



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL AGENDA  
SPECIAL MEETING VIA ZOOM  
MAY 5, 2025  
12:00 PM**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84979463837?pwd=aP2YdYiiO73FgqiyMPE4DetsGawtYh.1>

Passcode:07677

**CALL TO ORDER**

Notice of this meeting, in accordance with the "Open Public Meetings Law, 1975, C. "231", was posted at Borough Hall on March 25, 2025, 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

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA**

Resolution No. 25-145 Resolution Approving BCUW/Madeline Housing Partners LLC Site Plan Application

Resolution No. 25-146 Resolution Approving and Appointing Redevelopment Planner

**PUBLIC COMMENT**

(limited to 3 minutes per speaker)

**ADJOURNMENT**

**\*\*\*\*Disclaimer\*\*\*\***

**Subject to Additions and/or Deletions**

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

**RESOLUTION APPROVING BCUW/MADELINE HOUSING PARTNERS LLC  
SITE PLAN APPLICATION**

**RESOLUTION NO. 25-145  
MAY 5, 2025**

**WHEREAS**, BCUW/Madeline Housing Partners LLC has made application to the Planning Board for preliminary and final site plan approval to construct 24 affordable housing units on the vacant property owned by the Borough located at 230 Broadway, Block 2602, Lot 1,2 & 9 in the Borough; and

**WHEREAS**, it is necessary to approve the application and for the Mayor to sign the Affidavit of Ownership on the Site Plan Application Form, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the Site Plan Application Form and approve 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 Site Plan Application Form submitted by BCUW/Madeline Housing Partners LLC, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to sign the Site Plan Application Form submitted by BCUW/Madeline Housing Partners LLC, on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and

directed to forward a copy of the signed Site Plan Application Form to Bruce Whitaker, Esq., the Attorney for the applicant, BCUW/Madeline Housing Partners LLC, upon the passage of this resolution.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 5, 2025.

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

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

**RESOLUTION APPROVING AND APPOINTING REDEVELOPMENT PLANNER**

**RESOLUTION NO. 25-146**

**MAY 5, 2025**

**WHEREAS**, at the Mayor and Council meeting of January 6, 2025, the Governing Body approved and appointed Francis Reiner as Redevelopment Planner for 2025; and

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

**WHEREAS**, this Agreement is awarded to the Redevelopment 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 this matter and the attached Agreement between the Borough and the Redevelopment Planner 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 Francies Reiner be and is hereby appointed Redevelopment Planner for the Borough for the year 2025; and

**BE IT FURTHER RESOLVED**, that the Agreement between the Borough and Francis Reiner as Redevelopment 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 Mayor be and is hereby authorized and directed to execute the Agreement between the Borough and Francies Reiner on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to Francis Reiner 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 May 5, 2025.

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