

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
411 CHESTNUT RIDGE ROAD
WOODCLIFF LAKE, NEW JERSEY
JULY 15, 2024
7:00 PM OPEN SESSION**

CALL TO ORDER

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

ROLL CALL

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

WOODCLIFF LAKE HONOR GUARD

PLEDGE OF ALLEGIANCE

SWEARING IN OF OFFICER LEONARDO LUGO

APPROVAL OF MINUTES

MOTION to approve the Minutes of June 17, 2024 (Closed), was made by Councilwoman Marsh, second by Councilwoman Brodsky and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, and Councilwoman Marsh. Council President Pollack and Councilman Stern were absent.

MOTION to approve the Minutes of June 17, 2024 (Open), was made by Councilwoman Marsh, second by Councilwoman Brodsky and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, and Councilwoman Marsh. Council President Pollack and Councilman Stern were absent.

MOTION to approve the Minutes of June 25, 2024, was made by Councilwoman Brodsky, second by Councilwoman Marsh and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, and Councilwoman Marsh. Council President Pollack and Councilman Stern were absent.

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.

Gwenn Levine, Woodcliff Lake, stated the following.

1. What is the status of the gas station on Broadway?
2. The sidewalks on Broadway are horrible.
3. What is the status of the affordable housing that is going to be on Broadway?
4. There are many branches that are dead in trees along Broadway.

Mayor Rendo replied that he spoke with the owner of the gas station, and he should be submitting his plans shortly. Administrator Padilla stated the owner is consulting with the Tax Assessor and will be in with plans shortly. Mayor Rendo stated that owners are responsible for sidewalks. We have an Ordinance on the Agenda this evening to make Broadway more consistent. Mayor Rendo stated that we are still required to live by our Affordable Housing Agreement, and we are working on plans for the site.

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

MAYOR'S REPORT

Mayor Rendo stated that the work at Galaxy Gardens has started. We will have more information coming in the next few months. Regarding the incident with our Former President, we pray for the victims of the shooting. We must come together as a Nation. We have no new information on the Hilton property and are waiting to hear about BMW.

APPOINTMENT TO SHADE TREE COMMITTEE

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

COUNCIL MEMBER REPORTS

Councilwoman Gadaleta stated that DPW did a great job with our last storm.

Councilwoman Margolis stated that Parks and Recreation is starting to plan for the fall. We are working on rescheduling the event that was cancelled due to rain. When the pool closes, we will be having an event that will allow our dogs to swim in the pool. The pickleball courts are open and we are in the process of planning our Halloween event. Councilwoman Margolis stated that if you want to use the pickleball courts, you must join the tennis club.

Councilwoman Marsh stated that our Land Use Board met on June 25th and approved the application for a veterinary clinic. We are extremely excited to welcome this new business to our town. Our Streetscape Ordinance is on the Agenda tonight for introduction. The Affordable Housing Committee is working hard on how to tackle the new requirement.

Councilwoman Brodsky stated that we had the dedication of Tree Farm Way. In August, we will be working to clean up the Community Garden and hope to have it up and running for next year. A postcard will be going out to all residents to participate in the selection of a name for the Galaxy Gardens site.

ENGINEER'S REPORT

(Please see attached).

ADMINISTRATOR'S REPORT

Administrator Padilla stated that the road work for Campbell Avenue will start by the end of the summer. Our DPW building is in the process of being renovated. As the Mayor stated earlier, work has begun on the Galaxy Garden site. Administrator Padilla went over the Ordinances that are on the Agenda.

ORDINANCES

Public Hearing Ordinance No. 24-11

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

MOTION to adopt Ordinance No. 24-11 was made by Councilwoman Gadaleta, second by Councilwoman Marsh.

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

No comments.

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

MOTION to adopt Ordinance No. 24-11 was made by Councilwoman Gadaleta, second by Councilwoman Marsh and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, and Councilwoman Marsh. Council President Pollack and Councilman Stern were absent.

Public Hearing Ordinance No. 24-14

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

MOTION to adopt Ordinance No. 24-14 was made by Councilwoman Marsh, second by Councilwoman Gadaleta.

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

No comments.

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

MOTION to adopt Ordinance No. 24-14 was made by Councilwoman Gadaleta, second by Councilwoman Marsh and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, and Councilwoman Marsh. Council President Pollack and Councilman Stern were absent.

Introduction Ordinance No. 24-15

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

MOTION to introduce Ordinance No. 24-15 was made by Councilwoman Gadaleta, second by Councilwoman Brodsky and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, and Councilwoman Marsh. Council President Pollack and Councilman Stern were absent.

CONSENT AGENDA

MOTION to approve the Consent Agenda was made by Councilwoman Marsh, second by

Councilwoman Brodsky and unanimously approved. Councilwoman Gadaleta recused herself from Resolution No. 24-166.

ADJOURNMENT

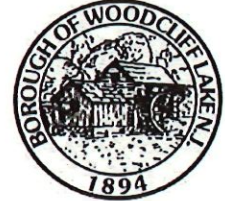
MOTION to adjourn was made by Councilwoman Marsh, second by Councilwoman Gadaleta and unanimously approved. The meeting was adjourned at 8:00 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR
Borough Clerk

JULY 2024 ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
JULY 5, 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. NJDOT completed their inspection with no comments. Neglia provided project closeout package to the Borough with final contractor invoicing and maintenance bond and closeout documents for final payment by Borough. NJDOT. Grant project closeout documentation to be submitted to NJDOT following Borough closeout of the same.

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 was held on 5/30/2024 paving anticipated to occur end of July/August 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. The bypass pumps have been secured and Sanzari to mobilize for construction once all materials and new precast structures and on hand.

4. Werimus Lane Pump Station Flood Resilient Improvements

NJDEP Land Use Permit and the NJDEP TWA sewer Permit have been secured. Plans and specs are ready to go out to bid in early August for a September 19, 2024 bid opening for an anticipated ward at the October 21, 2024 Mayor and Council meeting pending receipt of favorable bids and confirmation of available funding.

5. Galaxy Gardens Civil Design and NJDEP Land Use Permitting

Pre-Construction meeting was held on June 26, 2024. Contractor working to have sitework, grading, drainage, utilities, foundations, and possible sod and landscaping by the end of the year pending availability of materials and weather. Final project completion including all long lead item items such as bandshell, pavilion and restroom structure along with punch list is anticipated for Spring 2024.

LYNDHURST

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

MOUNTAINSIDE

200 Central Avenue
Suite 102
Mountainside, NJ 07092
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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. Pre-construction meeting was held on 6/6/2024 with Brookview drainage and paving to occur end of July/August with final schedule to be approved by the Borough.

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

Neglia provided a proposal for MS4 Stormwater Mapping to meet latest NJDEP MS4 Regulations to the Borough for review. Neglia submitted Tier A MS4 Grant application to NJDEP that was approved (\$25,000.00). 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 for Borough MS4 Compliance.

Neglia provided a proposal to prepare revised Municipal Stormwater Management Plan (MSWMP) as required by the NJDEP. The Borough's MSWP is from 2005 and the NJDEP requires the plan be updated at a minimum once every 10 years based on the most current Stormwater Control Ordinance (SCO). In addition, Neglia will be meeting with the Borough to review most recent deficiencies noted by the NJDEP related to the Borough's MS4 Permit and to assist with providing a response to the NJDEP outlining corrective actions to be taken.

Neglia provided updated NJDEP mandated Stormwater Ordinance to Borough and Borough Attorney in March 2024 and again on 5/17/2024. We understand the updated Stormwater Ordinance is on track for adoption by the July 2024 NJDEP deadline.

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. NJDOT FY2025 Grant – West Hill Road

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

10. Future Paving Projects & Road Selections

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

11. 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. Updated estimated including an alternate bid to provide electric and site lighting for vehicle and pedestrian safety for consideration by the Borough. Neglia has provided a proposal for full Engineering Design, Bidding, Regulatory Permitting (NJDEP for work adjacent to waterbody) and Construction Management for review & execution should the Borough wish to proceed with the project.

12. Woodcliff Lake Tennis Courts

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

Neglia provided a proposal for survey and preliminary engineering concept plan so that the scope and estimated cost of the site and drainage improvements can be provided to the Borough for review and evaluation. Neglia is prepared to proceed with the survey and preliminary engineering concept plan once our proposal is approved/authorized by the Borough.

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,
Neglia Group



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

ORDINANCE NO. 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.

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

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

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

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

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

Sec. 135-1. Title.

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

Sec. 135-2. Purpose.

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

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

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

Sec. 135-4. Application for certificate.

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

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

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

Sec. 135-6. Failure to comply.

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

Sec. 135-7. Fees.

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

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

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

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

ORDINANCE NO. 24-15

AN ORDINANCE TO AMEND CHAPTER 292 ENTITLED "SITE PLAN" OF THE BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY

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 292, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding the Site Plan Review 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.

Section 292-33.1 Design standards for properties with frontage on Broadway; Subsection C. Related Items- shall be amended to include the following subparagraphs.

(7) Streetscape Requirements. The streetscape for all properties with frontage on Broadway shall be designed with the same palette of materials and standards in order to create a cohesive district.

(a) Streetscape Elements. The streetscape shall be provided by the developer per this section which include:

- [1] Street trees;
- [2] Sidewalks;
- [3] Street lighting; and
- [4] Landscape.

(b) Street Trees.

- [1] Street trees shall be planted in either grates or open landscape planting areas equivalent to 30'-0" on-center along Broadway frontage and for at least one street trees along a secondary street for any corner lot.
- [2] Street trees shall be planted with a minimum 3.5" caliper and shall be trimmed to 8'-0" in accordance with the American Society of Nursery Stock published by the American Association of Nurseryman.

- [3] A minimum 4'-0" dimension between the back of curb and sidewalk.

(c) Sidewalks.

- [1] Sidewalks shall be a minimum 5'-0" in width and shall be scored concrete.

(d) Street Lights.

- [1] All street lights shall be shielded from the second floor uses and shall be a maximum of 16'-0" in height, located on center between street trees, 1'-0" from the back of sidewalk and shall be a maximum of 90'-0" on center.
- [2] Street lights specifications and locations shall be submitted for review and approval prior to installation.
- [3] Luminaires shall be translucent or glare free using opaque glare or acrylic lenses.
- [4] Diffusers and refractors should be installed to eliminate light and glare to adjacent residential properties.

(e) Landscape Planting:

- [1] A minimum 4'-0" either planting area or pavers shall be provided between the back of curb and the sidewalk along Broadway.
 - [a] The type and color of any proposed pavers shall be reviewed and approved by the Planning Board and the Planning Board Engineer prior to installation.
- [2] For any project with surface parking on Broadway (front or side yard) the following requirements shall be required as part of a site plan application.
 - [a] A minimum 4'-0" planting area shall be located between the back of the sidewalk and the parking area.
 - [b] The planting area shall be planted with evergreen shrubs at least 3'-0" at the time of planting which are a species that will form a year-round dense screen. The maximum height for the planting shall be maintained at no greater than 4'-0" in height.

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

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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

RESOLUTION NO. 24-164

JULY 15, 2024

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

Payroll Released 6/30/2024	\$ 273,497.59
Payroll Released 7/15/2024	\$ 277,772.99

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

Current Fund:	\$ 4,221,001.37
Animal Control:	\$ 20.40
Trust Other Funds:	\$ 627.99
Trust Escrow Fund:	\$ 5,096.19
Open Space Trust:	\$ 18,877.00
Affordable Housing:	\$ 1,060.00
General Capital:	\$ 2,016,943.76
Escrow:	\$ 4,690.50

CERTIFICATION OF FUNDS

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



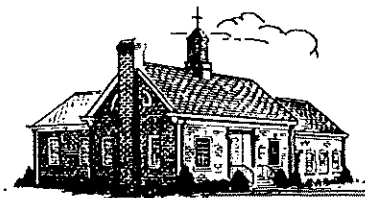
Jonathan DeJoseph
Chief Financial Officer

CERTIFICATION

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



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

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

201-391-4977
Fax 201-391-8830

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

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

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

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

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

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

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

CERTIFICATION

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



**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			
Marsh	X		X			
Stern						X
Pollack						X
Mayor Rendo						

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

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

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

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

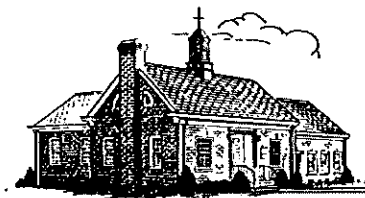
BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Woodcliff Lake, that their signatures constitute acceptance of the terms and conditions of the grant agreement, and that they approve the execution of the grant agreement.

CERTIFICATION

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

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

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

201-391-4977
Fax 201-391-8830

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

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

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

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

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

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

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

BE IT FURTHER RESOLVED that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to secure the grant in the amount of \$750,000.00 from the Vanguard Charitable Endowment Program; and

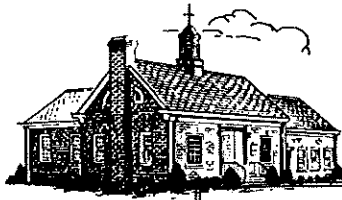
BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to the Vanguard Charitable Endowment Program upon its passage.

CERTIFICATION

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

Deborah Dakin

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



BOROUGH OF WOODCLIFF LAKE

188 PASSACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING POOL EQUIPMENT, SUPPLIES, REPAIR, MAINTENANCE

RESOLUTION NO. 24-168 JULY 15, 2024

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the bid submitted by Main Line Commercial Pools Inc. through ESCNJ 21/22-39 for liquid chlorine for the municipal pool for the period January 1, 2024 to December 31, 2024, in an amount not to exceed \$50,000.00, a copy of which is attached hereto and incorporated herein by reference be and is hereby approved; and

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

effectuate the purpose of this resolution; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the contract agreement to Main Line Commercial Pools, Inc. upon its passage.

CERTIFICATION

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



**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			
Marsh	X		X			
Stern						X
Pollack						X
Mayor Rendo						

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

RESOLUTION NO. 24-169
July 15, 2024

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

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

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

CERTIFICATION

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

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			
Marsh	X		X			
Stern						X
Pollack						X
Mayor Rendo						

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

RESOLUTION NO. 24-170

July 15, 2024

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

CERTIFICATION

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

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			
Marsh	X		X			
Stern						X
Pollack						X
Mayor Rendo						

RESOLUTION OF THE GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT

RESOLUTION NO. 24-171

JULY 15, 2024

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

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

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

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

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

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

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

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

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

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

CERTIFICATION

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




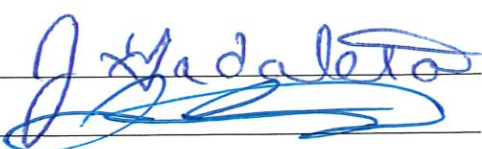



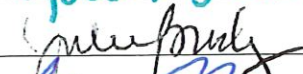
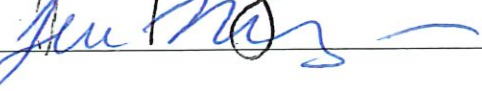
DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

STATE OF NEW JERSEY
COUNTY OF BEREN

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

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

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

Sworn to and subscribed before me this
29th day of July, 2024
Notary Public of New Jersey

DIANE M. O'BRIEN
Commission # 50204379
Notary Public, State of New Jersey
My Commission Expires
November 08, 2027


Deborah A. Dakin, RMC, CMR
Municipal 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			
Marsh	X		X			
Stern						X
Pollack						X
Mayor Rendo						

201-391-4977
Fax 201-391-8830

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

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

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

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

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

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

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

CERTIFICATION

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



**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			
Marsh	X		X			
Stern						X
Pollack						X
Mayor Rendo						

201-391-4977
Fax 201-391-8830

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

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

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

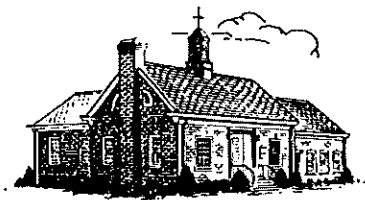
WHEREAS, the owner of 11 Oak Street, Ronald Jensen, is totally exempt from taxes due to his Veteran status, he erroneously made a payment for May 1st installment in the amount of \$2,721.69 which resulted in an overpayment.

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

CERTIFICATION

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

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			
Marsh	X		X			
Stern						X
Pollack						X
Mayor Rendo						

RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES

RESOLUTION NO. 24-174

JULY 15, 2024

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

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

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

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

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

PAYMENT TO:

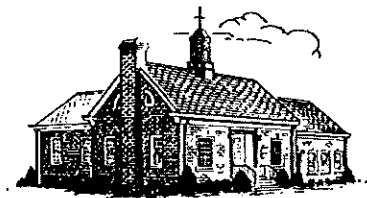
**Passaic Bergen Water Softening
2850 Route 23 North
Newfoundland, 07435**

CERTIFICATION

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



**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			
Marsh	X		X			
Stern						X
Pollack						X
Mayor Rendo						

RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES

RESOLUTION NO. 24-175

July 15, 2024

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

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

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

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

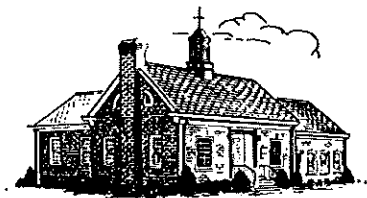
PAYMENT TO:
Maria Sochan
PO Box 2172
Champlain, NY 12919

CERTIFICATION

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



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			
Marsh	X		X			
Stern						X
Pollack						X
Mayor Rendo						

RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES

RESOLUTION NO. 24-176

July 15, 2024

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

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

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

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

PAYMENT TO:

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

CERTIFICATION

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



**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			
Marsh	X		X			
Stern						X
Pollack						X
Mayor Rendo						

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

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

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

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

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

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

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

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

incorporated by references.

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

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

BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the Lease Agreement to Atlantic Tomorrow's Office upon its passage.

CERTIFICATION

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



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK