



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL SPECIAL MEETING MINUTES
JULY 25, 2024
1:00 PM VIA ZOOM WEBINAR**

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 on June 22, 2024.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

NEW BUSINESS

- Amended Settlement Agreement

Brent Pohlman, Esq. stated that this Amended Consent Order is made and entered between Plaintiffs, Valley Chabad, Inc. and Rabbi Dov Drizin and Defendant, Borough of Woodcliff Lake. This matter goes back to 2016 and on October 30, 2020, the Court entered a Consent Order which incorporated a Settlement Agreement, resolving the Private Action and pursuant to which the Parties agreed to certain stipulations. On October 30, 2020, a consent Order was entered in the United States action. Valley Chabad has decided that one hundred Overlook was not the best location and identified a new location in Woodcliff Lake. Public and Borough Officials did not object to Valley Chabad. Their only concern was the location. Valley Chabad has identified the new property as 530 Chestnut Ridge Road which is in a B-3 Zone. This property has approximately 57,200 square foot office building situated upon it. The Plaintiffs intend to operate a House of Worship in the existing office building situated upon the Chestnut Ridge Road Property. The Parties have determined that the Chestnut Ridge Road Property is a more suitable site for the Plaintiffs' proposed House of Worship. The Parties agree to the following terms which shall take effect upon the occurrence of Valley Chabad acquiring 530 Chestnut Ridge Road and the

execution and entry of this Amended Consent Order. The Overlook Drive property will be returned to the municipal and county tax rolls to be effective January 1, 2025, unless the Overlook Drive property is sold before that date.

Mayor Rendo asked Mr. Pohlman if this Consent Order will be forwarded to the Department of Justice. Mr. Pohlman replied yes and that we are obligated to inform them of any changes.

PUBLIC COMMENT

(limited to 3 minutes per speaker)

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

Eric Melman, Woodcliff Lake, asked if the Overlook Property would revert in terms of Zoning. Mr. Pohlman replied that the property will go back to what it was zoned for in 2020 if zoning has not changed.

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

RESOLUTION

Resolution No. 24-178 Resolution to Approve an Amended Consent Order in the Matter of Valley Chabad, Inc., and Rabbi Dov Drizin vs. Borough of Woodcliff Lake
Civil No. 2:16-CV-08087

MOTION to approve Resolution No. 24-178 was made by Council President Pollack, second by Councilwoman Brodsky and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, Councilwoman Marsh, Councilman Stern and Council President Pollack.

ADJOURNMENT

MOTION to adjourn was made by Councilwoman Marsh, second by Council President Pollack and unanimously approved. The meeting was adjourned at 1:20 PM.

Respectfully submitted,



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			
Stern			X			
Pollack	X		X			
Mayor Rendo						

201-391-4977
Fax 201-391-8830

**RESOLUTION TO APPROVE AN AMENDED CONSENT ORDER IN THE MATTER OF VALLEY CHABAD, INC AND RABBI DOV DRIZIN V. BOROUGH OF WOODCLIFF LAKE
CIVIL NO. 2:16-CV-08087**

**RESOLUTION NO. 24-178
JULY 25, 2024**

WHEREAS, on or about October 30, 2020, the United States District Court for the District of New Jersey entered a Consent Order implementing the terms of a settlement of the litigation docketed as Civil No. 2:16-CV-08087; and

WHEREAS, the settlement and Consent Order authorized Valley Chabad to construct a house of worship at 100 Overlook Drive, Woodcliff Lake New Jersey ("Overlook Drive Property"); and

WHEREAS, the settlement and Consent Order authorized Valley Chabad to construct a house of worship to specific design standards and set forth certain obligations on both Valley Chabad and on the Borough of Woodcliff Lake; and

WHEREAS, subsequent to the entry of the Consent Order on October 30, 2020, Valley Chabad identified a property in the Borough of Woodcliff Lake that it believed was more suitable to be used as a house of worship and better met the congregation's needs; and

WHEREAS, Valley Chabad approached the Borough of Woodcliff Lake and with the proposition that Valley Chabad be permitted to move its house of worship from the Overlook Drive Property to 530 Chestnut Ridge Road, Woodcliff Lake, New Jersey ("Chestnut Ridge Road Property"); and

WHEREAS, Valley Chabad is willing to waive the specific development rights granted to it at Overlook Drive Property through the settlement agreement and Consent Order; and

WHEREAS, Valley Chabad is willing to agree that the Overlook Drive Property will return to the municipal and county tax rolls no later than January 1, 2025; and

WHEREAS, the Borough of Woodcliff Lake agrees that the Chestnut Ridge Road Property is better suited for Valley Chabad's intended use than the 100 Overlook Property, and that moving the house of worship to the Chestnut Ridge Road Property is beneficial to both Valley Chabad and the Borough of Woodcliff Lake.

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Borough of Woodcliff Lake authorized the approval of the Amended Consent Order, attached hereto as Exhibit A, which will amend the initial Consent Order that resolved the above referenced litigation; and

BE IT FURTHER RESOLVED that the Mayor of the Borough of Woodcliff Lake is authorized to execute all documents necessary to effectuate the approval of the amended Consent Order.

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 25, 2024.



Deborah A. Dakin, RMC, CMR
Borough Clerk