



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA
188 Pascack Road
Woodcliff Lake, New Jersey
JANUARY 27, 2025
6:00 PM CLOSED SESSION
7:00 PM OPEN SESSION**

Zoom Link:

<https://us02web.zoom.us/j/89895548757?pwd=OirZm6qVD3ErPaHvo42UiGAHbSJa4h.1>

Passcode: 929876

CALL TO ORDER

Notice of this meeting, in accordance with the "Open Public Meetings Law, 1975, C. "231", has been posted and two newspapers, The Record and The Ridgewood News, have been notified.

ROLL CALL

Mayor Carlos Rendo
Councilman Christopher Bonanno
Councilwoman Julie Brodsky
Councilwoman Jennifer Margolis
Councilwoman Nicole Marsh
Councilman Benjamin Pollack
Council President Josh Stern

CLOSED SESSION

Resolution No. 25-23

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

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE – Tomas Jose Padilla Molina
Ruthmarie Vander Vliet

APPROVAL OF MINUTES

January 6, 2025 (Reorganization)

PUBLIC COMMENT

(limited to 3 minutes per speaker)

SHADE TREE INVENTORY PRESENTATION – by Ray Slaman

PROCLAMATIONS

Muslim Heritage Month
International Holocaust Remembrance Day

MAYOR'S REPORT

MAYORAL COMMITTEE APPOINTMENTS – (No Council Confirmation Required)

Affordable Housing Committee

Council Liaisons: Nicole Marsh/Josh Stern

Warren Feldman

Peter Briskin

Jane Ann Whitchurch Carluccio

Piazza & Associates

COUNCIL REPORTS

- Councilman Bonanno
- Councilwoman Brodsky
- Councilwoman Margolis
- Councilwoman Marsh
- Councilman Pollack
- Council President Stern

ADMINISTRATOR'S REPORT

ENGINEER'S REPORT

(see attached report)

ORDINANCE

Introduction Ordinance No. 25-01
An Ordinance to Amend Chapter 70 Entitled "Shade Tree Committee" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

Introduction Ordinance No. 25-02
An Ordinance to Amend Chapter 326 Entitled "Streets and Sidewalks" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

CONSENT AGENDA

Resolution No. 25-24 Resolution Authorizing Payroll and Payment of Claims
Resolution No. 25-25 Mutual Aid & Rapid Deployment Force Interlocal Service Agreement
Resolution No. 25-26 Resolution Prohibiting the Acceptance of Cash Payments in the Borough of Woodcliff Lake
Resolution No. 25-27 Tonnage Grant Application
Resolution No. 25-28 Resolution Authorizing Agreement for Bergen County Department of Health Services Proposal for Public Health Shared Services for the Employee Assistance Program (EAP) for the Borough of Woodcliff Lake
Resolution No. 25-29 Resolution Approving Top Floor Elevated Solutions LLC
Resolution No. 25-30 A Resolution of the Borough of Woodcliff Lake Adopting a Form Required to be Used for The Filing of Notices of Tort Claims Against the Borough of Woodcliff Lake in Accordance

with the Provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:8-6

- Resolution No. 25-31 Resolution Authorizing Professional Services Agreement with Auditor
Resolution No. 25-32 Resolution Authorizing Professional Services Agreement with Bond Counsel
Resolution No. 25-33 Resolution Authorizing Professional Services Agreement with Borough Attorney
Resolution No. 25-34 Resolution Authorizing Professional Services Agreement with Residential Tax Appeal Attorney
Resolution No. 25-35 Resolution Authorizing Professional Services Agreement with Commercial Tax Appeal Attorney
Resolution No. 25-36 Resolution Authorizing Professional Services Agreement with Engineer
Resolution No. 25-37 Resolution Authorizing Professional Services Agreement with Financial Advisor Services
Resolution No. 25-38 Resolution Authorizing Professional Services Agreement with Grant Writer
Resolution No. 25-39 Resolution Authorizing Professional Services Agreement with Labor Counsel
Resolution No. 25-40 Resolution Authorizing Professional Services Agreement with Borough Planner
Resolution No. 25-41 Resolution Authorizing Professional Services Agreement with Risk Manager/Health Benefits Consultant
Resolution No. 25-42 Resolution Authorizing Professional Services Agreement with Special Conflicts Counsel
Resolution No. 25-43 Resolution Authorizing Professional Services Agreement with Redevelopment Attorney
Resolution No. 25-44 Resolution Authorizing Professional Services Agreement with Landscape Architect
Resolution No. 25-45 Resolution Authorizing Professional Services Agreement with Special Conflicts Counsel
Resolution No. 25-46 Resolution Authorizing Professional Services Agreement with Special Conflicts Counsel
Resolution No. 25-47 Resolution Authorizing Professional Services Agreement for Administrative Agent for Affordable Housing Compliance
Resolution No. 25-48 Resolution Approving Promotion Process/Policy of the Woodcliff Lake Police Department
Resolution No. 25-49 Resolution Authorizing Interviews for the Position of Police Officer with the Woodcliff Lake Police Department in the Borough of Woodcliff Lake
Resolution No. 25-50 Resolution Authorizing Raffle License to Our Lady Mother of the Church
Resolution No. 25-51 Resolution Approving Purchase of Bulk Rock Salt
Resolution No. 25-52 Resolution Authorizing the Donation of one (1) Free Family Pool Membership and One (1) Free Family Tennis Membership to the Woodcliff Lake Educational Foundation (WCLEF), Woodcliff Lake PFA and Pascack Hills High School PFA
Resolution No. 25-53 Resolution Authorizing the Acceptance of a \$6,000 Donation to be Used Exclusively for the Bench Sponsorship Program at the Borough's Newest Park Located at the Intersection of Woodcliff Avenue and Werimus Road
Resolution No. 25-54 Resolution Authorizing the Acceptance of a \$6,000 Donation to be Used Exclusively for the Bench Sponsorship Program at the Borough's Newest Park Located at the Intersection of Woodcliff Avenue and Werimus Road

NON-CONSENT AGENDA

- Resolution No. 25-55 Resolution of the Borough of Woodcliff Lake, Bergen County, Committing to the Borough's Fourth Round Affordable Housing Obligation

ADJOURNMENT

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

Subject to Additions and/or Deletions

PROCLAMATION

WHEREAS, the Borough of Woodcliff Lake takes great pride in the varied religious and cultural traditions of its residents and seeks to afford all people in the Borough of Woodcliff Lake the opportunity to better understand, recognize, and appreciate the rich histories, cultures, and shared principles of Muslim Americans; and

WHEREAS, Muslims have made significant contributions that shape our world, including notable achievements in philosophy, mathematics, astronomy, physics, chemistry, medicine, architecture, music, literature, and the arts; and

WHEREAS, the people of the Borough of Woodcliff Lake benefit from the social benevolence, patriotism, philanthropy, humanitarianism, advocacy, civic engagement, culture, and business of Muslim Americans and Muslim American organizations that operate within the State.

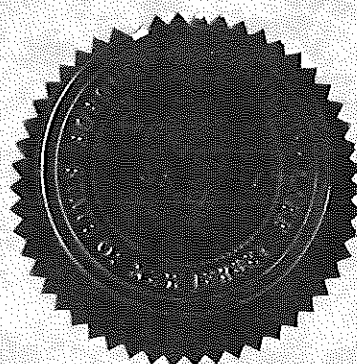
NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake do hereby recognize the month of January as

MUSLIM HERITAGE MONTH

Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern



PROCLAMATION

WHEREAS, Monday, January 27, 2025, is International Holocaust Remembrance Day, which marks the eightieth anniversary of the liberation of the Auschwitz concentration camp; and

WHEREAS, this is a day of remembrance for the six million Jews who were murdered by Nazi Germany between 1933 and 1945; and

WHEREAS, on this anniversary, the Borough of Woodcliff Lake recommits itself to combating the global rise in anti-Semitism; and

WHEREAS, on May 26, 2016, thirty-one member states of the International Holocaust Remembrance Alliance (IHRA), of which the United States is a member, adopted a non-legally binding "working definition" of anti-Semitism; and

WHEREAS, the working definition reads as follows: "Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities;" and

WHEREAS, anti-Semitic attacks are an assault on the humanity of all people, and we should always take time to remember the millions of men, women and children who were killed simply because of their beliefs and their heritage, and we must avow that the atrocities and genocide of the Holocaust never be repeated.

NOW, THEREFORE, be it resolved that I, Carlos Rendo, Mayor of the Borough of Woodcliff Lake, do hereby proclaim January 27, 2025, as

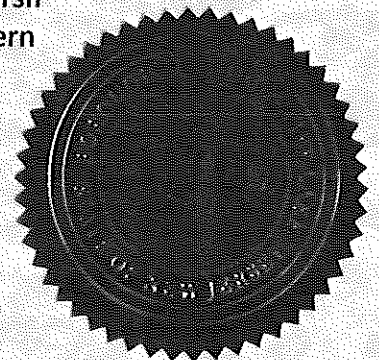
International Holocaust Remembrance Day

Throughout the Borough of Woodcliff Lake, and I urge all citizens to honor the memories of those killed during the Holocaust and reject and condemn acts of anti-Semitism and hatred.

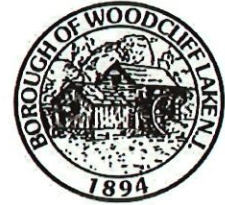
Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern



**JANUARY ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
JANUARY 24, 2025**



1. Galaxy Gardens Civil Design and NJDEP Land Use Permitting

Project awarded to Applied Landscape for the total contract amount of \$2,753,123.00. Change Order No. 1 for Monument Area add-on and associated sitework in the amount of \$97,855.47 (3.55%) was approved by the Borough per Resolution No. 24-259. The sitework, grading, drainage, walkways, lighting, and landscaping improvements are substantially complete. The restroom building structure is substantially complete. Remaining items include the installation of the bandshell structure, pavilion structure, sign structure, and the CO #1 monument area work. Anticipated delivery of the bandshell, pavilion, and sign structure is the end of January 2025. Contractor is working toward final project completion for early Spring 2024 for a Borough ribbon cutting/opening (March 22 target date) and coordinated with the Borough.

2. Werimus Lane Bypass Chamber Improvements

Neglia completed plans and specifications for the Phase I - Werimus Lane Bypass Chamber Improvements to address immediate public health and safety needs at the existing Werimus Lane sewage pumping station at this time. Construction of the bypass chamber system is substantially complete. Startup and testing of system to occur within next 2 weeks to be coordinated with the Borough.

3. Werimus Lane Pump Station Flood Resilient Improvements

Bids were opened on December 5, 2024 and reviewed by our office. Award recommendation package provided to Borough on 12/6/2024 recommending award of a contract to J.Fletcher Creamer and Sons for the amount of \$1,892,500.00 which was the lowest of four (4) bids submitted. Preconstruction meeting was held January 21 2025. Contractor proceeding with submittals to secure long lead time items with anticipated groundbreaking construction to occur in June following school closure.

4. 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. Preconstruction meeting was held on 6/6/2024. Birchwood Road drainage has been completed. Paving of Campbell Avenue, Stacey Court, Renee Court was completed. Birchwood Road has been temporarily restored with asphalt with final paving to occur in Spring 2025 following the settlement period of the drainage pipe trenching.

LYNDHURST

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

MOUNTAINSIDE

200 Central Avenue
Suite 102
Mountainside, NJ 07092
p. 201.939.8805 f. 732.943.7249

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

Neglia completed and provided the Traffic Signal Warrant Analysis to the Borough and County of Bergen for review. Traffic study/signal warrant analysis is under review by Bergen County and Neglia is following up for a conference call meeting with Borough and County.

6. **MS4 Stormwater Mapping & MS4 Assistance Grant, MS4 Updated MSWP**

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

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

7. **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.

8. **NJDOT FY2025 Grant – West Hill Road**

Borough received a FY25 NJDOT MA Grant in the amount of \$133,035.00 for the repaving of West Hill Road in accordance with the Grant Application submitted. Neglia will provide a proposal for survey, design, NJDOT submissions, construction management and project administration for the Borough to complete the project in accordance with Grant. Project needs to be awarded by October 2026.

9. **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 will provide a formal proposal to the Borough for survey, design, and bid documents for the Year 2025 Paving Program once final road selections are made and project scope confirmed.

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

Neglia completed pre-bid review agency submissions to NJ Transit, Bergen County, Veolia, and the NJDEP. The 90th day on the NJDEP Land Use Application is March 18, 2025 however the NJDEP typically requests and additional 30 days on most applications. Neglia proceeding with final design plans and specifications so that the project is ready for bidding following receipt of the NJDEP permit and Borough approval of the same.

11. Woodcliff Lake Tennis Courts

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

Neglia is proceeding with the survey and preliminary engineering concept plan in accordance with our proposal and Resolution 24-236. Survey was completed by Neglia and preliminary concept plan will be provided by the end the month.

12. Digital Tax Maps

Neglia provided a proposal to the Borough for Surveying and GIS services to provide updated Digital Tax maps to meet all current NJ Regulations and Standards as requested.

13. Woodcliff Avenue & Woodcliff Middle School Drainage Improvements

As requested, Neglia provided a proposal to the Borough for survey, design, and NJDEP Land Use permitting to perform a drainage study for the purposes of designing proposed drainage improvements to address storm drainage conveyance issues and concerns upstream and downstream of Woodcliff Avenue that are adversely impacting the Woodcliff Middle School property for review by the Borough and for coordination with the Borough, School, and County of Bergen.

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

Neglia met with the Borough to review flood damage and erosion near the intersection of Old Mill Road, Werimus Road, and Woodcliff Avenue following the August 3 cloudburst storm event. Neglia provided a proposal for an Area Wide Drainage Study of the Musquapsink Brook centered at the Old Mill Road/Werimus Road, and Woodcliff Avenue intersection to analysis the existing conditions both upstream and downstream of the existing culvert to provide recommendations for pro-active measures to improve drainage.

15. Glen Road Bridge (NJDOT & Municipal Funded)

Replacement of the Glen Road Bridge over Bear Brook was completed and the bridge re-opened in May 2024 in accordance with plans and specifications prepared by Neglia. NJDOT Grant closeout documentation has been submitted to NJDOT and is under review for final grant reimbursement.

16. Glen Road Improvements Project NJDOT FY 2022

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

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

Respectfully submitted,
Neglia Group



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

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Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
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. 25-23
JANUARY 27, 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 January 27, 2025 that an Executive Session closed to the public shall be held on January 27, 2025 at 6:00 P.M. at the Borough of Woodcliff Lake Town Hall, 188 Pascack 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 25-24
JANUARY 27, 2025**

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 1/15/2024 \$ 234,265.15

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:	\$2,987,864.35
Animal Control:	\$ 3.60
Trust/Other:	\$ 2,250.00
Affordable Housing:	\$ 300.00
General Capital:	\$ 282,112.48
Escrow:	\$ 33,921.42

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 January 27, 2025.

Deborah A. Dakin, RMC, CMR
Borough Clerk

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

**MUTUAL AID PLAN & RAPID DEPLOYMENT FORCE
INTERLOCAL SERVICE AGREEMENT**

**RESOLUTION NO. 24-25
JANUARY 27, 2025**

WHEREAS, the police departments in Bergen County have a day-to-day responsibility to provide for the security of lives and property, for the maintenance and preservation of the public peace and order; and

WHEREAS, Law Enforcement Officials also have a responsibility to provide for preparedness against natural emergencies, such as floods, hurricanes, earthquakes, major storms, etc., manmade causes, civil unrest, and civil disobedience such as riots, strikes, jail or prison riots, train wrecks, aircraft crashes, major fires, ethnic disorders, riots, terrorist incidents and bombings, state and national emergencies; and

WHEREAS, the Bergen County Police Chief's Association has proposed a Mutual Aid Plan and Rapid Deployment Force to deal with these emergencies; and

WHEREAS, this Plan will provide a uniform procedure for the coordination of the requesting, dispatching, and utilization of law enforcement personnel and equipment whenever a local law enforcement agency requires mutual aid assistance from any other jurisdiction, both contiguous and non-contiguous, in the event of an emergency, riot or disorder, in order to protect life and property; and

WHEREAS, it is the desire of the Mayor and Council of the Borough of Woodcliff Lake to participate in a Mutual Aid Plan and Rapid Deployment Force in accordance with the Plan as submitted by the Bergen County Police Chief's Association.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the Police Department of the Borough of Woodcliff Lake, under the direction of the Chief of Police, cooperate with the Bergen County Police Chief's Association to create an Interlocal Services Agreement with all municipalities in the County of Bergen in order to put into place the Mutual Aid Plan and Rapid Deployment Force; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the County Executive, the Board of Chosen Freeholders, the County Prosecutor, the County Chief of Police, and all Bergen County Municipalities.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION PROHIBITING THE ACCEPTANCE OF CASH PAYMENTS
IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 25-26
JANUARY 27, 2025**

WHEREAS, the governing body of the Borough of Woodcliff Lake has deemed it necessary to establish a no cash policy restricting Borough business within Borough Hall to personal checks, bank checks, certified checks, money orders or credit card only; and

WHEREAS, it is in the best interests and safety of the staff at the Borough Hall and the fiscal security of the Borough itself and that the Borough of Woodcliff Lake will no longer accept cash payments for Borough business within Borough Hall.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake wish to hereby approve and adopt a no cash policy for the payments for Borough business within Borough Hall; and

BE IT FURTHER RESOLVED that the only acceptable form of payment for Borough business within Borough Hall will be in the form of personal check, bank check, certified check, money order or credit card.

BE IT FURTHER RESOLVED that this resolution shall not apply to, affect, hinder or prevent any payments in any form to the Borough of Woodcliff Tax Collector.

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 January 27, 2025.

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

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

TONNAGE GRANT APPLICATION RESOLUTION

**RESOLUTION NO. 25-27
JANUARY 27, 2025**

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L. 1987, c. 102, has established a recycling fund from which tonnage grant may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, it is the intent and the spirit of the Mandatory source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and

WHEREAS, The New Jersey Department of Environmental Protection is promulgating recycling regulations to implement the Mandatory Source Separation and Recycling Act; and

WHEREAS, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

WHEREAS, a resolution authorizing this municipality to apply for such tonnage grants for calendar year 2025 will memorialize the commitment of this municipality to recycling and to indicate the assent of the Borough of Woodcliff Lake to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

WHEREAS, such a resolution should designate the individual authorized to ensure the application is properly completed and timely filed.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the Borough of Woodcliff Lake hereby endorses the submission of the recycling tonnage grant application to the New Jersey Department of Environmental Protection and designates David Linko to ensure that the application is properly filed for the calendar year 2025; and

BE IT FURTHER RESOLVED that the monies received from the recycling tonnage grant is deposited in a dedicated recycling trust fund to be used solely for the purposes of recycling.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of January 27, 2025.

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

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

**RESOLUTION AUTHORIZING AGREEMENT FOR BERGEN COUNTY DEPARTMENT OF HEALTH SERVICES
PROPOSAL FOR PUBLIC HEALTH SHARED SERVICES FOR THE EMPLOYEE ASSISTANCE PROGRAM
(EAP) FOR THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 25-28
JANUARY 27, 2025**

WHEREAS, there exists a need for the Borough of Woodcliff Lake Health Department to provide state mandated public health services of a technical professional nature; and

WHEREAS, the Bergen County Department of Health Services can provide duly qualified personnel to carry out these public health services; and

WHEREAS, the Bergen County Department of Health Services has agreed to provide public health services through a one-year contract agreement with the Borough of Woodcliff Lake Department of Health for their Employee Assistance Program (EAP).

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

1. That the Mayor or Administrator is hereby authorized and directed to execute an agreement with the Bergen County Department of Health Services for the Employees Assistance program (EAP).
2. This contract is established in accordance with the Uniform Shared Services and Consolidation Act, P.L.2007, c.63 N.J.S.A. 40A:65-1 et seq.

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 January 27, 2025.

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

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

RESOLUTION APPROVING TOP FLOOR ELEVATED SOLUTIONS LLC

**RESOLUTION NO. 25-29
JANUARY 27, 2025**

WHEREAS the Borough of Woodcliff Lake is in receipt of a proposal from Top Floor Elevated Solutions LLC (T.F.E.S.) to perform inspections and witnessing of tests of elevators, escalators, dumbwaiters, stairway chair lifts and wheelchair lifts etc., in the Borough; and

WHEREAS, T.F.E.S.'s proposal shall be for a fee based on eighty-five (85%) percent of the fee schedule established by the Department of Community Affairs and in accord with N.J.A.C. 5:23-4.20 with the Borough receiving fifteen (15%) percent of the fees collected as an administrative fee; and

WHEREAS, the term of the Agreement with T.F.E.S. shall be for one year commencing January 1, 2025 through December 31, 2025; and

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the proposal submitted by Top Floor Elevated Solutions LLC for Elevator Subcode Inspections/Inspector be and is hereby approved; and

BE IT FURTHER RESOLVED T.F.E.S.'s fee shall be based on eighty-five (85%) percent of the fee schedule established by the Department of Community Affairs and in accord with N.J.A.C. 5:23-4.20; and

BE IT FURTHER RESOLVED that the Borough Administrator be and is hereby authorized and directed to execute the proposal submitted by Top Floor Elevated Solutions on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to Top Floor Elevated Solutions, 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

A RESOLUTION OF THE BOROUGH OF WOODCLIFF LAKE ADOPTING A FORM REQUIRED TO BE USED FOR THE FILING OF NOTICES OF TORT CLAIMS AGAINST THE BOROUGH OF WOODCLIFF LAKE IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY TORT CLAIMS ACT, N.J.S.A. 59:8-6

**RESOLUTION NO. 25-30
JANUARY 27, 2025**

WHEREAS, the New Jersey Tort Claims Act, N.J.S.A.. 59:8-6, provides that a public entity may adopt a form to be completed by claimants seeking to file a Notice of Tort Claim against the public entity; and

WHEREAS, the Borough of Woodcliff Lake is a public entity covered by the provisions of the New Jersey Tort Claims Act; and

WHEREAS, the Borough of Woodcliff Lake deems it advisable, necessary, and in the public interests to adopt a Notice of Tort Claim form in the form attached hereto and made a part hereof.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake assembled in public session the 27th day of January, 2025, that the attached Notice of Tort Claim form be and hereby is adopted as the official Notice of Tort Claim form for the Borough of Woodcliff Lake; and

BE IT FURTHER RESOLVED, that all persons making claims against the Borough of Woodcliff Lake, pursuant to the New Jersey Tort Claims Act, N.J.S.A. 59:8-1, et. seq., be required to complete the form herein adopted as a condition of compliance with the notice requirement of the New Jersey

Tort Claims Act.

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 January 27, 2025.

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

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

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH AUDITOR

**RESOLUTION NO. 25-31
JANUARY 27, 2025**

WHEREAS, on January 6, 2025, the Governing Body approved and appointed Lerch, Vinci & Bliss as the Borough Auditor for the year 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Lerch, Vinci & Bliss as the Borough Auditor for the year 2025; and

WHEREAS, this Agreement is awarded to the Borough Auditor as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Borough Auditor attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the Professional Services Agreement between the Borough and Lerch, Vinci & Bliss, LLP as the Borough Auditor for the year 2025 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Professional Services Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to Lerch, Vinci & Bliss upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH BOND COUNSEL

**RESOLUTION NO. 25-32
JANUARY 27, 2025**

WHEREAS, on January 6, 2025, the Governing Body approved and appointed Rogut McCarthy as Bond Counsel for a one-year term commencing January 1, 2025 through December 31, 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Rogut McCarthy as Bond Counsel for the year 2025; and

WHEREAS, this Agreement is awarded to the Bond Counsel as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Bond Counsel attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as

required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Rogut McCarthy as Bond Counsel for a one year term commencing January 1, 2025 through December 31, 2025 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Rogut McCarthy upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT
WITH BOROUGH ATTORNEY**

**RESOLUTION NO. 25-33
JANUARY 27, 2025**

WHEREAS, on January 6, 2025, the Governing Body approved and appointed John Schettino, Esq. as the Borough Attorney for the year 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with John Schettino, Esq. as the Borough Attorney for the year 2025; and

WHEREAS, this Agreement is awarded to the Borough Attorney as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Borough Attorney attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as

required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the Professional Services Agreement between the Borough and John Schettino, Esq. as Borough Attorney for the year 2025 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Professional Services Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to John Schettino, Esq.; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH
RESIDENTIAL TAX APPEAL ATTORNEY**

**RESOLUTION NO. 25-34
JANUARY 27, 2025**

WHEREAS, on January 6, 2025 the Governing Body approved and appointed Kenneth Porro, Esq. of Chasan, Lamparello Mallon & Cappuzzo as Residential Tax Appeal Attorney for a one-year term commencing January 1, 2025 through December 31, 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Kenneth Porro of Chasan, Lamparello Mallon & Cappuzzo, P.C. as Residential Tax Appeal Attorney for the year 2025; and

WHEREAS, this Agreement is awarded to the Residential Tax Appeal Attorney as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the Professional Services Agreement between the Borough of Woodcliff Lake and the Residential Tax Appeal Attorney attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and

incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Kenneth Porro, Esq. of Chasan, Lamparello Mallon & Cappuzzo, P.C. as Residential Tax Appeal Attorney for a one year term commencing January 1, 2025 through December 31, 2025 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Kenneth Porro, Esq., of Chasan, Lamparello, Mallon & Cappuzzo upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH
COMMERCIAL TAX APPEAL ATTORNEY**

**RESOLUTION NO. 25-35
JANUARY 27, 2025**

WHEREAS, on January 6, 2025 the Governing Body approved and appointed Kenneth Porro, Esq. of Chasan, Lamparello Mallon & Cappuzzo as Commercial Tax Appeal Attorney for a one-year term commencing January 1, 2025 through December 31, 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Kenneth Porro of Chasan, Lamparello Mallon & Cappuzzo, P.C. as Commercial Tax Appeal Attorney for the year 2025; and

WHEREAS, this Agreement is awarded to the Commercial Tax Appeal Attorney as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the Professional Services Agreement between the Borough of Woodcliff Lake and the Commercial Tax Appeal Attorney attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and

incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Kenneth Porro, Esq. of Chasan, Lamparello Mallon & Cappuzzo, P.C. as Commercial Tax Appeal Attorney for a one year term commencing January 1, 2025 through December 31, 2025 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Kenneth Porro, Esq., of Chasan, Lamparello, Mallon & Cappuzzo upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH ENGINEER

**RESOLUTION NO. 25-36
JANUARY 27, 2025**

WHEREAS, on January 6, 2025, the Governing Body approved and appointed Neglia Engineering as the Borough Engineer for the year 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Neglia Engineering as the Borough Engineer for the year 2025; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Borough Engineer attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, this Agreement is awarded to the Borough Engineer as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will

be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the Professional Services Agreement between the Borough and Neglia Engineering as the Borough Engineer for the year 2025 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Professional Services Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to Neglia Engineering upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT FOR
FINANCIAL ADVISOR SERVICES**

**RESOLUTION NO. 25-37
JANUARY 27, 2025**

WHEREAS, at the Mayor and Council meeting of January 6, 2025, a resolution was approved appointing Acacia Financial Group, Inc. as the Borough’s Financial Advisor for the year 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into an Agreement with Acacia Financial Group, Inc. as the Borough’s Financial Advisor for the year 2025; and

WHEREAS, the Mayor and Council have reviewed the attached Agreement between the Borough and Acacia Financial Group Inc. attached hereto and incorporated herein by reference and recommend the approval of same.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the Agreement between the Borough and Acacia Financial Group, Inc. as the Borough’s Financial Advisor for the year 2025, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to Acacia Financial Group, Inc. upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for

Professional 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 January 27, 2025.

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

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

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT FOR GRANT WRITER

**RESOLUTION NO. 25-38
JANUARY 27, 2025**

WHEREAS, on January 6, 2025, the Governing Body approved and appointed Millennium Strategies as Grant Writer for the year 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Millenium Strategies as Grant Writer for the year 2025; and

WHEREAS, the Mayor and Council have reviewed the Professional Services Agreement between the Borough of Woodcliff Lake and the Grant Writer attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

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 Professional Services

Agreement between the Borough and Millenium Strategies as Grant Writer for the year 2025 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Professional Services Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to Millenium Strategies upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

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

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

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH LABOR COUNSEL

**RESOLUTION NO. 25-39
JANUARY 27, 2025**

WHEREAS, on January 6, 2025, the Governing Body approved and appointed Wiss & Bouregy, PC as Labor Attorney for a one-year term commencing January 1, 2025 through December 31, 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Wiss & Bouregy PC as Labor Attorney for the year 2025; and

WHEREAS, this Agreement is awarded to the Labor Attorney as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Labor Attorney attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as

required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Wiss & Bouregy, PC as Labor Counsel for a one year term commencing January 1, 2025 through December 31, 2025 be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Wiss & Bouregy, PC upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH BOROUGH PLANNER

**RESOLUTION NO. 25-40
JANUARY 27, 2025**

WHEREAS, at the Mayor and Council meeting of January 6, 2025, the Governing Body approved and appointed Francis Reiner of DMR Architects as Borough Planner for the year 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into an Agreement with Francis Reiner of DMR Architects as Borough Planner for the year 2025; and

WHEREAS, this Agreement is awarded to the Borough Planner as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Agreement between the Borough and the Borough Planner attached hereto and incorporated herein by reference and recommend the approval of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and

the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the Agreement between the Borough and Francis Reiner of DMR Architects as Borough Planner for the year 2025, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to Francis Reiner of DMR Architects upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

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

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

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH RISK MANAGER

**RESOLUTION NO. 25-41
JANUARY 27, 2025**

WHEREAS, at the Mayor and Council meeting of January 6, 2025, the Governing Body approved and appointed World Insurance Associates as the Borough’s Risk Manager Consultant for the year 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into an Agreement with World Insurance Associates as the Borough’s Risk Manager Consultant for the year 2025; and

WHEREAS, the Mayor and Council have reviewed the attached Agreement between the Borough and World Insurance Associates attached hereto and incorporated herein by reference and recommend the approval of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality’s Chief Financial Officer first certifies in writing to the municipality’s Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough

of Woodcliff Lake that the Agreement between the Borough and World Insurance Associates as the Borough's Risk Manager Consultant for the year 2025, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to World Insurance Associates upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH
SPECIAL CONFLICTS COUNSEL**

**RESOLUTION NO. 25-42
JANUARY 27, 2025**

WHEREAS, on January 6, 2025, the Governing Body approved and appointed Brent R. Pohlman, Esq. of Mandelbaum Barrett as Special Conflicts Counsel for a one-year term commencing January 1, 2025 through December 31, 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Brent R. Pohlman, Esq. of Mandelbaum Barrett as Special Conflicts Counsel for the year 2025; and

WHEREAS, this Agreement is awarded to the Special Counsel as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Special Conflicts Counsel attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and

incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Brent R. Pohlman, Esq. of Mandelbaum Barrett as Special Conflicts Counsel for a one-year term commencing January 1, 2025 thru December 31, 2025 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Brent R. Pohlman, Esq. of Mandelbaum Barrett upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH
REDEVELOPMENT ATTORNEY**

**RESOLUTION NO. 25-43
JANAURY 27, 2025**

WHEREAS, on January 6, 2025, the Governing Body approved and appointed Wendy R. Quiroga, Esq. of Weiner Law Group as Redevelopment Attorney for a one year term commencing January 1, 2025 through December 31, 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Wendy R. Quiroga, Esq. of Weiner Law Group as Redevelopment Attorney for the year 2025; and

WHEREAS, this Agreement is awarded to the Redevelopment Attorney as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the Professional Services Agreement between the Borough of Woodcliff Lake and the Redevelopment Attorney attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and

incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Wendy R. Quiroga, Esq. of Weiner Law Group as Redevelopment Attorney for a one year term commencing January 1, 2025 through December 31, 2025 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Wendy R. Quiroga, Esq. of Weiner Law Group upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

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

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

**RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH
LANDSCAPE ARCHITECT**

**RESOLUTION NO. 25-44
JANUARY 27, 2025**

WHEREAS, at the Mayor and Council meeting of January 6, 2025, the Governing Body approved and appointed DMR Architects as Landscape Architect for the year 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into an Agreement with DMR Architects as Landscape Architect for the year 2025; and

WHEREAS, this Agreement is awarded to the Landscape Architect as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Agreement between the Borough and the Landscape Architect attached hereto and incorporated herein by reference and recommend the approval of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and

the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the Agreement between the Borough and DMR Architects as Landscape Architect for the year 2025, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to DMR Architects upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

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

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH
SPECIAL CONFLICTS COUNSEL**

**RESOLUTION NO. 25-45
JANUARY 27, 2025**

WHEREAS, on January 6, 2025, the Governing Body approved and appointed Henry Klingeman, Esq. of Klingeman Cerimele as Special Conflicts Counsel for a one-year term commencing January 1, 2025 through December 31, 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Henry Klingeman, Esq. of Klingeman Cerimele as Special Conflicts Counsel for the year 2025; and

WHEREAS, this Agreement is awarded to the Special Counsel as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Special Conflicts Counsel attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Henry Klingeman, Esq. of Klingeman Cerimele as Special Conflicts Counsel for a one-year term commencing January 1, 2025 through December 31, 2025 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Henry Klingeman of Klingeman Cerimele upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH
SPECIAL CONFLICTS COUNSEL**

**RESOLUTION NO. 25-46
JANUARY 27, 2025**

WHEREAS, on January 6, 2025, the Governing Body approved and appointed Chasan, Lamparello, Mallon & Cappuzzo as Special Conflicts Counsel for a one-year term commencing January 1, 2025 through December 31, 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Chasan, Lamparello, Mallon & Cappuzzo as Special Conflicts Counsel for the year 2025; and

WHEREAS, this Agreement is awarded to the Special Counsel as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Special Conflicts Counsel attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and

incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Chasan, Lamparello, Mallon & Cappuzzo as Special Conflicts Counsel for a one-year term commencing January 1, 2025 through December 31, 2025 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Chasan, Lamparello, Mallon & Cappuzzo upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT FOR ADMINISTRATIVE
AGENT FOR AFFORDABLE HOUSING COMPLIANCE**

**RESOLUTION NO. 25-47
JANUARY 27, 2025**

WHEREAS, on January 6, 2026, the Governing Body approved and appointed Piazza & Associates as Administrative Agent for Affordable Housing Compliance for the year 2025; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Piazza & Associates as Administrative Agent for the year 2025; and

WHEREAS, the Mayor and Council have reviewed the Professional Services Agreement between the Borough of Woodcliff Lake and the Administrative Agent attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

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 Professional Services Agreement between the Borough and Piazza & Associates as Administrative Agent for Affordable Housing Compliance for the year 2025 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Professional Services Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to Piazza & Associates upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional 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 January 27, 2025.

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

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

**A RESOLUTION APPROVING PROMOTION PROCESS/POLICY OF THE WOODCLIFF LAKE
POLICE DEPARTMENT**

**RESOLUTION NO. 25-48
JANUARY 27, 2025**

WHEREAS, the Borough of Woodcliff Lake Police Department seeks to conduct a Sergeant Promotional Process commencing on February 1, 2025; and

WHEREAS, the Woodcliff Lake Police Department Standard Operating Procedure for the Promotional Process, a copy of which is attached hereto and incorporated herein by reference, has been provided for review; and

WHEREAS, the Borough Administrator, Police Chief and Police Commissioners have reviewed the Standard Operating Procedure for the Sergeant Promotional Process attached hereto and incorporated herein by reference and recommend the approval of same.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey, that the attached Woodcliff Lake Police Department Standard Operating Procedures for the Sergeant Promotional Process be and are hereby approved; and

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

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of January 27, 2025.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING INTERVIEWS FOR THE POSITION OF POLICE OFFICER WITH THE WOODCLIFF LAKE
POLICE DEPARTMENT IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 25-49
JANUARY 27, 2025**

WHEREAS, the Chief of Police of the Borough of Woodcliff Lake Police Department has requested the authority to begin the interviewing process to identify individuals to be considered by the Mayor and Council for employment as a Police Officer with the Department; and

WHEREAS, the Borough of Woodcliff Lake recognizes the possible need to hire police officers.

NOW, THEREFORE, BE IT RESOLVED that the Chief of Police of the Borough of Woodcliff Lake Police Department is authorized to begin the interviewing process for possible hires as Police Officers for the Borough of Woodcliff Lake. The final hiring of Police Officers shall be considered by the Borough Mayor and Council.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING RAFFLE LICENSE TO OUR LADY MOTHER OF THE CHURCH

**RSOLUTION NO. 25-50
JANUARY 27, 2029**

WHEREAS, a raffle application has been made by Our Lady of the Mother Church. for Cascino Night which will be held on February 13, 2025 at 209 Woodcliff Avenue, 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 Our Lady Mother of the Church is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA25-01.

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 January 27, 2025.

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

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

RESOLUTION APPROVING PURCHASE OF BULK ROCK SALT

**RESOLUTION NO. 25-51
JANUARY 27, 2025**

WHEREAS, the Borough of Woodcliff Lake seeks to purchase bulk rock salt through the Bergen County Coop Contract Purchasing System #CK04 in an amount not to exceed \$80,000; and

WHEREAS, the Bergen County Coop Contract Purchasing System #CK04 has a contract period October 1, 2024 through September 30, 2025; and

WHEREAS, the Borough Administrator and Chief Financial Officer have reviewed this matter and recommend the purchase of the bulk rock salt in an amount not to exceed \$80,000; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available for the purchase of same in Account No. 4-01-26-290-124.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the purchase of bulk rock salt through the Bergen County Coop Contract Purchasing System #CK04 in an amount not to exceed \$80,000.00 be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator take all steps necessary to necessary to effectuate the purchase of the bulk rock salt; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the County of Bergen, Division of Purchasing, 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 January 25, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING THE DONATION OF ONE (1) FREE FAMILY POOL MEMBERSHIP AND ONE (1) FREE FAMILY TENNIS MEMBERSHIP TO THE WOODCLIFF LAKE EDUCATION FOUNDATION (WCLEF), WOODCLIFF LAKE PFA AND PASCACK HILLS HIGH SCHOOL PFA

**RESOLUTION NO. 25-52
JANUARY 27, 2025**

WHEREAS, the Borough of Woodcliff Lake wishes to donate one (1) free family pool membership and one (1) free family tennis membership for the 2025 season to the Woodcliff Lake Education Foundation, Woodcliff Lake PFA and Pascack Hills High School PFA for use as a prize in their fundraising endeavors.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Borough Council of the Borough of Woodcliff Lake authorizes the donation for one (1) free family pool membership and one (1) free family tennis membership for the 2025 season to the Woodcliff Lake Education Foundation, Woodcliff Lake PFA and Pascack Hills High School PFA for use as a prize in their fundraising endeavors and the Mayor or Borough Administrator shall execute and the Borough Clerk shall attest to any documentation necessary to facilitate same.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of January 27, 2025.

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

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

RESOLUTION AUTHORIZING THE ACCEPTANCE OF A OF \$6,000.00 DONATION TO BE USED EXCLUSIVELY FOR THE BENCH SPONSORSHIP PROGRAM AT THE BOROUGH'S NEWEST PARK LOCATED AT THE INTERSECTION OF WOODCLIFF AVENUE AND WERIMUS ROAD

**RESOLUTION NO. 25-53
JANUARY 27, 2025**

WHEREAS, the Borough of Woodcliff Lake seeks to establish a Bench Sponsorship Program to provide opportunities for individuals, families, and organizations to donate funds for the installation of benches, thereby enhancing the aesthetic and recreational value of the Borough's newest park; and

WHEREAS, the Borough acknowledges the generosity of Vaughn Flower, who has expressed a desire to contribute to this initiative for the benefit of the community; and

WHEREAS, the Borough of Woodcliff Lake has been notified of a donation from Vaughn Flower in the amount of six thousand dollars (\$6,000.00) to support the Bench Sponsorship Program; and

WHEREAS N.J.S.A. 40A:5-29 authorizes municipalities to accept donations made to the municipality for public purposes by resolution of the governing body; 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 amount of \$6000.00 for a Bench at the new park 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 donation in the amount of \$6,0000.00 from Vaughn Flower for the new park and 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING THE ACCEPTANCE OF A OF \$6,000.00 DONATION TO BE USED EXCLUSIVELY FOR THE BENCH SPONSORSHIP PROGRAM AT THE BOROUGH'S NEWEST PARK LOCATED AT THE INTERSECTION OF WOODCLIFF AVENUE AND WERIMUS ROAD

**RESOLUTION NO. 25-54
JANUARY 27, 2025**

WHEREAS, the Borough of Woodcliff Lake seeks to establish a Bench Sponsorship Program to provide opportunities for individuals, families, and organizations to donate funds for the installation of benches, thereby enhancing the aesthetic and recreational value of the Borough's newest park; and

WHEREAS, the Borough acknowledges the generosity of Angela Zablo, who has expressed a desire to contribute to this initiative for the benefit of the community; and

WHEREAS, the Borough of Woodcliff Lake has been notified of a donation from Angela Zablo in the amount of six thousand dollars (\$6,000.00) to support the Bench Sponsorship Program; and

WHEREAS N.J.S.A. 40A:5-29 authorizes municipalities to accept donations made to the municipality for public purposes by resolution of the governing body; 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 amount of \$6000.00 for a Bench at the new park 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 donation in the amount of \$6,0000.00 from Angela Zablo for the new park and 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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION OF THE BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, COMMITTING TO
THE BOROUGH'S FOURTH ROUND AFFORDABLE HOUSING OBLIGATION**

**RESOLUTION NO. 25-55
JANUARY 27, 2025**

WHEREAS, on March 20, 2024, Governor Philip D. Murphy signed into law, a Bill commonly known as A4/S50 or P.L. 2024, c.2, which amended the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (hereinafter the "4th Round Rules"); and

WHEREAS, the 4th Round Rules abolished the Council on Affordable Housing, also known as COAH, and delegated its responsibilities to the New Jersey Department of Community Affairs (hereinafter "DCA"), the New Jersey Housing and Mortgage Finance Agency, and the Affordable Housing Dispute Resolution Program (hereinafter "Program"), ordered to be formed by the same law; and

WHEREAS, the 4th Round Rules requires the DCA to calculate and publish, not later than October 20, 2024, non-binding estimates of fair share obligations, comprised of the Present Need or Rehabilitation Obligation and a Prospective Need or New Construction Obligation, for each municipality in the State of New Jersey; and

WHEREAS, the Prospective Need represents the need for newly constructed or preserved affordable housing units projected over the next 10 years, calculated for "regions" consisting of three to four counties and allocated to each municipality based on three (3) factors to allocate the Regional Need to each applicable municipality: equalized non-residential valuation, income capacity, and land capacity; and

WHEREAS, the Borough of Woodcliff Lake is located in Region 1, identified in the 4th Round Rules as consisting of all municipalities in Bergen, Hudson, Passaic, and Sussex Counties; and

WHEREAS, the Present Need represents the need for rehabilitation of substandard homes in the municipality, occupied by low- and moderate-income households, based upon publicly available local estimates of housing that lacks adequate plumbing or kitchens, is overcrowded, is more than 50 years old, and is likely to be occupied by low- and moderate-income households; and

WHEREAS, the DCA issued a report on October 18, 2024 (“DCA Report”) wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the 4th Round Rules; and

WHEREAS, the DCA Report calculates the Round 4 (2025-2035) obligation of the Borough of Woodcliff Lake (“Borough”), as follows: a Present Need or Rehabilitation Obligation of 0 and a Prospective Need or New Construction Obligation of 423; and

WHEREAS, the 4th Round Rules provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the 4th Round Rules would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, the 4th Round Rules further provides that “[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions” (N.J.S.A 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for P.L. 2024, c.2 containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, the Borough of Woodcliff Lake’s affordable housing planner, DMR Architects, has reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, DMR Architects has identified an error in the DCA’s land capacity analysis whereby the DCA correctly removed land within the 300 feet of a Category-One (C1) linear water

bodies but failed to measure appropriate buffers around C1-rated lakes, ponds, or reservoirs such as the Woodcliff Lake Reservoir and Holdrum Brook Pond, which are also subject to the 300-foot buffer requirement; and

WHEREAS, applying the most recently published American Community Service (“ACS”) data for the 5-year period of 2018 to 2023 to the DCA’s Methodology Workbook for Income Allocation Factor reduces the allocation factor from 1.61% to 1.39%; and

WHEREAS, after excluding lands that were inaccurately determined by the DCA to be developable and adjusting the income data, the Borough calculated its Round 4 obligation to include a Present Need or Rehabilitation Obligation of 0 and a Prospective Need or New Construction Obligation of 329 units as noted in DMR Architects’ analysis attached herewith as Exhibit A; and

WHEREAS, the 4th Round Rules provides the “municipality’s determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7” of the Act; and

WHEREAS, the Borough’s calculation of its Round 4 obligation was calculated in accordance with sections 6 and 7 of the 4th Round Rules and is therefore entitled to a presumption of validity; and

WHEREAS, the 4th Round rules, as written at Section 23 of P.L.2024, c.2 (C.52:27D-310.1), allow built-out communities to seek an adjustment of their Prospective Need obligations based on a lack of vacant, available, and environmentally unconstrained land on which to build new homes, called a vacant land adjustment, with the caveat that any municipality seeking a vacant land adjustment shall be required to prepare a Housing Element and Fair Share Plan providing for the satisfaction of not less than 25% of its 329 unit Prospective Need , or 83 units; and

WHEREAS, DMR Architects conducted an analysis according to the 4th Round rules and methodologies, and concluded that the Borough of Woodcliff Lake has a realistic development potential of less than 83 units, based upon vacant and available land, before accounting for the 25% minimum; and

WHEREAS, the Planning Board of Woodcliff Lake Borough shall adopt not later than June 30, 2025 a Housing Element and Fair Share Plan addressing its Prospective and Present Needs, with the Prospective Need to be adjusted to not less than 83 units based upon a lack of vacant land, pursuant to section 23 of P.L.2024, c.2 (C.52:27D-310.1); and

WHEREAS, the 4th Round Rules require that every municipality adopt before January 31, 2025, and upload onto a website created for the Program within 48 hours of adoption, a binding resolution identifying their affordable housing obligations; and

WHEREAS, the Borough reserves the right to comply with any additional amendments to the 4th Round Rules that the Legislature may enact; and

WHEREAS, the Borough also reserves the right to adjust its position in the event of any rulings in the Montvale case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the 4th Round Rules; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, the Borough of Woodcliff Lake reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need Obligation should be lower than described herein; and

WHEREAS, in addition to the foregoing, nothing in the 4th Round Rules requires or can require an increase in the Borough's Round 4 Present or Prospective Need Obligations based on a successful downward challenge of any other municipality in the region since the plain language and clear intent of the 4th Round Rules is to establish, for example, unchallenged numbers by default on March 1, 2025; and

WHEREAS, in light of the above, the Mayor and Council find that it is in the best interest of the Borough of Woodcliff Lake to declare its modifications to the obligations reported by the DCA on October 18, 2024 subject to the reservations set forth herein; and

WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the Fair Housing Act shall file an action in the form of a declaratory judgment complaint in the county in which the municipality is located within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner"; and

WHEREAS, the Borough seeks a certification of compliance with the Fair Housing Act and, therefore, directs its Affordable Housing Counsel to file a declaratory relief action within 48 hours of the adoption of this resolution in Bergen County.

NOW, THEREFORE, THE FOLLOWING SHALL BE RESOLVED, by the Council of the Borough of Woodcliff Lake, Bergen County, New Jersey on this 27th day of January 2025:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.

2. For the reasons set forth in this resolution, the Borough of Woodcliff Lake commits to a Round 4 Present Need obligation of 0 units and a Round 4 Prospective Need obligation of 329 based on the calculations set forth in Exhibit A, subject to all reservations of all rights, which specifically include, without limitation, the following:
 - a. The right to a vacant land adjustment and any other adjustment in accordance with COAH regulations;
 - b. The right to adjust its fair share obligations in the event of any future legislation that changes its obligations under current law;
 - c. The right to adjust its obligations based upon any ruling in the Montvale case (MER-L-1778-24) or any other litigation; and
 - d. The right to adjust its obligations in the event of a third-party challenge to the fair share obligations set forth by the DCA
3. The Borough's Affordable Housing Counsel, within 48 hours of the passing of this resolution, file a declaratory judgment complaint in Bergen County in order to maintain the Borough's immunity from exclusionary zoning litigation.
4. The Borough authorizes its Affordable Housing Counsel to attach this resolution as an exhibit to the declaratory judgment action that is filed and to submit and/or file this resolution with the Program or any other such entity as may be determined to be appropriate.
5. The Borough Clerk shall publish the filing materials and this resolution on a publicly accessible page of the Borough's website.
6. The Borough shall undertake all acts necessary to adopt, not later than June 30, 2025, a Housing Element and Fair Share Plan addressing its Prospective and Present Needs, with the Prospective Need to be adjusted to not less than 83 units based upon a lack of vacant land, pursuant to section 23 of P.L.2024, c.2 (C.52:27D-310.1)
7. This resolution shall take effect immediately, according to law.

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 January 27, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK