

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA
DECEMBER 10, 2025
411 Chestnut Ridge Road
Woodcliff Lake, New Jersey
7:00 PM CLOSED SESSION
7:30 PM OPEN SESSION**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81926462785?pwd=MtCq9ak8ToDQgMYPIC0t984qWgHlja.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. 25-266 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

November 10, 2025 (Open)

November 10, 2025 (Closed)

PROCLAMATION

Honoring Woodcliff Lake Travel Baseball Teams

ORDINANCE

PRESENTATION ON ORDINANCE NO. 25-12 – led by Paul Lerch and Wendy Quiroga, Esq.

Public Hearing 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

Resolution No. 25-285 Resolution Approving Modified Redevelopment Agreement with RW Woodcliff Lake Urban Renewal, LLC

PUBLIC COMMENT

(limited to 3 minutes per speaker)

MAYOR'S REPORT

COUNCIL MEMBERS' REPORTS

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

ENGINEER'S REPORT

(please see attached report)

ADMINISTRATOR'S REPORT

CONSENT AGENDA

Resolution No. 25-267 Resolution Authorizing Payroll and Payment of Claims
Resolution No. 25-268 Resolution Authorizing the Execution of an Interlocal Agreement for the Maintenance and Repair of Fire Department Vehicles By and Between the Borough of Paramus and the Borough of Woodcliff Lake
Resolution No. 25-269 Resolution Authorizing Change Order #2 and Final Resolution for Galaxy Garden Phase II – Park Improvements For Project Closeout
Resolution No. 25-270 Resolution Authorizing Tax Appeal Settlement for the Borough of Woodcliff Lake
Resolution No. 25-271 Resolution Approving Purchase of Bulk Rock Salt
Resolution No. 25-272 Resolution Approving Shared Services Agreement with Borough of Old Tappan for Mechanic Services
Resolution No. 25-273 Resolution Approving Retirement Payout
Resolution No. 25-274 Resolution Approving Promotion of Sergeant Keith Kalmbach to Lieutenant
Resolution No. 25-275 Resolution Approving Promotion of Sergeant Michael Charnesky to Lieutenant

- Resolution No. 25-276 Resolution Approving Promotion of Police Officer Michael Matovski to Sergeant
Resolution No. 25-277 Resolution Approving Promotion of Police Officer Eric Ingoglia to Sergeant
Resolution No. 25-278 Resolution Approving Promotion of Police Officer Simon Sherfer to Sergeant
Resolution No. 25-279 Resolution Approving the Memorandum of Understanding Between the Borough of Woodcliff Lake and the PBA
- Resolution No. 25-280 Resolution Approving Neglia Engineering Proposal for Surveying and Preliminary Engineering Services for Major Field Improvements Project
Resolution No. 25-281 Resolution Authorizing Employees Who Waive the Borough's Health Benefits to Receive Waiver Benefit Payment
Resolution No. 25-282 Resolution Approving Transfers Between Budget Appropriations
Resolution No. 25-283 Resolution Authorizing the Insertion in Budget of Special Item of Revenue and Appropriation – Chapter 159 2025 Drive Sober or Get Pulled Over Year End Holiday Crackdown
Resolution No. 25-284 Resolution Approving Inspira Financial Proposal for Flexible Spending Account

ADJOURNMENT

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

Subject to Additions and/or Deletions

PROCLAMATION HONORING THE WOODCLIFF LAKE BASEBALL ASSOCIATION AND WOODCLIFF LAKE TRAVEL BASEBALL TEAMS

WHEREAS, the spirit of teamwork, perseverance, and sportsmanship lies in the heart of our community's most cherished traditions; and

WHEREAS, the athletes, coaches, and staff of our championship baseball teams have demonstrated dedication, resilience, and discipline throughout the season; and

WHEREAS, during the last week, all of Woodcliff Lake travel baseball teams won trophies; and

WHEREAS, 9U, 10U, 11U, 12U and 13U teams winning their championships; and

WHEREAS, 8U team finished in second after losing in an extra inning nail biter; and

WHEREAS, you will have memories that will last a lifetime. Inspired by your coaches, you believed in yourselves and showed what it really means to be a winner; and

WHEREAS, a season like this does not happen without dozens of coaches, parents, and volunteers, all of whom should be commended. A special thanks and a lot of gratitude to the Baseball Association Board members Joe Block, TJ Churchill, Brian Friedman, Michael McKinley, Chris LaForgia, Anthony Bsales, Gus Guida, Mike Fiorentino, Kevin Portuondo and Chris Poliandro; and

WHEREAS, it is fitting that we publicly recognize and celebrate their success, as well as the support of families, fans, and community members who contributed to this achievement.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake honor you for your achievements and wish you continued success in the future.

Mayor Carlos Rendo

Council President Josh Stern
Councilwoman Julie Brodsky
Councilwoman Nicole Marsh

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

**BOROUGH OF WOODCLIFF LAKE
COUNTY OF BERGEN**

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**

WHEREAS, the Borough of Woodcliff Lakes ("Borough"), in the County of Bergen, New Jersey (the "Borough"), a public body corporate and politic of the State of New Jersey (the "State") is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the Borough constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, RW Woodcliff Lake Urban Renewal, LLC is a limited liability company established and operated under the laws of the State of New Jersey and is also an urban renewal entity duly qualified as such pursuant to N.J.S.A. 40A:20- 4 (hereinafter "Redeveloper"); and

WHEREAS, the Redeveloper is the contract purchaser of Block 602, Lot 1, as depicted on the official Tax Map of the Borough of Woodcliff Lake (hereinafter referred to as the "Property"); and

WHEREAS, the Property is located within the 300 Chestnut Ridge Road Redevelopment Area; and

WHEREAS, pursuant to the Redevelopment Law the Governing Body of the Borough adopted the "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") for the 300 Chestnut Ridge Road Redevelopment Area on September 15, 2025, Ordinance No 25-11; and

WHEREAS, in accordance with the requirements of the Redevelopment Plan, the Redeveloper has proposed the development and construction of a multi-phased mixed use project, including two hundred and ninety-seven (297) rental apartment units including 34 affordable units ("Apartment Phase"); a minimum of nine thousand (9,000 sq. ft.) square feet of retail and/or restaurant food/drink establishment or other permitted use ("Retail Phase"); a 40 bed, supportive housing building ("Supportive Housing Phase"); forty-seven (47) townhomes made available to the public as "for sale units" ("Townhome Phase"), 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, the Borough reviewed the Redeveloper's proposed Project and has determined that it represents a beneficial use of the Redevelopment Area and that the development and construction of the improvements would ameliorate the deleterious conditions that were found to prevail upon the land and further provide a substantial benefit to the local community; and

WHEREAS, the Borough has determined that the Redeveloper is an experienced and highly regarded developer of projects throughout the State of New Jersey and has the necessary expertise, skill, ability and financial resources to carry out and guarantee completion of its proposed project; and

WHEREAS, on that basis by Resolution No. 25-263, the Borough designated RW Woodcliff Lake Urban Renewal, LLC to serve as Redeveloper for the Redevelopment Area (hereinafter referred to as the "Project Premises"); and

WHEREAS, pursuant to the Redevelopment Law, improvements to property located within an area in need of redevelopment may qualify for long term tax exemptions under the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTE Law"); and

WHEREAS, in order to enhance the economic viability of and opportunity for a successful project, the Redeveloper submitted to the Mayor an application (hereinafter the "Application"), which is on file with the Borough Clerk, seeking a tax exemption in connection with the Project pursuant to the LTTE Law in exchange for which the Redeveloper proposes to make payments to the Borough of Annual Service Charges in lieu of taxes; and

WHEREAS, said application contained detailed financial information regarding the anticipated costs and expenses to be incurred for the development and construction of the Project, the estimated revenues and operating expenses to be received from the Project once stabilized as well as all other documentation and information required by the LTTE Law; and

WHEREAS, the Application requested a thirty (30) year term for Apartment Phase and Retail Phase of the prescribed payment in lieu of taxes arrangement with the Redeveloper to pay in place of ad valorem taxes an Annual Service Charge as follows:

- 10% of Annual Gross Revenue for Years 1 through 10;
- 11% of Annual Gross Revenue for Years 11 through 17;
- 12% of Annual Gross Revenue for Years 18 through 23;
- 13% of Annual Gross Revenue for Years 24 through 25;
- 14% of Annual Gross Revenue for Years 26 through 27; and
- 15% of Annual Gross Revenue for Years 28 through 30.

WHEREAS, the Application requested a twenty (20) year term for the Townhome Phase portion of the Project for the prescribed payment in lieu of taxes arrangement with the Redeveloper to pay in place of ad valorem taxes an Annual Service Charge to be as follows:

- a. From the 1st day of the month following Substantial Completion of the Townhome Unit until the last day of the fifth (5th) year, the Annual Service Charge of the Townhome Unit shall be the greater of (a) the Minimum Annual Service Charge; or (b) an amount equal to 65% of the Ordinary Taxes;
- b. From the sixth (6th) year following Substantial Completion of the Townhome Unit until the tenth (10th) year, the Annual Service Charge of the Townhome Unit shall be the greater of (a) the Minimum Annual Service Charge; or (b) an amount equal to 70% of the Ordinary Taxes;
- c. From the eleventh (11th) year following Substantial Completion of the Townhome Unit until the fifteenth (15th) year, the Annual Service Charge of the Townhome Unit shall be the greater of (a) the Minimum Annual Service Charge; or (b) an amount equal to 75% of the Ordinary Taxes;
- d. From the sixteenth (16th) year following Substantial Completion of the Townhome Unit until the twentieth (20th) year, the Annual Service Charge of the Townhome Unit shall be the greater of (a) the Minimum Annual Service Charge; or (b) an amount equal to 80% of the Ordinary Taxes;

WHEREAS, The Supportive Housing Phase is intended to be exempt from taxation pursuant to the LTTE Law in the event it is conveyed to a non-profit tax-exempt entity, which is entitled to statutory exemption from real estate taxation pursuant to N.J.S.A. 54:4-3.6 and *Advance Housing, Inc. v. Teaneck*, 215 N.J. 549 (2013), however, the Supportive Housing Phase shall be subject to the same annual service charge as the Apartment Phase, to the extent applicable to a one hundred (100) percent affordable housing project; and

WHEREAS, the information and documentation provided to the Borough by Redeveloper has been thoroughly reviewed and analyzed by the Borough's professional consultants who have concluded that based on the information and documentation received that the Borough would substantially benefit from this long-term tax exemption arrangement; and

WHEREAS, the terms and conditions under which this payment in lieu of taxes arrangement will prevail are contained in a detailed financial agreement negotiated between the Redeveloper and the Borough a copy of which was an attached document to the above-referenced Application; and

WHEREAS, the Mayor submitted the Application to the Governing Body with a recommendation for approval; and

WHEREAS, upon review of the Application and the recommendations of the Mayor and Borough professionals, the Governing Body has made the following findings with respect to the Project pursuant to N.J.S.A. 40A:20-11:

1. The Project will be beneficial to the overall community. It is anticipated that development of the Project will create approximately two hundred (100) construction jobs and ten (10) permanent jobs.
2. The Project will also further the goals and objectives of the Redevelopment Plan; will help revitalize the Redevelopment Area; which will improve the quality of life for the community; and will enhance the economic development of the Borough.
3. The benefits to the Borough accruing as a result of the Project, including the revitalization of the Redevelopment Area, and the generation of municipal revenues, will substantially outweigh any incremental costs to the Borough resulting from the long-term tax exemption granted herein.
4. The Borough's approval of the long-term tax exemption set forth in the Financial Agreement is essential to the success of the Project because, without the exemption, the Redeveloper would not be able to finance, reclaim and construct the Project.
5. The tax exemption permits the development of underutilized property and provides a stream of revenue in the form of the Annual Service Charges. The relative stability and predictability of the Annual Service Charges will allow the Redeveloper and, by extension, the lessees, of the Project to stabilize their expenses, which will ensure the likelihood of the success of the Project and ensure that it will have a positive impact on the surrounding area.
6. The relative stability and predictability of the Annual Service Charge makes the Project more attractive to investors and lenders needed to finance the Project. The tax exemption permits the development of the Project in an area that cannot otherwise be developed by reducing the expenses associated with the operation of the Project.

WHEREAS, in accordance with the provisions of the LTTE Law, the Governing Body desires to approve the Application and the Financial Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Woodcliff Lakes, County Of Bergen, New Jersey As Follows:

Section 1. The aforementioned Recitals are incorporated herein as though fully set forth at length.

Section 2. The Application submitted by RW Woodcliff Lake Urban Renewal, LLC is hereby approved in accordance with Section 8 of the LTTE Law.

Section 3. The Mayor is hereby authorized and directed to execute the Financial Agreement together with such additions, deletions and other modifications deemed necessary upon consultation with counsel to the Borough, and prepare, amend or execute any other agreements necessary to effectuate this ordinance, subject to modification or revisions, as deemed necessary and appropriate.

Section 4. The Borough Clerk is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Borough upon such document.

Section 5. The Borough Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Borough in accordance with Section 12 of the Exemption Law.

Section 6. In accordance with Section 12 of the LTTE Law, within ten (10) days following the later of the effective date of this Ordinance or the execution of the Financial Agreement by the Entity, the Borough Clerk also shall transmit a certified copy of this Ordinance and the Financial Agreement to the Chief Financial Officer of Bergen County and to the Bergen County Counsel for informational purposes.

Section 7. The Mayor and Borough Clerk are hereby authorized to take such action and to execute such other documents, on behalf of the Borough, in consultation with Borough Redevelopment Counsel, as is necessary to effectuate the terms of the Financial Agreement.

Section 8. The Project shall conform with all federal, state, and municipal law, ordinances and regulations relating to construction and use.

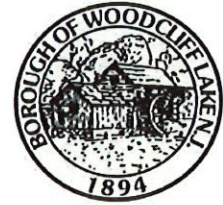
Section 9. The Redeveloper shall, in the operation of the Project, comply with all laws so that no person of race, religious principles, color, national origin or ancestry will be subject to discrimination.

BE IT FURTHER ORDAINED, that the provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any portion thereof, which shall remain in full force and effect; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately upon final passage and publication in accordance with the law; and

BE IT FURTHER ORDAINED, that all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**DECEMBER ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
DECEMBER 5, 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 and final payment/project closeout package has been provided to Borough for processing.

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 start date and overall project schedule. Ongoing work on site with the 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 was submitted by Neglia and is under review by NJDOT for final payment reimbursement.

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. Neglia has completed and submitted the mapping to NJDEP for review.

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 and will be submitted to NJDEP by the end of the year.

MS4 Updated Municipal Stormwater Management Plan (MSWMP)

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). 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 has completed the design and bid documents and made the required NJDOT pre-bid submission. Neglia has submitted to PSEG for street lighting. Neglia submitted a 6-month extension from NJDOT to allow for sufficient time for NJDOT approval and PSEG Street lighting coordination prior to bidding that was granted. Plans and specifications are ready for bidding (Resolution to Advertise No. 25-249) pending Borough approval of the same so that project can be awarded to meet the NJDOT extended award deadline of April 2026.

7. West Hill Road (NJDOT MA-25) and Brookview Drive Roadway Improvements

The Borough of Woodcliff Lake received a grant in the amount of \$133,035.00 from the NJDOT for West Hill Road Improvements Project as per the November 13, 2024 grant award letter. Neglia completed plans and specifications for bidding included NJDOT pre-bid submissions for West Hill Road. 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. Project awarded to D&L Paving in the amount of \$542,132.02.11 for the Base Bid – West Hill Road (\$161,979.19) and Alternate Bid 1 – Brookview Drive (\$380,152.82). Change Order No. 1 for additional paving of Lyons Court and Stephen Court (\$76,704.32) was approved as per Resolution No 25-246. Pre-Construction meeting was held on 8/20/2025. Paving of West Hill Road, Stephen Court, Lyons Court, and Brookview Drive was completed. Punch list, NJDOT final inspection of West Hill, final payment and project closeout is remaining.

8. 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. Ongoing work with the contractor working towards completing all sitework for the re-opening of parking areas by the end of the year with landscaping and punch list to be completed in spring 2026.

9. 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.

10. 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.

11. 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.

12. 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.

13. Overlook Drive Section 1 NJDOT 2026 Paving Project

The Borough of Woodcliff Lake received a grant in the amount of \$172,747.00 from the NJDOT for the Overlook Drive Section 1 paving project as per the November 17, 2025 grant award letter. A proposal for design, bidding and construction management has been provided. Neglia is prepared to proceed with the design and the required NJDOT pre-bid submissions once our proposal is approved/authorized by the Borough so that paving can be completed in the 2026 paving season.

14. Year 2026 Municipal Paving Project

Neglia provided preliminary engineer's estimates for Hunter Ridge Road, Clairmont Road, and Somerset Road as requested by the Borough. Borough to select and confirm roads to be paved and Neglia can provide a proposal for design, bidding, and construction administration services so that paving can be completed in the 2026 paving season.

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

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. 25-266
DECEMBER 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 December 10, 2025 that an Executive Session closed to the public shall be held on December 10, 2025 at 7:00 PM at Tice Senior Center, 411 Chestnut Ridge 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 December 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. 25-267
DECEMBER 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 11/15/2025 \$ 232,762.61
Payroll Released 11/30/2025 \$ 266,754.79

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: \$ 1,521,774.12
Affordable Housing: \$ 9,585.95
Total Trust Funds Other \$ 875.00
Animal Control: \$ 708.00
General Capital: \$ 330,198.24
Escrow: \$ 19,097.75

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 December 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						

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT FOR THE MAINTENANCE AND REPAIR OF FIRE DEPARTMENT VEHICLES BY AND BETWEEN THE BOROUGH OF PARAMUS AND THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 25-268
DECEMBER 10, 2025**

WHEREAS, the Borough of Paramus and the Borough of Woodcliff Lake seek to enter into an Interlocal Agreement wherein the Borough of Paramus will provide labor and maintenance services on vehicles owned by the Borough of Woodcliff Lake; and

WHEREAS, both of the parties to such an Agreement are authorized by law to enter into an agreement with one another to provide jointly for any lawful service to and for the residents of the respective municipalities pursuant to the provisions of the "Interlocal Services Act" N.J.S.A. 40:8A-1 et seq.; and

WHEREAS, the governing bodies of the Borough of Paramus and the Borough of Woodcliff Lake recognize that the implementation of an Interlocal Agreement to provide labor and maintenance services is in the best interest of the taxpayers of the respective municipalities.

NOW, THEREFOR BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorizes the execution of an Interlocal Services Agreement with the Borough of Paramus for a period of one (1) year.

BE IT FURTHER RESOLVED, that the Agreement shall commence on January 1, 2026 and end on December 31, 2026.

BE IT FURTHER RESOLVED, that the cost of same shall be as set forth in the agreement, which is attached hereto.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize the execution of an Interlocal Services Agreement with the Borough of Paramus, subject to the approval of the Woodcliff Lake Borough Attorney.

BE IT FURTHER RESOLVED, that the Agreement shall take effect upon the execution of same and adoption of Resolutions by both parties as provided by law.

BE IT FURTHER RESOLVED, that a copy of the Agreement be maintained on file and open to public inspection at the office of the Borough Clerk.

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 December 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 CHANGE ORDER #2 AND FINAL RESOLUTION FOR GALAXY GARDEN PHASE II – PARK IMPROVEMENTS FOR PROJECT CLOSEOUT

**RESOLUTION NO. 25-269
DECEMBER 10, 2025**

BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, upon the recommendation of the Borough Engineer, Neglia Group, that Change Order 2 and Final for the Contract listed below be and is hereby approved. The referenced construction is hereby accepted and payment in the amount of \$ 83,697.06 is hereby approved.

TITLE OF JOB: GALAXY GARDEN PHASE II – PARK IMPROVEMENTS

CONTRACTOR: APPLIED LANDSCAPE TECHNOLOGIES
145 River Road, Montville, NJ 07045

CHANGE ORDER NO: 2 and Final

AMOUNT OF CHANGE THIS RESOLUTION:	\$ Decrease – 1.67%	-\$45,899.39
AMOUNT OF CHANGE TO DATE:	\$ Decrease – 1.67%	-\$45,899.39
FINAL PAYMENT AND RETAINAGE:	\$ 83,697.06	

REASON FOR CHANGE: Reduction – Adjustment in Contract quantities

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 December 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. 25-270
DECEMBER 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 1803, Lot 8 on the Borough Tax Map, with an address of 117 Rose Avenue, owned by Rose Realty Estate Investing LLC for the tax years 2018 and 2019, Docket Nos. 013170-2018 and 006672-2019. The approximate tax refund in this matter is \$4,110.

The approximate tax refund of \$4,110 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 December 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 BULK ROCK SALT

**RESOLUTION NO. 25-271
DECEMBER 10, 2025**

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

WHEREAS, the Bergen County Coop Contract Purchasing System #CK04 has a contract period October 1, 2025 through September 30, 2026; and

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

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available for the purchase of same in Account No. 5-01-26-290-124, a copy of said certification being attached hereto.

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

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

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

CERTIFICATION

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

**RESOLUTION NO. 25-272
DECEMBER 10, 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 Public Works mechanic to perform maintenance repairs to vehicles owned and/or operated by the Borough of Woodcliff Lake; and

WHEREAS, the Shared Services Agreement, a copy of which is attached hereto and incorporated herein by reference, outlines the terms and conditions of said Agreement between the Borough of Woodcliff Lake and the Borough of Old Tappan; and

WHEREAS, the term of the Shared Services Agreement shall be for one (1) year commencing January 1, 2026 and terminating December 31, 2026; 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 in order to utilize Old Tappan’s Public Works mechanic to perform maintenance repairs to vehicles owned and/or operated by the Borough of 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 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 December 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 RETIREMENT PAYOUT

**RESOLUTION NO. 25-273
DECEMBER 10, 2025**

WHEREAS, Sergeant Dennis DeAngelis will be retiring from his position with the Woodcliff Lake Police Department effective January 1, 2026; and

WHEREAS, Sergeant Dennis DeAngelis is entitled to the following in accord with his contract with the Borough: (a) 3.5 sick days, paid at 2 for 1, totaling \$1,228.11 (b) 18 vacation days totaling \$12,632.04; and (c) 10.5 hours compensatory time totaling \$921.08 for a total payout of \$14,781.23; and

WHEREAS, this will be paid out to him with the December 31, 2025 payroll; and

WHEREAS, the Borough Administrator has reviewed this matter and approves of the total payout to Sergeant Dennis DeAngelis in the amount of \$14,781.23 to be paid in the manner referenced herein.

NOW THEREFORE BE IT RESOLVED, that Sergeant DeAngelis' total payout as referenced above in the amount of \$14,781.23 be and is hereby approved to be paid to him with the December 31, 2025 payroll; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Woodcliff Lake Police Department and Sergeant DeAngelis 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 December 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 PROMOTION OF SERGEANT KEITH KALMBACH
TO LIEUTENANT**

**RESOLUTION NO. 25-274
DECEMBER 10, 2025**

WHEREAS, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Lieutenant; and

WHEREAS, after interviews and a review of candidates, the Police Chief and Police Committee desire to promote Keith Kalmbach to the position of Lieutenant; and

WHEREAS, Sergeant Keith Kalmbach possesses all the qualifications necessary for the position of Lieutenant for the Woodcliff Lake Police Department; and

WHEREAS, the Police Chief and Police Committee have reviewed this matter and recommend that Sergeant Keith Kalmbach be promoted to the position of Lieutenant in the Woodcliff Lake Police Department.

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 Sergeant Keith Kalmbach be and is hereby promoted to the position of Lieutenant in the Woodcliff Lake Police Department effective December 15, 2025; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Police Chief and Sergeant Keith Kalmbach 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 December 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 PROMOTION OF SERGEANT MICHAEL CHARNESKY
TO LIEUTENANT**

**RESOLUTION NO. 25-275
DECEMBER 10, 2025**

WHEREAS, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Lieutenant; and

WHEREAS, after interviews and a review of candidates, the Police Chief and Police Committee desire to promote Michael Charnesky to the position of Lieutenant; and

WHEREAS, Sergeant Michael Charnesky possesses all the qualifications necessary for the position of Lieutenant for the Woodcliff Lake Police Department; and

WHEREAS, the Police Chief and Police Committee have reviewed this matter and recommend that Sergeant Michael Charnesky be promoted to the position of Lieutenant in the Woodcliff Lake Police Department.

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 Sergeant Michael Charnesky be and is hereby promoted to the position of Lieutenant in the Woodcliff Lake Police Department effective December 15, 2025; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Police Chief and Sergeant Michael Charnesky 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 December 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 PROMOTION OF POLICE OFFICER MICHAEL MATOVSKI
TO SERGEANT**

**RESOLUTION NO. 25-276
DECEMBER 10, 2025**

WHEREAS, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Sergeant; and

WHEREAS, after interviews and a review of candidates, the Police Chief and Police Committee desire to promote Michael Matovski to the position of Sergeant; and

WHEREAS, Officer Michael Matovski possesses all the qualifications necessary for the position of Sergeant for the Woodcliff Lake Police Department; and

WHEREAS, the Police Chief and Police Committee have reviewed this matter and recommend that Officer Michael Matovski be promoted to the position of Sergeant in the Woodcliff Lake Police Department.

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 Officer Michael Matovski be and is hereby promoted to the position of Sergeant in the Woodcliff Lake Police Department effective December 15, 2025; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Police Chief and Officer Michael Matovski 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 December 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 PROMOTION OF POLICE OFFICER ERIC INGOGLIA TO SERGEANT

**RESOLUTION NO. 25-277
DECEMBER 10, 2025**

WHEREAS, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Sergeant; and

WHEREAS, after interviews and a review of candidates, the Police Chief and Police Committee desire to promote Eric Ingoglia to the position of Sergeant; and

WHEREAS, Officer Eric Ingoglia possesses all the qualifications necessary for the position of Sergeant for the Woodcliff Lake Police Department; and

WHEREAS, the Police Chief and Police Committee have reviewed this matter and recommend that Officer Eric Ingoglia be promoted to the position of Sergeant in the Woodcliff Lake Police Department.

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 Officer Eric Ingoglia be and is hereby promoted to the position of Sergeant in the Woodcliff Lake Police Department effective December 15, 2025; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Police Chief and Officer Eric Ingoglia 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 December 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 PROMOTION OF POLICE OFFICER SIMON SHERFER TO SERGEANT

**RESOLUTION NO. 25-278
DECEMBER 10, 2025**

WHEREAS, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Sergeant; and

WHEREAS, after interviews and a review of candidates, the Police Chief and Police Committee desire to promote Simon Sherfer to the position of Sergeant; and

WHEREAS, Officer Simon Sherfer possesses all the qualifications necessary for the position of Sergeant for the Woodcliff Lake Police Department; and

WHEREAS, the Police Chief and Police Committee have reviewed this matter and recommend that Officer Simon Sherfer be promoted to the position of Sergeant in the Woodcliff Lake Police Department.

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 Officer Simon Sherfer be and is hereby promoted to the position of Sergeant in the Woodcliff Lake Police Department effective December 15, 2025; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Police Chief and Officer Simon Sherfer 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 December 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 THE MEMORANDUM OF UNDERSTANDING BETWEEN THE
BOROUGH OF WOODCLIFF LAKE AND THE PBA**

**RESOLUTION NO. 25-279
DECEMBER 10, 2025**

WHEREAS, the Collective Bargaining Agreement (“CBA”) between the Borough of Woodcliff Lake (“Woodcliff Lake”) and the Woodcliff Lake Police Department Local 206 (“PBA”) expires on December 31, 2025; and

WHEREAS, Woodcliff Lake and the PBA have engaged in ongoing negotiations to discuss and agree upon the terms and conditions of a successor CBA; and

WHEREAS, as part of the negotiations for a successor CBA, a Memorandum of Understanding (“MOU”) between Woodcliff Lake and the PBA was negotiated between the parties for the term January 1, 2026 through December 31, 2030; and

WHEREAS, the PBA has indicated its approval of the terms and provisions of the MOU by executing the same; and

WHEREAS, Woodcliff Lake wishes to memorialize its approval of the terms and provisions of the MOU by adoption of this Resolution; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the Memorandum of Understanding as between the Borough of Woodcliff Lake and the PBA for the term January 1, 2026 through December 31, 2030, be and hereby is **APPROVED**; and

BE IT FURTHER RESOLVED that the Mayor, the Chief Financial Officer, and the Borough Labor Attorney are authorized to take all appropriate actions so as to implement 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 December 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 NEGLIA ENGINEERING PROPOSAL FOR SURVEYING AND PRELIMINARY ENGINEERING SERVICES FOR MAJOR FIELD IMPROVEMENTS PROJECT

**RESOLUTION NO. 25-280
DECEMBER 10, 2025**

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Surveying and Preliminary Engineering Services for the Major Field Improvements Project as follows:

1. on a lump sum basis for a cost of \$15,900.00 representing Phase I-Surveying and Preliminary Engineering Services.
2. on a material basis for a cost not to exceed \$1,000.00 for Phase III-Reimbursable Expenses; and

WHEREAS, the Chief Financial Officer has certified that said funds are available for this matter in Acct. #5-01-20-165-029, 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 Surveying and Preliminary Engineering Services for the Major Field Improvements Project, 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 and Preliminary Engineering Services for the Major Field Improvements Project be and is hereby approved as follows:

1. on a lump sum basis for a cost of \$15,900.00 representing Phase I-Surveying and

Preliminary Engineering Services.

2. on a material basis for a cost not to exceed \$1,000.00 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 December 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 EMPLOYEES WHO WAIVE THE BOROUGH’S HEALTH BENEFITS TO RECEIVE WAIVER BENEFIT PAYMENT

**RESOLUTION NO. 25-281
DECEMBER 10, 2025**

WHEREAS, there is a program offered to municipal employees/plan participants eligible for health benefits through the Borough Employee Health Benefit Program to waive participation in consideration of an annual financial incentive; and

WHEREAS, in consideration of the following incentive, an employee eligible for medical benefits through the Borough may elect to waive coverage; and

WHEREAS, the annual financial incentive is 25% of the net plan premium up to \$5,000, whichever is less.

WHEREAS, following the election of waiver of benefits, payment of the annual financial incentive by the Borough will be made semi-annually – in June and in December.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake to certify the following list of eligible employees and authorize payments to them with the December 15, 2025 payroll:

<u>Name</u>	<u>Payment</u>
Michael Charnesky	\$2,083.35
Joseph English	\$1,421.15
John Kurz	\$1,407.93

Hailey Mirkovic	\$1,421.15
Gervonna Ragland	\$2,500.00
Francis Savino	\$1,421.15
Kyle Tammen	\$1,705.38
Megan Wilson	\$2,500.00

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 Governing Body at the meeting of December 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 TRANSFERS BETWEEN BUDGET APPROPRIATIONS

**RESOLUTION NO. 25-282
DECEMBER 10, 2025**

Account Number	Current Fund Description	FROM	TO
5-01-36-481-000	RESERVE FOR TAX APPEALS PENDING	\$ 190,000.00	
5-01-45-925-000	Payment of Bond Anticipation Note		\$ 190,000.00
	P&R-OTHER EXPENSES		
5-01-28-370-029	Other Contractual Items	\$ 17,000.00	
	ENGINEERING-OTHER EXPENSES		
5-01-20-165-029	Professional Services		\$ 17,000.00
	DPW-SALARIES AND WAGES		
5-01-26-290-011	Full Time	\$ 30,000.00	
5-01-26-290-015	Other Pay/Snow ot	\$ 10,000.00	
	DPW-OTHER EXPENSES		
5-01-26-290-025	Maintenance of Motor Vehicles		\$ 40,000.00
	Total	\$ 247,000.00	\$ 247,000.00

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 Governing Body at the meeting of December 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 THE INSERTION IN BUDGET OF SPECIAL ITEM OF REVENUE AND
 APPROPRIATION – CHAPTER 159
 2025 DRIVE SOBER OR GET PULLED OVER
 YEAR END HOLIDAY CRACKDOWN**

**RESOLUTION NO. 25-283
 DECEMBER 10, 2025**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of Local Government Services may approve insertion of any Special Item of Revenue in the budget of any municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Borough of Woodcliff Lake has been awarded \$7,000.00 from the 2025 Drive Sober or Get Pulled Over Year End Holiday Crackdown Grant Program and wishes to include this amount as a revenue item.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, hereby requests the Director of the Division of Local Government Services to approve insertion of an item of revenue in the budget of the year 2025 in the sum of \$7,000.00 which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services: Public and Private Revenues Offset with Appropriations:

2025 Drive Sober or Get Pulled Over Year End Holiday Crackdown

BE IT FURTHER RESOLVED that a like sum of \$7,000.00 be and is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from "CAPS"

Public and Private Offset by Revenues:

2025 Drive Sober or Get Pulled Over Year End Holiday Crackdown

BE IT FURTHER RESOLVED, that the Borough Certified Municipal Finance Officer shall provide an electronic certified copy of this resolution to the Director of Local Government Services for approval.

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 December 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 INSPIRA FINANCIAL PROPOSAL FOR FLEXIBLE SPENDING ACCOUNT

**RESOLUTION NO. 25-284
DECEMBER 10, 2025**

WHEREAS, the Borough is in receipt of a proposal from Inspira Financial for a Flexible Spending Account (“FSA”) for Borough employees for calendar year 2026; and

WHEREAS, the proposal, a copy of which is attached hereto and incorporated herein by reference, includes all flexible spending account options available to employees at a cost of \$3.55 per participant, per month with a not to exceed amount of \$2,000.00; and

WHEREAS, the Borough Administrator and Chief Financial Officer have reviewed the proposal submitted by Inspira Financial attached hereto and incorporated herein by reference and recommend the approval of same; and

WHEREAS, the Chief Financial Officer has certified that the funds are available for this matter in budget Acct. No 6-01-23-220-195, said certification being attached hereto.

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 Inspira Financial for a Flexible Spending Account for Borough employees at a cost of \$3.55 per participant per month with a not to exceed amount of \$2,000.00 for calendar year 2026, attached hereto and incorporated herein by reference be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the Flexible Spending Account for Borough employees; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to Inspira Financial 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 December 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 MODIFIED REDEVELOPMENT AGREEMENT WITH RW WOODCLIFF LAKE URBAN RENEWAL, LLC

**RESOLUTION NO. 25-285
DECEMBER 10, 2025**

WHEREAS, on November 10, 2025, the Borough of Woodcliff Lakes (“Borough”) adopted Resolution No. 25-263 approving a redevelopment agreement with RW Woodcliff Lake Urban Renewal LLC and designating a redeveloper for the property identified as Block 602, Lot 1 in the Borough; and

WHEREAS, the redevelopment agreement is subject to such additions, deletions, modifications and/or amendments as may be deemed necessary by the Borough Attorney and/or Redevelopment Attorney; and

WHEREAS, the Redevelopment Attorney has recommended modifications to the redevelopment agreement, a copy of which is attached hereto and incorporated herein by reference.

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 approves the modified redevelopment agreement, a copy of which is attached hereto and incorporated herein by reference.

Section 3. 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 modified redevelopment agreement and to effectuate the purposes of this Resolution.

Section 4. 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 December 10, 2025.

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