



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA
NOVEMBER 10, 2025
188 Pascack Road
Woodcliff Lake, New Jersey
6:00 PM CLOSED SESSION
7:00 PM OPEN SESSION**

<https://us02web.zoom.us/j/87890231519?pwd=OtoAl7CVvdSxGAa1yOZcS4usy2d4wc.1>

Passcode:07677

ZOOM IS FOR VIEWING PURPOSES ONLY. ALL QUESTIONS OR COMMENTS MUST BE MADE IN PERSON.

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. 25-255 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
- Contract Negotiations

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

October 20, 2025 (Open)
October 20, 2025 (Closed)

PUBLIC COMMENT

(limited to 3 minutes per speaker)

CERTIFICATE OF APPRECIATION

Scott McDowell

PROCLAMATION

Veterans' Day

MAYOR'S REPORT

COUNCIL MEMBERS' REPORTS

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

ENGINEER'S REPORT

(please see attached report)

ADMINISTRATOR'S REPORT

ORDINANCE

Introduction Ordinance No. 25-12
An Ordinance of the Borough of Woodcliff Lake, in the County of Bergen, New Jersey Authorizing a Financial Agreement Between The Borough of Woodcliff Lake and RW Woodcliff Lake Urban Renewal, LLC

CONSENT AGENDA

Resolution No. 25-256 Resolution Authorizing Payroll and Payment of Claims
Resolution No. 25-257 Governor's Council on Substance Use Disorder (GCSUD) Alliance to Prevent Substance Use Disorder
Resolution No. 25-258 Resolution Authorizing Tax Appeal Settlement for the Borough of Woodcliff Lake
Resolution No. 25-259 Resolution Approving Lease Agreement with Apostolic Christian Church
Resolution No. 25-260 Resolution Approving Purchase of Motorola Radios for Woodcliff Lake Fire Department
Resolution No. 25-261 Resolution Authorizing Execution of Contract with the Bergen County Department of Health Services/Bloodborne Pathogen Compliance Program 2026/2027
Resolution No. 25-263 Resolution Designating Redeveloper for 300 Chestnut Ridge Road Redevelopment Area and Authorizing Execution of Redevelopment Agreement with RW Woodcliff Lake Urban Renewal, LLC
Resolution No. 25-264 Resolution Authorizing Award and Contract for Sanitation and Recycling Services

NON-CONSENT AGENDA

Resolution No. 25-262 Resolution Approving Award of Bid and Contract of Sale for 55 Woodcliff Avenue
Resolution No. 25-265 Resolution to Provide Specific Financial Incentives to Eligible Employees Selecting The Aetna High-Deductible HDHP 3000 Plan for Calendar Year 2026

ADJOURNMENT

****Disclaimer****

Subject to Additions and/or Deletions

BOROUGH OF WOODCLIFF LAKE
Office of the Mayor and Council



Certificate of Appreciation

SCOTT McDOWELL

This Certificate is proudly presented in recognition of your outstanding dedication, generosity, and commitment to our veterans and community through your leadership of

Scotty Mac's Sippy Poo BBQ

Your tireless efforts have transformed a backyard gathering into a nationally recognized annual fundraiser, raising significant funds for the Fisher House Foundation, Cpl. Jedh C. Barker Memorial American Legion Post 153, and the Paramus Veterans Memorial Home.

Your vision, compassion, and dedication exemplify the spirit of service, patriotism, and community that inspires all residents of Woodcliff Lake.

Presented this 10th day of November, 2025 at the Regular Meeting of the Mayor and Council Woodcliff Lake.

Carlos Rendo,
Mayor

Members of the Woodcliff Lake Borough Council

PROCLAMATION VETERAN'S DAY

WHEREAS, today we honor generations of America's veterans – patriots who have stood on the frontlines of freedom and kept the light of liberty shining bright around the world. Just as they have kept the ultimate faith in our Nation, we must keep ultimate faith in them; and

WHEREAS, each one of our Nation's veterans is a link in a chain of honor that stretches back to our founding days – bound by a sacred oath to support and defend the United States of America. Throughout history, whenever and wherever the forces of darkness have sought to extinguish the flame of freedom, America's veterans have been fighting to keep it bright; and

WHEREAS, democracy is never guaranteed. Every generation must preserve it, defend it, and fight for it. Today, we honor all of our veterans, who have preserved, defended, and fought for our democracy. They prove that we are a Nation that can meet darkness with light again and again, no matter how high the cost or how heavy the burden. May we all strive to be worthy of their sacrifices for us, doing our part to keep the light of liberty burning bright for the generations to come; and

WHEREAS, the unwavering commitment of our Soldiers, Sailors, Airmen and Marines, Coast Guardsmen, and Merchant Marines has preserved our freedoms and saved millions around the world from tyranny; and

WHEREAS, we continue to draw inspiration from the heroism and dedication of those who currently serve and sacrifice for the cause of liberty and justice.

WHEREAS, in respect of the contributions and veterans and their families, caregivers, and survivors have made to the cause of peace and freedom around the world, November 11 of each year shall be set aside as a legal public holiday to honor our Nation's veterans.

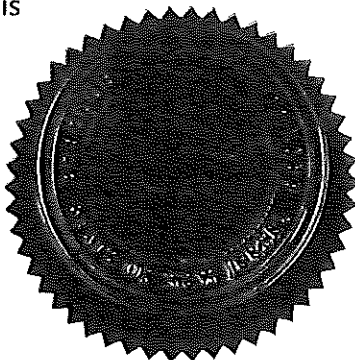
NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake do hereby recognize November 11, 2025 as

VETERANS DAY

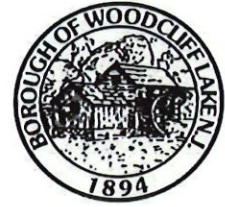
Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern



**NOVEMBER ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
NOVEMBER 3, 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. Final remaining punch list items to be completed with final payment package to be provided asap.

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 impacted the overall project schedule. Contractor is now mobilized and anticipated start of foundations & backup pumping to begin next week pending PSEG disconnect of existing service powering the old pump station to be taken out of service. Contractor working towards project completion and anticipated startup in spring 2026.

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, bond provided, and final payment and project closeout approved at 8/18/2025 meeting. NJDOT closeout package submitted by Neglia and is under review by NJDOT for final payment.

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

4. Werimus Road/Woodcliff Avenue Pedestrian Improvements

Neglia prepared plans and details for proposed pedestrian improvements to enhance pedestrian safety at the Werimus Road/Woodcliff Avenue/Old Mill intersection consisting of striping, signage, ADA ramps, missing sidewalk connection for review and comment by Bergen County and Borough in accordance with our proposal and Resolution No. 25-244 dated August 18. Ordinance for new crosswalk on Woodcliff Avenue to the parking provided to Borough/Borough Attorney for review and adoption as required by Bergen County for the crossing.

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 proceeding with this work in accordance with the authorized proposal and supporting resolution.

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. Neglia is proceeding with the preparation of this report in accordance with our proposal and Resolution No. 25-247.

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 is proceeding with the design and bid documents for NJDOT pre-bid submission. Neglia submitted to PSEG for street lighting coordination and to NJDOT for pre-bid review. Neglia submitted a 6-month extension from NJDOT to allow for sufficient time for NJDOT approval and PSEG Street lighting coordination prior to bidding. Plans and specifications are ready for bidding pending PSEG approval and confirmation of fees for PSEG street lighting.

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 bids were opened on July 24, 2025. Pre-Construction meeting was held on 8/20/2025. Paving of West Hill Road was recently completed. Punch list, NJDOT final inspection, final payment and project closeout is remaining.

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 bids were opened on July 24, 2025. Pre-Construction meeting was held on 8/20/2025. Paving of Stephen Court and Lyons Court was completed. Paving of Brookview Drive from Colonial to Werimus to be completed following ongoing storm drainage pipe repair.

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 with Borough, NJ Transit, and Contractor was held on 8/7/2025. Milling and paving of the south parking lot across street was completed and payment package no. 1 provided to the Borough for processing. Ongoing retaining wall work at the lower lot with the contractor working towards project completion and parking areas re-opened by the end of the year.

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 a 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 and resent following our meeting with the Borough to review the preliminary pricing obtained by the Borough from Vendors. Neglia is prepared to proceed with the design and the 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.

13. Major Field Improvements

We understand the Borough is considering improvements to Major Field including but not limited to infield turf conversion, new backstop with possible relocation, new fencing, drainage improvements, new dugouts and associated site improvements and site restoration. Neglia has provided a proposal for Survey and Preliminary Engineering Services for the Major Field Improvements Project to confirm the scope of work, dimensions for possible backstop relocation and a preliminary engineer's estimate for review and evaluation by the Borough.

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

Respectfully submitted,
Neglia Group



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

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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. 25-255
NOVEMBER 10, 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 and Contract Negotiations

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 November 10, 2025 that an Executive Session closed to the public shall be held on November 10, 2025 at 6:00 PM at Borough Hall, 188 Pascack Road, Woodcliff Lake, New Jersey, 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 November 10, 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. 25-256

NOVEMBER 10, 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 10/31/2025 \$ 225,873.07

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:	\$ 3,384,838.53
Affordable Housing:	\$ 6,048.36
Total Trust Funds Other	\$ 3,534.00
Animal Control:	\$ 2.40
General Capital:	\$ 57,191.00
Escrow:	\$ 31,757.85

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 November 10, 2025.

Deborah A. Dakin, RMC, CMR
Borough Clerk

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

**GOVERNOR’S COUNCIL ON SUBSTANCE USE DISORDER (GCSUD)
ALLIANCE TO PREVENT SUBSTANCE USE DISORDER**

**RSOLUTION NO. 25-257
NOVEMBER 10, 2025**

WHEREAS, the Governor’s Council on Substance Use Disorders (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey; and

WHEREAS, the Governing Body of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages, and therefore has an established Municipal Alliance Committee; and

WHEREAS, Governing Body of the Borough of Woodcliff Lake further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and

WHEREAS, the Governing Body of the Borough of Woodcliff Lake has applied for funding to the Governor’s Council on Substance Use Disorder through the County of Bergen.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey hereby recognizes the following:

1. The Governing Body of the Borough of Woodcliff Lake does hereby authorize submission of a strategic plan for the Woodcliff Lake Municipal Alliance grant for fiscal year 2027 in the amount of:

GSCUD GRANT FUND	\$ 3836.33
Cash Match	\$ 959.08
In-Kind	\$ 2877.25

2. The Governing Body of the Borough of Woodcliff Lake acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

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 November 10, 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 TAX APPEAL SETTLEMENT FOR THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 25-258
NOVEMBER 10, 2025**

WHEREAS, it is upon the advice and recommendation of the Borough Tax Counsel, Tax Assessor, and Appraisal Expert to seek formal approval of the Stipulation of Settlement for the properties with matters pending before the Tax Court of New Jersey; to wit

- Block 2201.01, Lot 9 on the Borough Tax Map, with an address of 31 Mulholland Drive, owned by Jason M. & Jennifer Auerbach, for the tax years 2018, 2019, 2020, 2023 and 2024 under Docket Nos. 006971-2018, 008736-2019, 009703-2020, 006438-2023 and 005480-2024.
- The approximate tax refund for all pending tax years is \$7,555.00.

The approximate tax refund of \$7,555.00 will be paid within ninety (90) days of the date of Judgment.

WHEREAS, it is in the best interest of the Borough to approve the proposed Stipulation of Settlement, based upon the cost & uncertainty of litigation, as well as other equitable issues; and

WHEREAS, the refund to be paid in accordance with the recommendation of the Borough CFO.

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

Woodcliff Lake, County of Bergen, State of New Jersey, that the Mayor be and is hereby authorized and directed to execute any and all documents necessary in order to facilitate the payment for the above stated Stipulations of Settlement.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of November 10, 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 LEASE AGREEMENT WITH APOSTOLIC CHRISTIAN CHURCH

**RESOLUTION NO. 25-259
NOVEMBER 10, 2025**

WHEREAS, the Borough of Woodcliff Lake and Apostolic Christian Church, Inc. located at 171 Woodcliff Avenue, Woodcliff Lake have enjoyed a long-term relationship whereby the residents of Woodcliff Lake have undertaken the use of the Church’s parking lot for commuter parking and the Church has utilized the municipal services to plow the Church’s parking lot when necessary; and

WHEREAS, the Borough of Woodcliff Lake and Apostolic Christian Church of Woodcliff Lake Inc. desire to renew their Lease Agreement as same is in the best interest of both parties; and

WHEREAS, the Lease Agreement, a copy of which is attached hereto and incorporated herein by reference, shall be for a term of five years commencing January 1, 2026 through December 31, 2030 and shall be for an additional eight spaces; and

WHEREAS, the Borough Administrator and Borough Attorney have reviewed the Lease Agreement attached hereto and incorporated herein by reference 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 Lease Agreement between the Borough and Apostolic Christian Church, Inc., a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the term of the Lease Agreement shall be for five years commencing January 1, 2026 through December 31, 2030 and shall be for an additional eight parking spaces; and

BE IT FURTHER RESOLVED, that the Mayor be and he is hereby authorized and directed to execute the Lease Agreement 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 Lease Agreement to Apostolic Christian Church, 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 November 10, 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 MOTOROLA RADIOS FOR
WOODCLIFF LAKE FIRE DEPARTMENT**

**RESOLUTION NO. 25-260
NOVEMBER 10, 2025**

WHEREAS, the Borough of Woodcliff Lake is in receipt of a quote from Motorola Solutions for radios in the amount of \$74,787.13 for the Woodcliff Lake Fire Department; and

WHEREAS, Motorola Solutions quote, a copy of which is attached hereto and incorporated herein by reference, is being submitted under NJ State Contract #83909; and

WHEREAS, the Borough Administrator and the Woodcliff Lake Fire Department have reviewed the quote attached from Motorola Solutions in the amount of \$74,787.13 and recommend the approval of same; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and Motorola Solutions, 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 this award in Account No. C-04-55-938-006, said certification being attached hereto.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the quote submitted by Motorola Solutions for radios for the Woodcliff Fire Department in the amount of \$74,787.13 be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator and/or Woodcliff Lake Fire

Department take all steps necessary to effectuate the purchase with Motorola Solutions; 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 quote and contract to Motorola Solutions 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 November 10, 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 EXECUTION OF CONTRACT WITH THE BERGEN COUNTY DEPARTMENT OF HEALTH SERVICES/BLOODBORNE PATHOGEN COMPLIANCE PROGRAM 2026/2027

**RESOLUTION NO. 25-261
NOVEMBER 10, 2025**

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake wishes to enter into a Shared Services Agreement contract with the County of Bergen, Department of Health Services, One Bergen County Plaza, Hackensack, New Jersey 07601 to provide the mandated health services of a technical and professional nature for the Bloodborne Pathogen Compliance Program for the period of January 1, 2026 through December 31, 2027.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the professional service agreement for these services 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 Mayor and Council at the meeting of November 10, 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 AWARD OF BID AND CONTRACT FOR SALE FOR
55 WOODCLIFF AVENUE**

**RESOLUTION NO. 25-262
NOVEMBER 10, 2025**

WHEREAS, on or about August 21, 2025, the Borough of Woodcliff Lake advertised a request for bids for the sale of the municipal owned property located at 55 Woodcliff Avenue in the Borough; and

WHEREAS, one bid in the amount of \$300,000.00 was received from Wilfredo Lemus, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Parties have negotiated a Contract of Sale for the sale amount of \$300,000.00, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Attorney has reviewed the Contract of Sale and recommends the approval of same conditioned upon the Mayor and Council's review and approval.

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 in the amount of \$300,000.00 for the sale of the property located at 55 Woodcliff Avenue, Woodcliff Lake, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Contract of Sale in the amount of \$300,000.00 for the sale of the subject property, a copy of which is attached hereto and incorporated herein by

reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator take any and all steps necessary to effectuate the execution of the Contract of Sale between the Borough and Wilfredo Lemus, a copy of which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the contract of sale to Gary H. Giannantonio, Esq., the attorney representing the purchaser, 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 November 10, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION DESIGNATING REDEVELOPER FOR 300 CHESTNUT RIDGE ROAD REDEVELOPMENT AREA
AND AUTHORIZING EXECUTION OF REDEVELOPMENT AGREEMENT WITH RW WOODCLIFF LAKE
URBAN RENEWAL, LLC**

**RESOLUTION NO. 25-263
NOVEMBER 10, 2025**

WHEREAS, the Borough of Woodcliff Lakes ("Borough") is a political subdivision of the State of New Jersey, located in Bergen County; and

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the "LRHL"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, Borough Council of the Borough of Woodcliff (the "Governing Body") directed the Woodcliff Lake Land Use Board (hereinafter referred to as the "Board"), pursuant to Resolution #34-311 (adopted on December 16, 2024), to conduct a preliminary investigation to determine whether any deleterious conditions prevail upon certain property identified as Block 602, Lot 1, as depicted on the official Tax Map of the Borough of Woodcliff Lake (hereinafter referred to as the "Study Area" or "Property") thereby constituting "an area in need of redevelopment" in accordance with LHRL; and

WHEREAS, at a public hearing, the Board reviewed the Study Area, along with a report prepared by the Borough's professional planner, and further heard testimony on the proposed Study Area, and after a duly noticed public hearing on April 22, 2025, the Board found that the Study Area met the statutory criteria for "an area in need of redevelopment" under the LHRL; and

WHEREAS, by Resolution No. 25-186, adopted on June 16, 2025, the Governing Body approved the Board's recommendation and designated the Study Area as a "Non-Condensation Area In Need of Redevelopment" according to the criteria set forth in the LHRL; and

WHEREAS the Governing Body directed the Borough's professional planning consultant to prepare that certain redevelopment plan entitled "300 Chestnut Ridge Road Redevelopment Plan, Borough of Woodcliff Lake, Bergen County, New Jersey", prepared by FAR Planning, 190 Veteran's Drive, Northvale, New Jersey 07647 (hereinafter referred to as the "Redevelopment Plan"); and

WHEREAS, on September 15, 2025, the Governing Body adopted Ordinance No. 25-11 and the Redevelopment Plan after conducting the requisite hearings therefore and referral of same to the Planning Board for consistency review pursuant to the LHRL; and

WHEREAS, the Governing Body is authorized to exercise certain powers under the LHRL, pursuant to N.J.S.A. 40A:12A-8, including but not limited to ability to negotiate with developers to undertake redevelopment projects; and

WHEREAS, the Property is owned by third party, BMW OF NORTH AMERICA LLC ("Property Owner") formed and operated under the laws of the State of New Jersey; and

WHEREAS, RW Woodcliff Lake Urban Renewal, LLC is the contract purchaser of the Property and proposes to develop, finance, construct, implement, and cohesively redevelop the Study Area into two hundred and ninety-seven (297) rental apartment units including 34 affordable units; a minimum of nine thousand (9,000 sq. ft.) square feet of retail and/or restaurant food/drink establishment or other permitted use; a 40 bed, supportive housing building; forty-seven (47) townhomes made available to the public as "for sale units" together with such outdoor areas, landscaping, venues, parking facilities (including land banked parking) and such common area amenities as are typically part of a project of this caliber (hereinafter the "Project"); and

WHEREAS, N.J.S.A. 40A:12A-8 (e) and (f) authorize the Governing Body, as the redevelopment entity, to enter into contracts or agreements for the planning, construction and undertaking of development projects and redevelopment work; and

WHEREAS, RW Woodcliff Lake Urban Renewal, LLC seeks to be designated as the "redeveloper" (as defined in the LHRL) of the Property so as to redevelop the Property with the Project in accordance with the Redevelopment Plan and the LHRL; and

WHEREAS, the Governing Body has determined that RW Woodcliff Lake Urban Renewal, LLC possesses the proper qualifications and experience to implement and complete the Project in accordance with the Redevelopment Plan and should be appointed as Redeveloper for the Project Area to effectuate the Redevelopment Plan, the Project, and the redevelopment of the Project Area; and

WHEREAS, it is now the intention of the Borough and RW Woodcliff Lake Urban Renewal, LLC to enter into a redevelopment agreement (the "Redevelopment Agreement") setting forth the terms and conditions under which it agrees to develop the Project and finds that the Redevelopment Agreement furthers the Borough's interest in implementing the Redevelopment Plan and is consistent with the public purposes the Redevelopment Plan addresses; and

WHEREAS, the Borough desires to (i) designate RW Woodcliff Lake Urban Renewal, LLC as the “Redeveloper” of the Project in accordance with the LHRL, subject to the conditions set forth in the Redevelopment Agreement, which shall set forth the rights and obligations of the respective parties, as well as the anticipated time frame for the completion of certain tasks.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Woodcliff Lakes, County of Bergen and State of New Jersey as follows:

Section 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. The Governing Body hereby designates RW Woodcliff Lake Urban Renewal, LLC as Redeveloper for the Property.

Section 3. The Governing Body hereby approves the Redevelopment Agreement, in substantially the form on file with the Borough Clerk.

Section 4. The Mayor and Borough Clerk are hereby authorized to sign the Redevelopment Agreement. Subject to such additions, deletions, modifications and/or amendments as may be deemed necessary by the Borough Attorney and or Redevelopment Attorney.

Section 5. The Mayor, Borough Administrator, Borough Clerk, Borough Attorney, Redevelopment Counsel and other appropriate Borough officials are hereby authorized and directed to take any and all other necessary action and to execute any document, instrument, certificate or agreement reasonably necessary to effectuate the transactions contemplated by the Redevelopment Agreement and to effectuate the purposes of this Resolution.

Section 6. This Resolution shall take effect immediately.

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 November 10, 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 AWARD AND CONTRACT FOR SANITATION AND
RECYCLING SERVICES**

**RESOLUTION NO. 25-264
NOVEMBER 10, 2025**

WHEREAS, the Borough of Woodcliff Lake previously advertised for bids for Sanitation and Recycling Services for a five (5) year term commencing February 1, 2026 through January 31, 2031; and

WHEREAS, the following three bids were received and include Service Level 1A Curbside Collection of Solid Waste, Service Level 1C Collection of Solid Waste at Dorchester Elementary and Woodcliff Lake Middle School and Service Level 2 Curbside Collection of Recyclable Materials:

(a) Sterling Carting, Inc. for Years 1 through 5 for a total of \$1,913,340.00; (b) Gaeta Recycling Co., Inc. for Years 1 through 5 for a total of \$3,048,000.00; and (c) Affordable Cartage LLC for Years 1 through 5 for a total of \$2,293,737.42; and

WHEREAS, the Borough Administrator and Borough Attorney have reviewed the bids submitted and recommend the approval and award of same to Sterling Carting, Inc. as same represents the lowest responsible bid; and

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

WHEREAS, the Chief Financial Officer of the Borough has certified that the funds are available for the award of this contract, said certification being attached hereto and incorporated

herein by reference; with future years funding subject to the necessary funds being appropriated by the Governing Body in future applicable municipal budgets.

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 Sterling Carting, Inc. for Sanitation and Recycling Services for a five (5) year term commencing February 1, 2026 through January 30, 2031, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the contract agreement attached hereto and incorporated herein by reference between the Borough and Sterling Carting, Inc. be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the contract agreement with Sterling Carting, Inc. on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a certified copy of this resolution together with the contract agreement to Sterling Carting, 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 November 10, 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 TO PROVIDE SPECIFIC FINANCIAL INCENTIVES TO ELIGIBLE EMPLOYEES
SELECTING THE AETNA HIGH-DEDUCTIBLE HDHP 3000 PLAN FOR CALENDAR YEAR 2026**

**RESOLUTION NO. 25-265
NOVEMBER 10, 2025**

WHEREAS, the Borough of Woodcliff Lake (hereinafter, the Borough) offers a comprehensive Employee Health Benefits Program to all Full-Time eligible Employees through its membership in the Bergen Municipal Employee Benefits Fund; and

WHEREAS, the Borough has retained the services of a Health Benefits Consultant (HBC) to provide review and analytical services as the Borough strives to attain stability in the cost for both the Employees and Borough related specifically to medical and prescription benefit costs; and

WHEREAS, the HBC provided analysis on the savings that could be realized by both the Employee and the Borough if a covered Employee were to choose the High-Deductible Health Plan (HDHP 3000) as part of the Open Enrollment process for Calendar Year 2026; and

WHEREAS, the HBC presented options for consideration to the Borough and specifically, the following financial options were determined to be most advantageous for both the participating Employees and the Borough.

NOW, THEREFORE BE IT RESOLVED, the Governing Body of the Borough of Woodcliff Lake hereby authorizes the following Incentives for Employees to consider as part of the upcoming Open Enrollment Process:

For the High-Deductible Health Plan (HDHP 3000):

The Plan Deductible (\$3,000) for Single enrollment and
The Plan Deductible (\$6,000) for Employee/Spouse, Parent/Child(ren) or Family

For those choosing the High-Deductible Health Plan 3000, the Borough will deposit the full Incentive into a qualified Health Savings Account (HSA) in early January of the Plan Year.

BE IT FURTHER RESOLVED, the Mayor and Council also authorize the HBC and appropriate Borough Administration to meet with the eligible Active Employees and provide the specific informational documentation to assist the Employees in understanding the different Plan Offerings and the benefits associated with the Incentives being offered; and

BE IT FURTHER RESOLVED, the changes noted above shall become effective upon the passage of this Resolution, in accordance with the time frames outlined above and in accordance with the administrative implementation; and

BE IT FURTHER RESOLVED, a certified copy of this Resolution shall be maintained on file and shall also be forwarded to the Borough CFO and Professional Insurance Associates, a Division of World Insurance Associates, LLC, 429 Hackensack Street, P.O. Box 818 Carlstadt, NJ 07072, Health Benefits Consultant to the Borough.

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 November 10, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK