

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA
JULY 21, 2025
188 Pascack Road
Woodcliff Lake, New Jersey
6:30 PM CLOSED SESSION
7:00 PM OPEN SESSION**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82095816230?pwd=FQgwM0wf4RV4bVW1k3vbAnYmOlnwSV.1>

Passcode:07677

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. 25-195 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

APPROVAL OF MINUTES

June 16, 2025 (Open)
June 16, 2025 (Closed)
June 24, 2025 (Open)

PUBLIC COMMENT

(limited to 3 minutes per speaker)

FIRE DEPARTMENT APPOINTMENT

Appointment of Harlow Goldstein as a member to the Woodcliff Lake Volunteer Fire Department

PROCLAMATIONS

Elizabeth Huang, 2025 Valedictorian of Pascack Hills High School

Zoe Green, 2025 Salutatorian of Pascack Hills High School

CERTIFICATE OF RECOGNITION

Benjamin L. Miller, Eagle Scout Award

MAYOR'S REPORT

COUNCIL MEMBERS' REPORTS

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

ENGINEER'S REPORT

(please see attached report)

ADMINISTRATOR'S REPORT

ORDINANCES

Public Hearing Ordinance No. 25-08

An Ordinance to Amend Chapter 168 Entitled "Fences" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

Public Hearing Ordinance No. 25-09

An Ordinance to Amend Chapter 380 Entitled "Zoning" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

Introduction Ordinance No. 25-10

An Ordinance to Amend Chapter 240 Entitled "Parks and Playgrounds" of the Borough Code of The Borough of Woodcliff Lake, State of New Jersey

Introduction Ordinance No. 25-11

An Ordinance of the Borough of Woodcliff Lake in Bergen County Adopting the Block 601, Lot 1 Redevelopment Plan

CONSENT AGENDA

Resolution No. 25-196 Resolution Authorizing Payroll and Payment of Claims

Resolution No. 25-197 Resolution Authorizing a One-Time Stipend for Kevin Zink for Receiving His Public Works Manager Certification

Resolution No. 25-198 Resolution Appointing Leonardo Lugo as Police Officer with the Woodcliff Lake Police Department in the Borough of Woodcliff Lake

Resolution No. 25-199 Resolution Awarding a Contract to AJM Contractors, Inc. for Old Barn Site Improvements

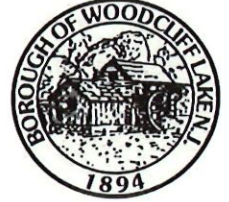
- Resolution No. 25-200 Resolution Authorizing a One-Time Stipend for Claïresse Aquilino for Receiving Her Affordable Housing Professional Certification
- Resolution No. 25-201 Resolution Approving Developer’s Agreement with Woodcliff Goddard 12, LLC
- Resolution No. 25-202 Resolution Approving Neglia Engineering Proposal for Surveying, Engineering, Bidding & Construction Management Services for Broadway Corridor Streetscape Project
- Resolution No. 25-203 Resolution Approving Neglia Engineering Proposal for Professional Surveying and GIS Services
- Resolution No. 25-204 Resolution Authorizing Raffle License to Meals on Wheels of Pascack Valley
- Resolution No. 25-205 Resolution Approving Shared Services Agreement with the Borough of Old Tappan
- Resolution No. 25-206 Resolution Authorizing a Refund of Escrow
- Resolution No. 25-207 Resolution Approving Sale of 55 Woodcliff Avenue
- Resolution No. 25-208 Resolution Approving Purchase of 2025 Chevrolet Tahoe

ADJOURNMENT

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

Subject to Additions and/or Deletions

JULY ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
JULY 17, 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. Project is substantially complete pending final punch list items for project closeout. Contractor working to complete all final punch list items for project closeout.

2. **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. JFC has notified our office of delays in securing the emergency generator and pump station equipment that is impacting the overall project schedule and pushing the start date to October 2025. Neglia has directed JFC to provide alternative measures to expedite the schedule asap such as additional bypass pumping or the use of the bypass pumps as the backup measure until the generator is available for review and consideration by the Borough.

3. **Campbell Avenue Paving Project NJDOT MA-2023 & Year 2023 Municipal Paving Project**

The Borough of Woodcliff Lake received a grant in the amount of \$203,110.00 from the NJDOT for Campbell Avenue Paving Project as per the November 23, 2022 grant award letter. Project awarded to D&L Paving in the amount of \$551,105.11 for the Base Bid and Alternates A, B, C, and D for Campbell Avenue (NJDOT), Birchwood Road, Stacey Court, Renee Court, and Manhole Reconstructions. Pre-construction meeting was held on 6/6/2024. Birchwood Road drainage has been completed. Paving of Campbell Avenue, Stacey Court, Renee Court, and Birchwood was completed. Final punch list has been completed and Neglia proceeding with project closeout with the Contractor.

4. **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. BC's position is that although the intersection meets the pedestrian connectivity criteria, the vehicular traffic is not excessive at this time. Neglia prepared a Concept Plan for interim pedestrian improvements to enhance pedestrian safety for review and consideration ahead of any major future intersection improvements that is under review by BC. Neglia drafted the letter to Bergen County requesting reduction in speed on Werimus Road that is under review by BC.

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. **MS4 Stormwater Mapping, MS4 Updated MSWP, Phase Watershed Improvement Plan**

MS4 Stormwater Mapping

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. Neglia understands this proposal will be authorized at the 7/21/2025 meeting and will be proceeding with the MS4 mapping work.

MS4 Updated Municipal Stormwater Management Plan (MSWMP)

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).

Watershed Inventory Report – Phase I Watershed Improvement Plan

The Borough of Woodcliff Lake, along with all other municipalities in the State of New Jersey must prepare a Watershed Improvement Plan as part of the NJDEP Municipal Stormwater Management Program (MS4). Phase 1 of this Plan is to prepare the Watershed Inventory Report. This Report must be submitted to the NJDEP no later than **January 01, 2026**. Therefore, we would respectfully request that this proposal be authorized no later than mid-2025 to ensure that sufficient time is provided to prepare this NJDEP-required document.

6. **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 understands this proposal will be authorized at the 7/21/2025 meeting and will be proceeding with the survey, design, and NJDOT PMRS pre-bid submissions.

Neglia prepared a set of draft Broadway Streetscape Standard Details to comply with the Borough's Ordinance 24-15 containing the design standards for properties fronting Broadway for the sidewalks, paver belt, shade trees, and decorative post top street lighting. These details, will be utilized by developers along the Broadway corridor and also for the Borough's Broadway Corridor Streetscape Improvements Project for consistency.

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

Neglia completed plans and specifications and submitted to the NJDOT for mandatory pre-bid review on 5/11/2025. Plans approved by NJDOT and a bid opening is scheduled for July 24, 2025 for anticipated award at the August 18, 2025 meeting pending a favorable bid so that paving can be completed this year.

8. Brookview Drive Roadway Improvements (Municipal Paving)

Neglia completed plans and specifications for bidding this paving project together with the West Hill Road NJDOT paving project following NJDOT and Borough approval of the same. Neglia met with DPW to add include the replacement of a compromised storm drain in Brookview Drive near the intersection of Colonial Avenue into the bid specifications. Plans approved by NJDOT and a bid opening is scheduled for July 24, 2025 for anticipated award at the August 18, 2025 meeting following a favorable bid so that paving can be completed this year.

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

NJDEP Land Use Approval was received on 4/16/2025. All pre-bid submissions and approvals have been received. Bids were opened on June 26, 2025 and recommendation package recommending award of contractor to AJM Contracting in the amount of \$635,995.00 pending available funds, attorney review and Borough approval of the same. Pre-Construction meeting to be held following award of the project and execution of contracts.

10. 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. Survey was completed and Preliminary Concept Plan for redevelopment of the site with new courts, and Preliminary estimate was provided to the Borough. A proposal for full engineering design, bidding and NJDEP permitting was provided to the Borough. Neglia is prepared to proceed with the design and NJDEP pre-bid submissions once our proposal is approved/authorized by the Borough.

11. 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.

12. 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 both 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. Woodcliff Middle School has submitted an application to the NJDEP Division of Land Use for field improvements. Neglia has conducted a cursory review of plans and drainage for their upcoming project as requested.

13. Chestnut Ridge Road Bergen County ADA Ramps

Neglia met with Bergen County ADA Coordinator Jaison Alex on 4/3/2025 to identify the ADA Ramps on Chestnut Ridge Road to be reconstructed by Bergen County ahead of the upcoming County Paving Project. As per BC requirements, Borough Engineer is required to provide design sketches and ADA ramp certifications for design and post construction. Neglia submitted a proposal for the ADA Ramp Design and Construction Management to address all BC requirements and provide certifications as required ahead of the County paving of Chestnut Ridge Road. Neglia has completed and submitted the ADA Ramp Designs to Bergen County for review.

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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BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

ORDINANCE NO. 25-08

AN ORDINANCE TO AMEND CHAPTER 168 ENTITLED "FENCES" OF THE BOROUGH CODE OF THE
BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY

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

WHEREAS, Chapter 168, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Fences within the Borough of Woodcliff Lake; and

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

Sec. 168-5. Height Restrictions.

New Letter F. Whenever an existing residential property abuts an existing non-residential property, a solid fence not to exceed 6' may be located by either property owner along the boundary line separating the residential from the non-residential zone; provided in all foregoing instances, no such fence may exceed 4' within any front yard.

New Letter G. Any fence between the front line of a house and the front property line shall not exceed 4' in height and shall be at least fifty (50%) percent open.

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

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

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

ORDINANCE NO. 25-09

AN ORDINANCE TO AMEND CHAPTER 380 ENTITLED "ZONING" OF THE BOROUGH CODE OF THE
BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY

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

WHEREAS, Chapter 380, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Zoning within the Borough of Woodcliff Lake; and,

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

Sec. 380-14. Lot dimensions; supplemental regulations.

(7) No accessory structure or building shall be located between the front line of a residential dwelling and the front property line.

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

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

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. 25-195
JULY 21, 2025**

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 July 21, 2025 that an Executive Session closed to the public shall be held on July 21, 2025 at 6:00 PM 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 July 21, 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. 25-196

JULY 21, 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 6/30/2025	\$ 343,875.16
Payroll Released 7/15/2025	\$ 253,620.87

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:	\$3,951,227.70
Affordable Housing:	\$ 24,243.87
Total Trust Funds Other	\$ 2,077.50
Animal Control:	\$ 471.60
General Capital:	\$ 382,002.45
Escrow:	\$ 48,203.37

CERTIFICATION OF FUNDS

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

Jonathan DeJoseph
Chief Financial Officer

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of July 21, 2025.

Deborah A. Dakin, RMC, CMR
Borough Clerk

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

RESOLUTION AUTHORIZING A ONE-TIME STIPEND FOR KEVIN ZINK FOR RECEIVING HIS PUBLIC WORKS MANAGER CERTIFICATION

**RESOLUTION NO. 25-197
JULY 21, 2025**

WHEREAS, pursuant to Borough policy, employees that obtain job-related certification that are mandated by the State, or required by the Borough shall receive a one-time award as enumerated in the Employee Handbook; and

WHEREAS, obtaining Public Works Manager Certification calls for an award of \$500.00; and

WHEREAS, Kevin Zink successfully completed the course work necessary and has received his Public Works Manager Certification.

NOW THEREFORE, BE IT RESOLVED, that Kevin Zink shall receive a one-time stipend of \$500.00 for receiving his Public Works Manager Certification.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 21, 2025.

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

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

**RESOLUTION APPOINTING LEONARDO LUGO AS POLICE OFFICER
WITH THE WOODCLIFF LAKE POLICE DEPARTMENT IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 25-198
JULY 21, 2025**

WHEREAS, Borough of Woodcliff Lake, having previously recognized the need to hire a police officer did hire Leonardo Lugo as a police officer on a probationary status; and

WHEREAS, Leonardo Lugo has successfully completed his probationary year and it is the recommendation of Chief Regula that Police Officer Leonardo Lugo be appointed to the rank of Police Officer; and

WHEREAS, the Borough of Woodcliff Lake has determined that Leonardo Lugo possesses the necessary skills and experience to hold the position of Police Officer with the Woodcliff Lake Police Department.

NOW THEREFORE, BE IT RESOLVED, that Leonardo Lugo appointed as Police Officer with the Woodcliff Lake Police Department effective July 1, 2025 in accordance with the terms and schedules contained within the governing Collective Bargaining Agreement, the polices of the Borough of Woodcliff Lake and the laws of the State of New Jersey.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of July 21, 2025.

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

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

RESOLUTION AWARDING CONTRACT FOR OLD BARN SITE IMPROVEMENTS

RESOLUTION NO. 25-199

JULY 21, 2025

WHEREAS, the Borough had advertised for the receipt of bids for the Old Barn Site Improvements; and

WHEREAS, the Borough received three bids as follows: (a) AJM Contractors Inc. in the total bid amount of \$635,995.00; (b) Downes Tree Service Company in the total bid amount of \$757,387.30; and (c) AA Berms in the total bid amount of \$836,197.50; and

WHEREAS, the Borough Engineer has reviewed the bids submitted and recommends that the bid be awarded to AJM Contractors, Inc. in the total bid amount of \$635,995.00 as same represents the lowest responsible bid; and

WHEREAS, the Chief Financial Officer of the Borough has certified that the funds are available for this award, Account No. C-04-55-946-099, a copy of said certification being attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Attorney has prepared a Contract Agreement between the Borough and AJM Contractors Inc., a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the bid submitted by AJM Contractors Inc. in the total bid amount of \$635,995.00 for the Old Barn Site Improvements be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor and/or Administrator and Borough Clerk are hereby authorized and directed to execute the attached Contract Agreement between the Borough and AJM Contractors Inc. 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 certified copy of this resolution together with the contract agreement to AJM Contractors Inc. upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 21, 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 A ONE-TIME STIPEND FOR CLAIRESE AQUILINO FOR RECEIVING
HER AFFORDABLE HOUSING PROFESSIONAL CERTIFICATION**

**RESOLUTION NO. 25-200
JULY 21, 2025**

WHEREAS, pursuant to Borough policy, employees that obtain job-related certification that are mandated by the State, or required by the Borough shall receive a one-time award as enumerated in the Employee Handbook; and

WHEREAS, obtaining the Affordable Housing Professional Certification calls for an award of \$500.00; and

WHEREAS, Claïresse Aquilino has successfully completed the course work necessary and has received her Affordable Housing Professional Certification.

NOW THEREFORE, BE IT RESOLVED, that Claïresse Aquilino shall receive a one-time stipend of \$500.00 for receiving her Affordable Housing Professional Certification.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 21, 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 DEVELOPER’S AGREEMENT WITH
WOODCLIFF GODDARD 12, LLC**

**RESOLUTION NO. 25-201
JULY 21, 2025**

WHEREAS, Woodcliff Goddard 12 LLC (hereinafter the Developer) submitted an application for preliminary and final site plan approval and variances to the Land Use Board with regards to the property located at 585 Chestnut Ridge Road, Block 201, Lot 5 in the Borough; and

WHEREAS, the application received site plan approval by resolution dated October 8, 2024; and

WHEREAS, it is necessary to enter into a Developers Agreement between the Parties outlining their acceptance of the conditions, safeguards and limitations under which the site improvements for the project will proceed; and

WHEREAS, a Developers Agreement has been prepared, a copy of which is attached hereto and incorporated herein by reference, outlining the terms and conditions of the subject development; and

WHEREAS, the Borough Attorney and Land Use Board Attorney have reviewed the attached Developers Agreement and recommend the approval of same.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Developers Agreement for the

development of the property located at 585 Chestnut Ridge Road, Block 201, Lot 5, 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 attached Developers Agreement 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 this resolution together with the signed Developers Agreement to Marc E. Leibman, Esq., the attorney representing the Developer upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 21, 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 NEGLIA ENGINEERING PROPOSAL FOR SURVEYING, ENGINEERING,
BIDDING & CONSTRUCTION MANAGEMENT SERVICES FOR BROADWAY CORRIDOR
STREETSCAPE PROJECT**

**RESOLUTION NO. 25-202
JULY 21, 2025**

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Surveying, Engineering, Bidding & Construction Management Services for the Broadway Corridor Streetscape Project (NJDOT MA2024) as follows:

1. on a lump sum basis for a cost of \$25,900.00 representing Phase I-Surveying, Engineering, Design and Bidding Services.
2. on a time and materials basis for a cost not to exceed \$26,900.00 representing Phase II-Construction Management Services.
3. on a material basis for a cost not to exceed \$1,500.00 for Phase III-Reimbursable Expenses; and

WHEREAS, the Chief Financial Officer has certified that said funds are available for this matter, said certification being attached hereto and incorporated herein by reference; Account No. C-04-55-946-099, and

WHEREAS, the Borough Administrator and Superintendent of Department of Public Works have reviewed the proposal submitted by Neglia Engineering for Surveying, Engineering, Bidding & Construction Management Services for the Broadway Corridor Streetscape Project (NJDOT MA2024), a copy of which is attached hereto and incorporated herein by reference, and recommend the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff

Lake, County of Bergen, and State of New Jersey, that the proposal submitted by Neglia Engineering Associates for Surveying, Engineering, Bidding & Construction Management Services for the Broadway Corridor Streetscape Project (NJDOT MA2024), be and is hereby approved, as follows:

1. on a lump sum basis for a cost of \$25,900.00 representing Phase I-Surveying, Engineering, Design and Bidding Services.

2. on a time and materials basis for a cost not to exceed \$26,900.00 representing Phase II-Construction Management Services;

3. on a material basis for a cost not to exceed \$1,500.00 for Phase III-Reimbursable Expenses; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the attached proposal 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 this resolution together with the signed proposal to Neglia Engineering Associates upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 21, 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 NEGLIA ENGINEERING PROPOSAL FOR
PROFESSIONAL SURVEYING AND GIS SERVICES**

RESOLUTION NO. 25-203

JULY 21, 2025

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Professional Surveying and GIS Services and preparation of MS4 Infrastructure map at a lump sum cost of \$138,900.00, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Chief Financial Officer has certified that said funds are available for this matter in the following accounts: (a) Acct. No. 5-01-41-707-099 (grant \$15,000.00); and (b) Acct. No. C-04-55-946-015 (balance of \$125,000), said certification being attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Superintendent of Department of Public Works have reviewed the proposal submitted by Neglia Engineering for Professional Surveying and GIS Services, a copy of which is attached hereto and incorporated herein by reference and recommend the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal submitted by Neglia Engineering Associates for Professional Surveying and GIS Services and preparation of MS4 Infrastructure Map, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to

execute the attached proposal 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 this resolution together with the signed proposal to Neglia Engineering Associates upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 21, 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 MEALS ON WHEELS OF PASCACK VALLEY

**RSOLUTION NO. 25-204
JULY 21, 2025**

WHEREAS, a raffle application has been made by Meals on Wheels of Pascack Valley raffle license which will be held on November 26, 2025 at 32 Pascack Road, 2nd Floor, Woodcliff Lake, New Jersey; and

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

NOW, THEREFORE, BE IT RESOLVED that the raffle license application for Meals on Wheels of Pascack Valley is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA25-06.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 21, 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 SHARED SERVICES AGREEMENT WITH BOROUGH OF OLD TAPPAN

RESOLUTION NO. 25-205

JUY 21, 2025

WHEREAS, the Borough of Woodcliff Lake (hereinafter "Woodcliff Lake") desires to enter into a Shared Services Agreement with the Borough of Old Tappan (hereinafter "Old Tappan") in order to utilize Old Tappan's fuel pumps for gas only for their municipal vehicles until such time as Tri-Boro/Park Ridge's fuel pumps are updated; and

WHEREAS, the Shared Services Agreement, a copy of which is attached hereto and incorporated herein by reference, outlines the terms of said Agreement and allows Woodcliff Lake to utilize Old Tappan's fuel pumps for their municipal vehicles with reimbursement to Old Tappan for said fuel usage; and

WHEREAS, the term of the Shared Services Agreement shall be for approximately three months or until such time as the Tri-Boro/Park Ridge's fuel pumps have been updated and ready for use; and

WHEREAS, the Borough Administrator has reviewed the Shared Services Agreement and recommends the approval of same.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Shared Services Agreement between the Borough and the Borough of Old Tappan for the use of Old Tappan's fuel pumps for Woodcliff Lake municipal vehicles, 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 of Woodcliff Lake shall reimburse the Borough of Old Tappan for the fuel utilized until such time as their fuel pumps are updated and ready for use; and

BE IT FURTHER RESOLVED that the Mayor be and is hereby authorized and directed to execute the attached Shared Services Agreement 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 this resolution to the Borough of Old Tappan upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 21, 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 A REFUND OF ESCROW

RESOLUTION NO. 25-206

JULY 21, 2025

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

Plan Architecture
 267 Pascack Road
 Washington Township, NJ 07676
 27 Pascack Road

WHEREAS, the application was reviewed but the owners decided not to go through with the project and escrow needs to be returned.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$2.00 to the owner listed below:

PAYMENT TO:

Plan Architecture
 267 Pascack Road
 Washington Township, NJ 07676
 \$2.00

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of July 21, 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 SALE OF 55 WOOLCLIFF AVENUE

**RESOLUTION NO. 25-207
JULY 21, 2025**

WHEREAS, on or about December 2019, the Borough of Woodcliff Lake purchased the property located at 55 Woodcliff Avenue for the purpose of constructing a municipal parking lot and/or for other municipal purposes; and

WHEREAS, the Borough desires to sell the subject property as they no longer desire to construct a municipal parking lot at the property and have no further use for same; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends the Borough sell the property as the Borough no longer has any use for same as set forth in the attached certification.

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 sale of the Borough owned property located at 55 Woodcliff Avenue, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough take any and all action to effectuate the advertisement and sale of the premises located at 55 Woodcliff Avenue 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 July 21, 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 PURCHASE OF 2025 CHEVROLET TAHOE

RESOLUTION NO. 25-208

JULY 21, 2025

WHEREAS, the Borough of Woodcliff Lake Police Department is in need of a vehicle; and

WHEREAS, Gentilini Motors has submitted a quote to the Borough for a 2025 Chevrolet Tahoe in the amount of \$59,320.79, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Chief Financial Officer of the Borough has certified that the funds are available for the purchase of the vehicle for the Police Department which certification is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Police Chief have reviewed the within referenced quote from Gentilini Motors and recommend the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of Woodcliff Lake, County of Bergen, and State of New Jersey, that the quote submitted by Gentilini Motors for a 2025 Chevrolet Tahoe in the amount of \$59,320.79, 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 Gentilini Motors upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 21, 2025.

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