listed below:

**PAYMENT TO:**

Jason Tancer  
24 Old Farms Road  
Woodcliff Lake NJ 07677

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES

### RESOLUTION NO. 24-115

May 20, 2024

WHEREAS, Passaic Bergen Water Softening, the contractor for STEINBERG, WILLIAM & LAUREN, of property at 10 Carrington Court submitted a permit to install a water softener in the house and paid a permit fee of \$105 (Permit 24-113); and

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

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

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

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

**PAYMENT TO:**

Passaic Bergen Water Softening  
2850 Route 23 North  
Newfoundland, 07435

**CERTIFICATION**

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

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING TAX ASSESSOR

**RESOLUTION NO. 24-116  
MAY 20, 2024**

**WHEREAS**, it is necessary to appoint a Tax Assessor for the Borough of Woodcliff Lake as the current Tax Assessor has submitted a letter of resignation; and

**WHEREAS**, the Mayor and Council recommend the appointment of Anthony Mazzola as the Borough Tax Assessor as he has obtained the necessary Tax Assessor Certification and has all the qualifications necessary for said position; and

**WHEREAS**, the Tax Assessor shall be paid an annual salary of \$25,000.00 in his position as Tax Assessor for the Borough; and

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

**WHEREAS**, the Tax Assessor shall work all hours necessary to fulfill his job duties and responsibilities as Tax Assessor and specifically have office hours every Tuesday from 4:30 PM to 6:30 PM or as determined and approved by the Borough Administrator.

**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 Anthony Mazzola be and he is hereby appointed Tax Assessor for the Borough of Woodcliff Lake for a four year period effective upon adoption of this resolution; and

**BE IT FURTHER RESOLVED**, that Anthony Mazzola will be paid an annual salary of

\$25,000.00 in his position as Tax Assessor for the Borough of Woodcliff Lake; and

**BE IT FURTHER RESOLVED**, that the Tax Assessor shall work all hours necessary to fulfill his job duties and responsibilities as Tax Assessor and specifically have office hours every Tuesday from 4:30 PM to 6:30 PM or as determined and approved by the Borough Administrator; and

**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to Anthony Mazzola immediately 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 May 20, 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

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING SOLID WASTE SHARED SERVICES AGREEMENT WITH BCUA

### RESOLUTION NO. 24-117 MAY 20, 2024

**WHEREAS**, in 2018 the Borough of Woodcliff Lake entered into a Solid Waste Shared Service Agreement with the Bergen County Utilities Authority (hereinafter "BCUA") to participate in the BCUA Solid Waste Cooperative Marketing Program; and

**WHEREAS**, the Solid Waste Shared Service Agreement will terminate on May 31, 2024; and

**WHEREAS**, on March 28, 2024, the BCUA awarded a contract to Waste Management of New Jersey in order for the BCUA to continue the Solid Waste Cooperative Marketing Program and provide municipalities with solid waste disposal options; and

**WHEREAS**, the term of the BCUA Solid Waste Cooperative Marketing Program shall be from June 1, 2024 through May 31, 2026 at a cost of \$92.24 per ton inclusive of a \$3.00 per ton recycling tax; and

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

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the Solid Waste Shared Service Agreement between the Borough and the Bergen County Utilities Authority for the term June 1, 2024 through May 31, 2026, attached hereto and incorporated herein by reference, be and is hereby approved; and

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

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION APPROVING PRELIMINARY VACANT LAND ANALYSIS PROPOSAL

### RESOLUTION NO. 24-118 MAY 20, 2024

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a proposal from DMR Architects for a Preliminary Vacant Land Analysis for the Borough and to assist in the preparation of the to be determined Fourth Round Affordable Housing Obligation; and

**WHEREAS**, the proposal, a copy of which is attached hereto and incorporated herein by reference, reflects a maximum fee of \$8,400.00; and

**WHEREAS**, the Borough Administrator has reviewed the Preliminary Vacant Land Analysis Proposal submitted by DMR Architects in the maximum amount of \$8,400.00 and recommends the approval of same.

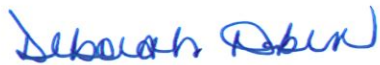
**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the proposal submitted by DMR Architects in the maximum amount of \$8,400.00 for a Vacant Land Analysis, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the execution of the proposal with DMR Architects for said services; 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 together with the signed proposal for the Vacant Land Analysis to DMR Architects upon its passage.

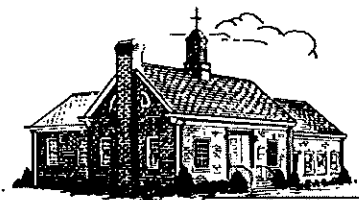
**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION APPROVING POLIMORPHIC FREE AI SEARCH

**RESOLUTION NO. 24-119**

**MAY 20, 2024**

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of Order Form #03262924FJD—3 from Polimorphic for a Free AI Search for the purpose of streamlining operations for the Borough; and

**WHEREAS**, the order form, a copy of which is attached hereto and incorporated herein by reference, is for the free AI search reflects a subscription start date of June 1, 2024 for a term of five(5) years; and

**WEHREAS**, the Borough Administrator has reviewed the order from Polimorphic 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 order form submitted by Polimorphic for a Free AI Search, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to execute the attached Order Form from Polilimorphic on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Order Form to Polimorphic upon its passage.

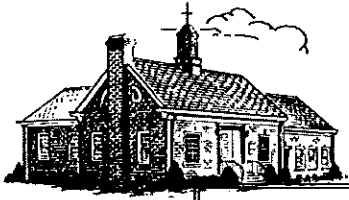
**CERTIFICATION**

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 May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION APPROVING TREE INVENTORY PROPOSAL

### RESOLUTION NO. 24-120

MAY 20, 2024

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a proposal from Sterling Consultants for Tree Inventory dated April 8, 2024; and

**WHEREAS**, the proposal, a copy of which is attached hereto and incorporated herein by reference, includes a one-year software subscription in the amount of \$2250.00; and

**WHEREAS**, the cost of same is being paid through a donation from a member of the Shade Tree Committee; and

**WHEREAS**, the Borough Administrator has reviewed the proposal submitted for Tree Inventory by Sterling Consultants and recommends the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the proposal submitted by Sterling Consultants for Tree Inventory together with a one-year software subscription, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the execution of the proposal with Sterling Consultants; 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 together with the signed proposal to

Sterling Consultants and the Shade Tree Committee upon its passage.

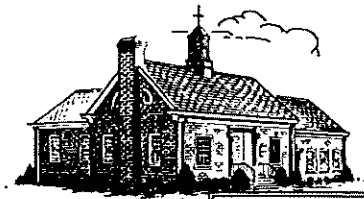
**CERTIFICATION**

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 May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION APPROVING POOL SNACK CONCESSION STAND

### RESOLUTION NO. 24-121

MAY 20, 2024

**WHEREAS**, the Borough of Woodcliff Lake solicited quotes from vendors for the Pool Snack/Concession Stand for the 2024 season with up to two additional option years at the Borough's discretion; and

**WHEREAS**, the Borough is in receipt of two quotes as follows: (a) Café Anello in the total amount of \$7,000.00 for the 2024, 2025 and 2026 pool season; and (b) Karl Ehmer in the total amount of \$5,400.00 for the 2024, 2025 and 2026 pool season; and

**WHEREAS**, the Borough Administrator and the Parks and Recreation Director have reviewed the two quotes submitted and based on the overall presentation, menu selection and length of contract, recommend Café Anello be awarded a contract for the Pool Snack/Concession Stand for the 2024 pool season with additional option years at the Borough's discretion; and

**WHEREAS**, the Borough Attorney has reviewed the contract agreement attached hereto and incorporated herein by reference between the Borough and Café Anello for the Pool Snack/Concession Stand for the total amount of \$7,000.00 and recommends the approval of same.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the quote submitted by Café Anello in the total amount of \$7,000.00 for the 2024, 2025 and 2026 pool season for Pool Snack/Concession Stand, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the contract agreement between the Borough and Café Anello, 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 and/or Borough Administrator and Borough Clerk be and are hereby authorized and directed to take all necessary action to effectuate the contract between the parties; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be is hereby authorized and directed to forward a copy of this resolution together with the contract agreement to Café Anello upon its passage.

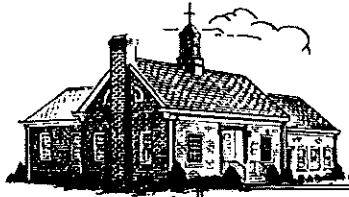
**CERTIFICATION**

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 May 20, 2024.



---

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



# BOROUGH OF WOODCLIFF LAKE

198 PASGACK 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION APPROVING DPW BUILDING RENOVATIONS

### RESOLUTION NO. 24-122

MAY 20, 2024

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of Job Order No. 120430.00 from Murray Paving and Concrete LLC submitted through the New Jersey State approved Co-Op#65MCESCCPS for the Department of Public Works Building Renovations in the amount of \$449,837.64, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and the Superintendent of Department of Public Works have reviewed the job order attached hereto and incorporated herein by reference for the DPW Building Renovations and recommend the approval of same; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and Murray Paving and Concrete LLC, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available for same, said certification being attached hereto and incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that Job Order No. 120430.00 from Murray Paving and Concrete LLC submitted through the New Jersey State approved Co-Op#65MCESCCPS for the Department of Public Works Building Renovations in the amount of \$449,837.64, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Superintendent of the Department of Public Works take all steps necessary to effectuate the purpose of this resolution; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the contract agreement to Murray Paving and Concrete 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 May 20, 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		X			
Gadaleta			X			
Marsh			X			
Margolis		X	X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING PAYMENT APPLICATION NO. 4 FOR GLEN ROAD CULVERT IMPROVEMENTS (NJDOT FUNDED), BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 24-123  
MAY 20, 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. 4, a copy of which is attached hereto and incorporated herein by reference, to be paid to CMS Construction in the amount of \$207,170.78; and

**WHEREAS**, the Borough Administrator and Finance Officer have reviewed Payment Application No. 4, 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 4, 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.4 submitted by Neglia Engineering for Glen Road Culvert Improvements (NJDOT Funded) in the amount of \$207,170.78 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. 4 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 May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

**RESOLUTION OF THE BOROUGH OF WOODCLIFF LAKE  
MAKING APPLICATION TO THE LOCAL FINANCE BOARD  
PURSUANT TO N.J.S.A 40A:2-51**

**RESOLUTION NO. 24-124  
MAY 20, 2024**

WHEREAS, the Borough Council of the Borough of Woodcliff Lake in the County of Bergen desires to make application to the Local Finance Board for its review and approval of a proposed refunding bond ordinance authorizing the issuance of tax appeal refunding bonds or notes to finance an emergency appropriation for the refunding of tax appeal judgments, finance the refunding of additional tax appeal judgments and legal expenses in accordance with N.J.S.A. 2-51 and,

WHEREAS, the Borough Council believes that:

- (a) it is in the public interest to accomplish such purpose; and
- (b) said purpose or improvements are for the health, wealth, convenience, or betterment of the inhabitants of the Borough of Woodcliff Lake; and
- (c) the amounts to be expended for said purpose or improvements are not reasonable or exorbitant; and
- (d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the Borough of Woodcliff Lake and will not create an undue financial burden to be placed upon the Borough of Woodcliff Lake.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake as follows:

Section 1. The application to the Local Finance Board is hereby approved, and the Borough's Bond Counsel and Auditor, along with other representatives of the Borough of Woodcliff Lake are hereby authorized to prepare such application and to represent the Borough of Woodcliff Lake in matters pertaining thereto.

Section 2. The Borough Clerk of the Borough of Woodcliff Lake is hereby directed to file a copy of the proposed ordinance and this resolution with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such an application and to record its findings, recommendations and/or approvals as provided by the applicable New Jersey Statute.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

**INTRODUCTION OF BUDGET  
RESOLUTION NO. 24-125  
MAY 20, 2024**

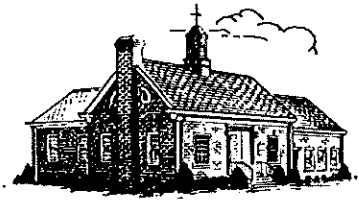
**BE IT RESOLVED**, that the following statement of revenues and appropriations attached hereto constitute the local Budget of the Borough of Woodcliff Lake, Bergen County, New Jersey for the year 2024.

**BE IT FURTHER RESOLVED**, that the said budget be published in the Bergen Record in the issue on May 27, 2024 and that a hearing on the Budget will be held at the Tice Senior Center, 411 Chestnut Ridge Road on June 17, 2024 at 7:00 PM or as soon thereafter as the matter may be reached.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			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. 24-126  
MAY 20, 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.

**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:

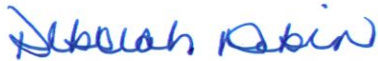
1. Emergency temporary appropriations be and the same are hereby made in the amount of \$200,000.00 for the Current Fund, as follows:

<u>CURRENT FUND</u>	<u>SALARIES AND WAGES</u>	<u>OTHER EXPENSES</u>	
Capital Improvement Fund		\$ 200,000.00	
<b>Total Appropriations</b>		<b>\$ 200,000.00</b>	

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.

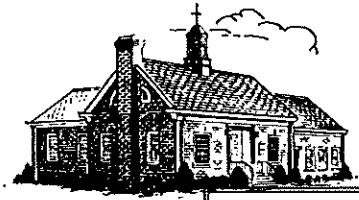
**CERTIFICATION**

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 May 20, 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		X			
Gadaleta			X			
Margolis		X	X			
Marsh			X			
Stern			X			
Pollack			X			
Mayor Rendo						

## RESOLUTION APPROVING PLEASURE POOL & SPA MANAGEMENT SERVICES FOR FINAL OPTION YEAR 2024

### RESOLUTION NO. 24-127 MAY 20, 2024

**WHEREAS**, on or about March 2022, the Borough of Woodcliff Lake contracted with Pleasure Pool & Spa Management Services for pool management services; and

**WHEREAS**, the contract provided for two (2) one-year options to extend between the Parties with the first one-year option exercised in 2023; and

**WHEREAS**, the Borough and Pleasure Pool & Spa Management desire to exercise its second and final option to renew for the 2024 pool season in an amount not to exceed \$382,850.00 as set forth in the proposal submitted by Pleasure Pool & Spa Management in 2022; and

**WHEREAS**, the Borough Administrator and Chief Financial Officer have reviewed this matter and recommend that Pleasure Pool & Spa Management's second and final option to renew for the 2024 pool season be approved; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available for said expenditure in budget account #4-01-28-370-238, said certification being attached hereto and incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the second and final year option to extend with Pleasure Pool & Spa Management for the 2024 pool season in an amount not to exceed \$382,850.00 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 extension of the agreement with Pleasure Pool & Spa Management for the 2024 pool season on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to Pleasure Pool & Spa Management Services 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 May 20, 2024.



---

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



# BOROUGH OF WOODCLIFF LAKE

187 BASSETT ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Member	Motion	Second	187 BASSETT ROAD, WOODCLIFF LAKE, NEW JERSEY 07677	187 BASSETT ROAD, WOODCLIFF LAKE, NEW JERSEY 07677	187 BASSETT ROAD, WOODCLIFF LAKE, NEW JERSEY 07677	187 BASSETT ROAD, WOODCLIFF LAKE, NEW JERSEY 07677
Brodsky	X			X		
Gadaleta				X		
Margolis		X		X		
Marsh				X		
Stern				X		
Pollack				X		
Mayor Rendo						

## RESOLUTION FOR SEASONAL HIRES FOR CAMP DIRECTOR AND ASSISTANT CAMP DIRECTOR FOR THE 2024 CAMP ALGONQUIN PROGRAM IN THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 24-128**  
**May 20, 2024**

**WHEREAS**, the Borough of Woodcliff Lake has determined the need for seasonal hires for Camp Director and Assistant Camp Director for the Camp Algonquin Program; and

**WHEREAS**, the Borough of Woodcliff Lake has identified candidates for offers of employment, to wit: Grace Frangiosa as Camp Director and Max Dryerman as Assistant Camp Director; and

**WHEREAS**, the Borough of Woodcliff Lake has determined that they all possess the necessary skills and experience to hold the seasonal positions of Camp Director and Assistant Camp Director for the Camp Algonquin Borough Recreation Summer Camp Program.

**WHEREAS**, the Camp Director position salary will be \$7,000 for Grace Frangiosa and Assistant Camp Director will be \$5,500 for Max Dryerman for the entire Camp Algonquin program including pre-season preparation work; and

**WHEREAS**, if the pool must be closed due to Covid or other Governor's Order after it opens, then said hires will still be entitled to ½ of their salary from that point forward.

**WHEREAS**, said position serves at the direction of the Borough Administrator and Parks and Recreation Director who retains the right to assign projects within and outside of the Camp Algonquin program as needed.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that Grace Frangiosa and Max Dryerman are hired as seasonal employees with the title of Camp Director and Assistant Camp Director for the Camp Algonquin program. Said employment is subject to the successful completion of the appropriate background check.

**CERTIFICATION**

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

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING TREE FARM WAY

RESOLUTION NO. 24-129  
MAY 20, 2024

WHEREAS, there presently exists a driveway leading to a tree farm located in the Borough of Woodcliff Lake which is owned by the Borough; and

WHEREAS, the Governing Body desires to name the Borough owned driveway "Tree Farm Way"; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends the naming of the Borough owned driveway to Tree Farm Way.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the driveway owned by the Borough leading to the tree farm be and is hereby proclaimed to be Tree Farm Way.

### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 20, 2024.

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

	Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Carlos Rendo, Mayor	Administrator						
Tomas J. Padilla, Borough							
	Brodsky	X		X			
	Gadaleta			X			
	Margolis		X	X			
	Marsh			X			
	Stern			X			
	Pollack			X			
	Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING SETTLEMENT TERM SHEET WITH PREMIER POOL

### RESOLUTION NO. 24-130

MAY 20, 2024

**WHEREAS**, as a result of mediation, the Borough of Woodcliff Lake wishes to accept a Settlement Term Sheet with Premier Pool Renovations with regard to the matter *Premier Pool Renovations, Inc. v. Borough of Woodcliff Lake v. Neglia Engineering et al., Docket No. BER-L-6006-23*; and

**WHEREAS**, the Settlement Term Sheet, a copy of which is attached hereto and incorporated herein by reference, represents full settlement of any and all claims made or which could have been made with full and final releases except as to the terms of the Settlement Term Sheet and a fully executed formal Settlement Agreement and Mutual Release; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed this matter and recommend that the Borough approve the Settlement Term Sheet attached hereto and incorporated herein by reference.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the Settlement Term Sheet, a copy of which is attached hereto and incorporated herein by reference with regard to the matter *Premier Pool Renovations, Inc. v. Borough of Woodcliff Lake v. Neglia Engineering et al., Docket No. BER-L-6006-23*, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator, Borough Attorney and Mayor are hereby authorized and directed to execute any and all necessary documents and take all steps necessary to effectuate the full and final settlement of this matter.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 20, 2024.

*Deborah Dakin*

---

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