



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
FEBRUARY 24, 2025  
6:30 PM EXECUTIVE SESSION  
7:00 PM OPEN SESSION**

**CALL TO ORDER**

Notice of this meeting in accordance with the "Open Public Meetings Law, 1975, C. "231" was posted at Borough Hall and two newspapers, The Record and The Ridgewood News, were notified.

**ROLL CALL**

Council President Stern asked for a roll call. Council members Bonanno, Brodsky, Margolis, Marsh, Pollack, and Stern were present. John Schettino, Borough Attorney, Tomas Padilla, Borough Administrator and Debbie Dakin, Borough Clerk were present as well. Mayor Rendo arrived at 6:15 PM.

**CLOSED SESSION**

Resolution No. 25-56      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

MOTION to approve Resolution No. 25-56 was made by Councilwoman Marsh, second by Councilman Pollack and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack, and Council President Stern.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

MOTION to approve the Minutes of January 27, 2025 (Open) was made by Council President Stern, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack and Council President Stern.

MOTION to approve the Minutes of January 27, 2025 (Closed) was made by Council President Stern, second by Councilman Pollack and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack and Council President Stern.

**PUBLIC COMMENT**

(limited to 3 minutes per speaker)

MOTION to open to the public was made by Councilman Pollack, second by Council President Stern and unanimously approved.

No Comments.

MOTION to close to the public was made by Councilwoman Marsh, second by Councilman Pollack and unanimously approved.

**PROCLAMATIONS**

National Black History Month  
American Heart Month

**MAYOR'S REPORT**

**MAYORAL COMMITTEE APPOINTMENTS – (No Council Confirmation Required)**

**Shade Tree Committee**

**Council Liaison: Councilwoman Brodsky**

Clayton Bosch, Chairperson

Marilyn Clark

Josephine Higgins

Kathleen Bagley

Bert Taylor

David Berger

Roberta Green

Britt Dhawan

Katie Murphy

Vaughn Flowers

Evan Wiener

Andy Lukac

Lyle Garcia

**Tri-Boro Ambulance Committee**

Council President Stern

Councilwoman Margolis

Councilman Pollack

Mayor Rendo stated that he met with Mayor Ghassali of Montvale and Mayor Mischanga of Park Ridge to discuss the State's RevolutionNJ initiative as we approach the 250<sup>th</sup> anniversary next year. The Mayors discussed having 2 Council Members from each Borough form a Committee. Mayor Rendo would like Council President Stern and Councilman Pollack to be part of that Committee.

## **COUNCIL REPORTS**

Councilwoman Brodsky welcomed Evan Wiener to the Shade Tree Committee. Councilwoman Brodsky stated that we have two (2) Ordinances on the Agenda tonight for public hearing regarding shade trees. We are not changing the process but are maintaining consistency within the two (2) Ordinances. The Pascack Hills PFA will be having a presentation on Screenagers Under the Influence: Addressing Vaping, Drugs & Alcohol in the Digital Age, Film Screening and Discussion with Dr. Jonathan Hesney on March 12, 2025 @ 7PM at the Pascack Hills High School Auditorium. Registration is Required. Additionally, on March 4, 2025, at 7PM via zoom the PFA Parent Academy – PHHS Advice Panel of current ninth grade parents will be hosting a webinar to learn about navigating the transition from middle school to high school. We are happy to announce that our Camp Director is returning this year. More details on the camp and pool will be coming soon. On April 26, 2025, we will host an open house for the pool and camp at the pool. TGA will be back again this year with different camps. Please check our website for more details.

Councilwoman Margolis stated that we need to postpone the Fire Department Chili Cook-off. It will not be rescheduled for Fire Prevention Week in October. There is a possibility of also having a spring event. Councilwoman Margolis stated that she and Councilman Bonanno will be working on the Chamber of Commerce as soon as they receive an updated list of companies from Fire Prevention. Councilwoman Margolis stated that she would like to join Council President Stern and Councilman Pollack on the RevolutionNJ Committee. Councilwoman Margolis stated that she has already met with Mayor Misciagna, and he does not have a problem with it. The Shredding Event is scheduled for March 22, 2025, at DPW.

Councilwoman Marsh stated that there is a Land Use Board meeting tomorrow night at 7:00 PM at Borough Hall. The Economic Development Committee has been meeting and receiving some input from residents. Councilwoman Marsh encourages all residents to please reach out to her if they have any ideas or questions.

Councilman Pollack stated that there was an incident at a shopping plaza on Chestnut Ridge Road that involved a theft in a store and a stolen vehicle. An officer from Montvale was injured during the event and Councilman Pollack was advised that he is doing well. We send well wishes to him for a speedy recovery. This is a critical role our police department plays in keeping us safe. As the winter months end, please keep in mind to always keep fire hydrants clear of snow and ice. The Finance Committee has been meeting and progressing with our budget.

Councilman Bonanno stated that the date for the park opening has been postponed due to the weather. We will keep everyone updated on a new date. Opening day for baseball and softball is scheduled for April 5, 2025. The Seniors will have their St. Patrick's Day party on March 6, 2025. Please check out our website for updates on all of our events.

Council President Stern stated that we are working hard with our Affordable Housing Committee. Challengers have until the end of the week. We have until June 30, 2025, to submit our Affordable Housing Plan. Council President Stern stated that he attended a Traffic Safety meeting. The topic of restriping at the intersection of Highview and Broadway was discussed and was agreed to. Additionally, the County stated that it could take up to 5 years to do anything at the intersection of Woodcliff and Werimus. The engineer will be working on a plan for that intersection. Councilwoman Margolis stated that we also asked for a reduction in speed. Council President Stern stated that it is currently 40 mph on Werimus, and they agreed to lower it to thirty-five mph. New Jersey Transit is out working on problems near the train station. Our Police Chief is on top of it.

#### **ADMINISTRATOR'S REPORT**

Administrator Padilla stated that there is another meeting after this meeting so unless anyone has any questions, he will not present a report tonight.

#### **ENGINEER'S REPORT**

(Please see attached report).

#### **ORDINANCES**

Public Hearing Ordinance No. 25-01

An Ordinance to Amend Chapter 70 Entitled "Shade Tree Committee" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

Public Hearing Ordinance No. 25-02

An Ordinance to Amend Chapter 326 Entitled "Streets and Sidewalks" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to open to the public on Ordinance No. 25-01 and Ordinance No. 25-02 was made by Councilman Pollack, second by Councilwoman Marsh and unanimously approved.

Bert Taylor, Woodcliff Lake, asked if the County could put up a 4-way stop sign at the intersection of Woodcliff and Werimus. Mr. Taylor also stated that they could not view last month's meeting at home. Administrator Padilla stated that we had staff watching the meeting and they were able to view it. Mr. Taylor stated that his wife cannot see tonight's meeting on cable but can watch it on zoom. Administrator Padilla stated that the meetings are only available on zoom as

we have not used cable since Covid. Mr. Taylor stated that the Borough is now shifting the responsibility of street trees to the homeowner, and it will no longer be the Borough's responsibility. Mr. Schettino replied that we are not changing who is responsible for the street trees. Street trees have been the responsibility of the homeowner. Mr. Schettino stated that we changed this in 2020. We are updating the old Ordinance to be consistent with the 2020 Ordinance. Administrator Padilla stated that the form that they sign, which was done in 2020, acknowledges that they are taking responsibility for the tree. Mr. Taylor stated that there is 98 percent of an Emerald Ash Borer tree dying if you do not treat it. There is also a high percentage rate if you do treat it. He received a quote for homeowners to have so they may also treat other Emerald Ash Borer trees on their property.

Clay Bosch, Woodcliff Lake, stated that he is confused as to who is responsible for street trees. Mr. Schettino replied that the homeowner is responsible. Mr. Bosch stated that the trees are on the right-of-way and that is the Borough's property. Administrator Padilla replied that it is not the town's property. Mr. Schettino explained that the town has an easement of fifty feet. Snow removal is the owner's responsibility. Mowing the lawn is the homeowner's responsibility. Street trees are the owner's responsibility. Councilwoman Marsh stated that a right-of-way is blanket permission to give utility companies permission to do work, but the homeowner owns the right-of-way. Mr. Schettino agreed with Councilwoman Marsh. Mr. Schettino also explained that the homeowner pays taxes on the right-of-way.

MOTION to close to the public was made by Councilwoman Brodsky, second by Councilman Pollack and unanimously agreed.

MOTION to adopt Ordinance No. 25-01 was made by Councilwoman Marsh, second by Council President Stern and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

MOTION to adopt Ordinance No. 25-02 was made by Councilwoman Brodsky, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

Introduction Ordinance No. 25-03  
2025 Salary Ordinance

MOTION to introduce Ordinance No. 25-03 was made by Councilwoman Marsh, second by Councilwoman Brodsky and unanimously approved.

### **CONSENT AGENDA**

MOTION to remove Resolution No. 25-65, Resolution to Support S4065 Amending Prospective Needs Formula from the Agenda and add Resolution No. 25-65, Resolution Approving Stipulation of Dismissal with Prejudice and Without Costs and Resolution No. 25-74, Resolution Approving Release of Bond No. 528351S was made by Councilwoman Marsh, second by Council President

Stern and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

MOTION to approve the Consent Agenda was amended was made by Councilwoman Margolis, second by Councilman Pollack, and unanimously approved. Councilwoman Marsh abstained from Resolution No. 25-60, Resolution Authorizing Raffle License to Temple Emanuel of the Pascack Valley.

MOTION to open back up to the public was made by Councilwoman Marsh, second by Council President Stern and unanimously approved.

Josephine Higgins, Woodcliff Lake, asked if we were moving the memorabilia from VFW to the new park. Councilwoman Marsh replied yes. Ms. Higgins also stated that there were many accidents at the intersection of Woodcliff and Werimus while she was on the Ambulance Corps in which one resulted in fatality.

MOTION to close to the public was made by Councilwoman Brodsky, second by Councilman Pollack and unanimously agreed.

#### ADJOURNMENT

MOTION to adjourn was made by Councilman Pollack, second by Council President Stern and unanimously approved. The meeting was adjourned at 7:40 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR  
Borough Clerk

## PROCLAMATION

**WHEREAS**, this National Black History Month, we celebrate the vast contributions of Black Americans to our country and recognize the Black history in American history and that Black culture, stories, and triumphs are at the core of who we are as a Nation.

**WHEREAS**, the soul of America is what makes us unique among all nations. We are the only country in the world founded on an idea. It is the idea that we are all created equal and deserve to be treated with equal dignity throughout our lives. Throughout our history, Black Americans have never given up on the promise of America. Unbowed by the forces of hate and undaunted as they fought for centuries against slavery, segregation, and injustice, Black Americans have held a mirror up to our Nation, allowing our country to confront hard truths about who we are and pushing us to live up to our founding ideals.

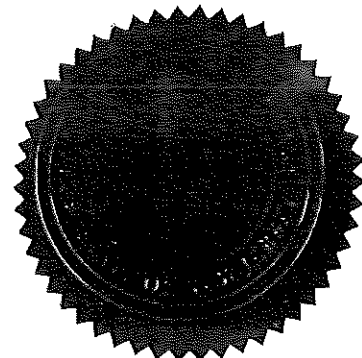
**WHEREAS**, America is a great Nation because we choose to learn the good, the bad, and the full truth of the history of our Country – histories, and truths that we must preserve and protect for the next generation. This National Black History Month, as we remember where we have been, may we also recognize that our only way forward is by marching together.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake do hereby proclaim February 2025 as National Black History Month.

Mayor Carlos Rendo

Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack

Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh  
Council President Josh Stern



## PROCLAMATION

**WHEREAS**, each year, heart disease takes the lives of nearly 700,000 Americans. It is the leading cause of death in our country. Too many of us are familiar with the pain of losing a loved one to a heart attack, stroke, or coronary heart disease. With the adoption of a healthy lifestyle and access to good health care, these conditions can often be prevented, and lives can be saved.

**WHEREAS**, it is important for every American to be aware of individual actions we can take to keep our hearts healthy. Exercising regularly, eating well, managing weight, and avoiding smoking or vaping are proven to reduce the risk of cardiovascular disease. Experts also recommend that everyone should learn the warning signs of a heart attack and stroke and that they should consult a doctor if they experience risk factors or symptoms.

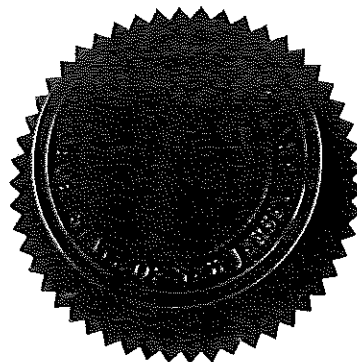
**WHEREAS**, during American Heart Month, may we remember the lives of all those who have been lost to heart conditions and all the people who live with these conditions each day.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake do hereby proclaim February 2025 as American Heart Month

Mayor Carlos Rendo

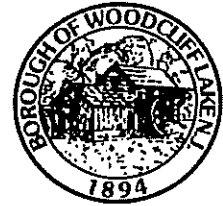
Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack

Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh  
Council President Josh Stern



---

**FEBRUARY ENGINEERS REPORT  
BOROUGH OF WOODCLIFF LAKE  
FEBRUARY 19, 2025**



**1. Galaxy Gardens Civil Design and NJDEP Land Use Permitting**

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

**2. Werimus Lane Bypass Chamber Improvements**

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

**3. Werimus Lane Pump Station Flood Resilient Improvements**

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

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

The Borough of Woodcliff Lake received a grant in the amount of \$203,110.00 from the NJDOT for Campbell Avenue Paving Project as per the November 23, 2022 grant award letter. Project awarded to D&L Paving in the amount of \$551,105.11 for the Base Bid and Alternates A, B, C, and D for Campbell Avenue (NJDOT), Birchwood Road, Stacey Court, Renee Court, and Manhole Reconstructions. Pre-construction meeting was held on 6/6/2024. Birchwood Road drainage has been completed. Paving of Campbell Avenue, Stacey Court, Renee Court was completed. Birchwood Road has been temporarily restored with asphalt with final paving to occur in Spring 2025 following the settlement period of the drainage pipe trenching.

---

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

Neglia completed and provided the Traffic Signal Warrant Analysis to the Borough and County of Bergen for review. Neglia attended and conference call with the Borough and County (Nancy Dargis) to discuss the report on 2/19/2025. Nancy indicated that although the intersection meets the pedestrian connectivity criteria to connect the recreation complex and fields to the new park, the traffic counts are on the lower end. She indicated that Bergen County has approximately 12 intersections that are a higher priority based on higher traffic counts. She estimated that it could take upwards of 5 years for traffic signal improvements at our location if additional counts were taken that illustrated a greater need. Neglia to prepare an interim traffic improvements concept plan to enhance safety for review and consideration ahead of any future traffic signal improvements.

**6. 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. We would respectfully request that this proposal authorized asap in order to have sufficient time to complete the work for the January 1, 2026 NJDEP deadline as we estimate it will take approximately 8-12 months to complete the work.

**MS4 Updated Municipal Stormwater Management Plan (MSWMP)**

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

**Watershed Inventory Report – Phase I Watershed Improvement Plan**

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

**7. Broadway Corridor Streetscape Improvement Project (NJDOT MA-2024)**

The Borough of Woodcliff Lake received a grant in the amount of \$233,364.00 from the NJDOT for the Broadway Corridor Streetscape Improvements Project (Prospect to Campbell) as per the November 1, 2023 NJDOT grant award letter. Neglia has provided a proposal for the Engineering Design and Construction Management for review & execution by the Borough in order to stay on track with the NJDOT MA 2024 award deadline of **October 31, 2025**. Neglia is prepared to proceed with the survey, design, and NJDOT PMRS pre-bid submissions once our proposal is approved/authorized by the Borough.

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

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

**9. Future Paving Projects & Road Selections**

Preliminary Engineer's estimates for Brookview Drive, Borough Hall Parking Lot and Drainage improvements, Evan Court, West Hill Road, and additional Manhole Reconstructions provided to Borough for review. Neglia will provide a formal proposal to the Borough for survey, design, and bid documents for the Year 2025 Paving Program once final road selections are made and project scope confirmed.

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

Neglia completed pre-bid review agency submissions to NJ Transit, Bergen County, Veolia, and the NJDEP. The 90<sup>th</sup> day on the NJDEP Land Use Application is March 18, 2025 however the NJDEP typically requests an additional 30 days on most applications. Neglia received minor comments from NJ Transit as per conference call on 2/7/2025. Neglia proceeding with final design plans and specifications so that the project is ready for bidding following receipt of the NJDEP permit and Borough approval of the same.

**11. Woodcliff Lake Tennis Courts**

Neglia understands that the Borough of Woodcliff Lake intends to pursue upgrades to the existing tennis court complex locate within Block 1401 Lot 5 in the Borough of Woodcliff Lake.

Survey was completed and Preliminary Concept Plan for redevelopment of the site with new courts, and Preliminary estimate forwarded to Borough for review on 1/30/2025.

**12. Digital Tax Maps**

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

**13. Woodcliff Avenue & Woodcliff Middle School Drainage Improvements**

As requested, Neglia provided a proposal to the Borough for survey, design, and NJDEP Land Use permitting to perform a drainage study for the purposes of designing proposed drainage improvements to address storm drainage conveyance issues and concerns 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.

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

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

**15. Glen Road Bridge (NJDOT & Municipal Funded)**

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

**16. Glen Road Improvements Project NJDOT FY 2022**

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

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

Respectfully submitted,  
**Neglia Group**



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

\\Wea-file02\WDOXS\MUN\WDLAWDLAADM25001\ENGINEERING\00529100.DOCX

**BOROUGH OF WOODCLIFF LAKE  
Bergen County, New Jersey**

**ORDINANCE NO. 25-01**

**AN ORDINANCE TO AMEND CHAPTER 70 ENTITLED "SHADE TREE COMMITTEE" OF THE  
BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY**

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

WHEREAS, Chapter 70, of the Code of the Borough of Woodcliff Lake sets forth all regulations  
regarding Shade Tree Committee within the Borough of Woodcliff Lake; and,

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

**Ch. 70. Shade Tree Committee**

**Sec. 70-6. Costs of planting and removal of trees.**

Except as hereinafter provided, the initial cost of trees planted by the Borough at the  
recommendation of the Committee, the cost of planting then, the cost of posts, boxes or guards  
used for the protection thereof, shall be the responsibility of the Borough. The cost of removal  
of any trees dangerous to public safety shall be the responsibility of the owner of the property as  
set forth in Chapter 326-31 of the Borough Code.

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

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

**BOROUGH OF WOODCLIFF LAKE**

**Bergen County, New Jersey**

**ORDINANCE NO. 25-02**

**AN ORDINANCE TO AMEND CHAPTER 326 ENTITLED "STREETS AND SIDEWALKS" OF THE BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY**

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

WHEREAS, Chapter 326, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Streets and Sidewalks within the Borough of Woodcliff Lake; and,

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

**Ch. 326. Streets and Sidewalks**

**Sec. 326-31. Obstructions.**

**(a) Removal of Dead Trees and Branches.**

Owners of property abutting on any street or public right-of-way and/or easement are required to trim or remove trees in the public right-of-way and/or easement, contiguous to their property or on their property which encroaches into the public right-of-way and/or easement with the exception of trees and/or branches that fall into the street causing a dangerous condition which will be the Borough's responsibility to remove. Trees with dead or overhanging branches are a potential hazard to people and/or motor vehicles and are required to be trimmed or removed. The municipality shall provide written notice to the property owner by posting notice on any tree that is to be trimmed or removed and shall be either sent to the property owner by certified mail, return receipt requested or personally served upon an occupant of the property of the age of 14 years or older. The notice shall give the property owner a period of time of at least ten (10) days or a shorter period of time if necessary for public safety, to trim or remove the trees and or branches. If the property owner does not trim or remove the trees or branches after a period of at least ten (10) days, or a shorter period of time if necessary for public safety, the municipality shall do so at the property owner's expense. The cost of trimming or removing the trees shall become a lien on that property and shall be included in the next tax bill rendered to the property owner. Same shall be collected in the same manner as other taxes against that property.

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

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

**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. 25-56  
FEBRUARY 24, 2024**

**WHEREAS**, the Borough of Woodcliff Lake is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., and

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

**WHEREAS**, it is necessary for the Borough of Woodcliff Lake to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

\_\_\_\_\_ 1. Matters Required by Law to be Confidential. Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

\_\_\_\_\_ 2. Matters Where the Release of Information Would Impair the Right to Receive Funds. Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

\_\_\_\_\_ 3. Matters Involving Individual Privacy. Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing,

relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

\_\_\_\_4. Matters Relating to Collective Bargaining Agreements. Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

\_\_\_\_5. Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds. Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed specifically with respect to \_\_\_\_\_. The minutes will be released on or before \_\_\_\_\_, 20\_\_ when the issues pertaining to the property located at \_\_\_\_\_ have been approved and finalized.

\_\_\_\_6. Matters Relating to Public Safety and Property. Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

X 7. Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege, any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer, specifically with respect to: Litigation Update

The minutes will be released in approximately ninety (90) days or upon the resolution through settlement or court decision and the time period for any and all appeals.

\_\_\_\_8. Matters Relating to the Employment Relationship. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting, specifically: personnel discussion.

The minutes will be released within ninety (90) days or earlier upon the resolution of the matter through settlement or court decision and the time period for any and all appeals.

\_\_\_\_\_9. Matters Relating to the Potential Imposition of a Penalty. Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on February 24, 2025 that an Executive Session closed to the public shall be held on February 24, 2025 at 6:00 P.M. at the Borough of Woodcliff Lake Town Hall, 188 Pascack Road, regarding the discussion of matters relating to the specific items designated above.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of February 24, 2025.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 25-57**

**FEBRUARY 24, 2025**

**BE IT RESOLVED**, that the following Payroll Disbursements made by the Treasurer since the last meeting are proper and hereby ratified and approved:

Payroll Released 1/31/2025	\$ 222,724.96
Payroll Released 2/15/2025	\$ 229,696.75

**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:	\$ 536,045.74
Trust/Other:	\$ 1,115.00
Affordable Housing:	\$ 15,917.00
General Capital:	\$ 898,212.94
Escrow:	\$ 29,072.81

### 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

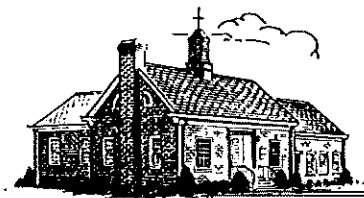
**CERTIFICATION**

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 February 24, 2025.



---

Deborah A. Dakin, RMC, CMR  
Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## A RESOLUTION AUTHORIZING THE APPOINTMENT OF MUNICIPAL REPRESENTATIVES TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE

**RESOLUTION NO. 25-58  
FEBRUARY 24, 2025**

**WHEREAS** the Borough of Woodcliff Lake has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

**WHEREAS**, said Agreement requires that the Municipal Council appoint a representative and alternate and that the Mayor appoint a representative and alternate for the PY 2024-2025 term starting July 1, 2024, and ending on June 30, 2025.

**NOW, THEREFORE, BE IT RESOLVED** that the Municipal Council hereby appoints Tomas Padilla as its representative and Deborah Dakin as its alternate and that the Mayor hereby appoints Josh Stern as his/her representative and Julie Brodsky as his/her alternate to serve on the Community Development Regional Committee for PY 2024-2025; and

**BE IT FURTHER RESOLVED** that an original, certified copy of this resolution be immediately emailed to Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor; Hackensack, New Jersey 07601 | resposito@co.bergen.nj.us.

**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 February 24, 2025.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING RAFFLE LICENSE TO WOODCLIFF LAKE EDUCATIONAL FOUNDATION

RSOLUTION NO. 25-59  
FEBRUARY 24, 2025

WHEREAS, raffle applications have been made by Woodcliff Lake Educational Foundation for a Tricky Tray and 50/50 which will be held on February 7, 2025 and June 1, 2025 at 134 Woodcliff Avenue, Woodcliff Lake, New Jersey; and

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

NOW, THEREFORE, BE IT RESOLVED that the raffle license applications of Woodcliff Lake Educational Foundation are hereby approved, and the Borough Clerk is authorized to issue Raffle License RA25-02 and RA25-03.

### 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 February 24, 2025.

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Clerk

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING RAFFLE LICENSE TO TEMPLE EMANUEL OF THE PASCACK VALLEY

**RSOLUTION NO. 25-60  
FEBRUARY 24, 2025**

**WHEREAS**, a raffle application has been made by Temple Emanuel of the Pascack Valley for a Cascino Night raffle which will be held on March 27, 2025 at 87 Overlook Drive, Woodcliff Lake, New Jersey; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the raffle license application of Temple Emanuel of the Pascack Valley is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA25-04.

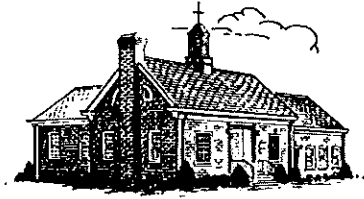
### CERTIFICATION

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 February 24, 2025.

*Deborah Dakin*

---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING CHANGE ORDER #1 FOR WERIMUS LANE SANITARY SEWER BYPASS PUMP STATION

**RESOLUTION NO. 25-61  
FEBRUARY 24, 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 the Change Order for the Contract listed below be and is hereby approved:

### WERIMUS LANE SANITARY SEWER BYPASS PUMPING SYSTEM

**TITLE OF JOB:** WERIMUS LANE SANITARY SEWER BYPASS PUMPING SYSTEM  
**CONTRACTOR:** SANZARI INC.  
 19 WALLACE STREET, ELMWOOD PARK, NJ 07407

**CHANGE ORDER N°:** 1  
**ORIGINAL CONTRACT AMOUNT:** \$ 681,000.00  
**AMOUNT OF CHANGE THIS RESOLUTION:** \$ 24,714.94 Increase 3.63%  
**AMOUNT OF CHANGE TO DATE:** \$ 24,714.94 Increase 3.63%  
**TOTAL ADJUSTED AMOUNT PER CO NO.1** \$ 705,714.94  
**BUDGET LINE ITEM FOR CERTIFICATION OF FUNDS:** C-04-55-939-002

**REASON FOR CHANGE:** *Extra/Added Work:* Remove and replace existing 15 inch corrugated metal (CMP) storm drainage pipe that was found to be deteriorated/rotted out with new reinforced concrete pipe (RCP). Install new 100 amp breaker panel and address unforeseen electrical code compliance requirements.

Dated:

Certified:



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 Governing Body at the meeting of February 24, 2025.



DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION OF THE BOROUGH OF WOODCLIFF LAKE OPPOSING THE ELIMINATION OF THE MUNICIPAL RELIEF FUND BY GOVERNOR MURPHY

**RSOLUTION NO. 25-62  
FEBRUARY 24, 2025**

**WHEREAS**, the current New Jersey FY 2025 budget eliminated a \$150 million municipal aid and property tax relief program funded with income tax revenue that was based on a reasonable formula; and

**WHEREAS**, the municipal aid and property tax relief program eliminated by the Governor, known as the "Municipal Relief Fund" had been fairly allocated to municipal governments based on a formula intended to restore past State reductions in "Energy Tax Receipts Funds" rightfully belonging to municipalities; and

**WHEREAS**, the elimination of formula-based funding is particularly offensive insofar as the money was redirected outside of any formula based on favoritism for things that had little to do with critical services or property tax relief; and

**WHEREAS**, the NJ Constitution expressly requires municipal funding to be allocated by the State on reasonable formulas and disallows individual appropriation based on favoritism; and

**WHEREAS**, the elimination of aid will begin impacting almost all municipalities and property taxpayers in municipal budgets being adopted this Spring; and

**WHEREAS**, the cut to a fair formula property tax relief program will hit municipalities and property taxpayers hard after years of high inflation; and

**WHEREAS**, State's budget has increased 60% in 7 years -- even as fair municipal aid has been cut; and

**WHEREAS**, the restoration of this critical aid – which accounts for less than 1/3 of 1% of the State budget - could more than be accommodated by ending special appropriations outside of formulas, reforming State programs, and ending excesses.

**NOW, THEREFORE, BE IT RESOLVED:**

1) The Governing Body of the Borough of Woodcliff Lake, calls upon the Governor to propose restoring the funds in his proposed budget address or otherwise support legislation restoring the funds as called for by Senator Schepisi and allowing municipalities to anticipate the money in their CY 2025 budget being adopted this Spring.

2) A copy of this resolution shall be forwarded by the clerk to the Governor of the State of New Jersey.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of February 24, 2025.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## GOVERNOR'S COUNCIL ON SUBSTANCE USE DISORDER FISCAL GRANT CYCLE OCTOBER 2020 – JUNE 2026

### RSOLUTION NO. 25-63 FEBRUARY 24, 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 2025 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.

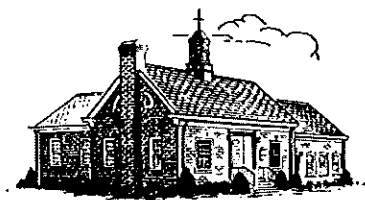
**CERTIFICATION**

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 February 24, 2025.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION TO SUPPORT PUBLISHING LEGAL NOTICES ON OFFICIAL GOVERNMENT WEBSITES

**RSOLUTION NO. 25-64  
FEBRUARY 24, 2025**

**WHEREAS**, the sunset provision of March 1, 2025, imposed under P.L. 2024 c.106 is fast approaching in what was a temporary solution that allowed local governments to comply with the public notice requirements under the law in time for annual reorganization meetings in January; and

**WHEREAS**, local government officials serve as the stewards of property taxpayer dollars and should no longer be required to subsidize the newspaper industry with revenues collected from publishing legal notices in the press; and

**WHEREAS**, long before NJ Advanced Media’s announcement that it was terminating daily print publications in January of 2025, local government officials found it increasingly difficult to comply with the public notice requirements under the law as the media has become almost exclusively digitized and struggled to retain staff, resources, and publications; and

**WHEREAS**, legislation that will authorize local governments to publish legal notices on a local government’s official website will streamline an antiquated and overly burdensome process and save valuable time, resources, and property taxpayer dollars; and

**NOW, THEREFORE, BE IT RESOLVED** that the Borough of Woodcliff Lake does in fact, hereby urge state leaders to pass legislation that will authorize municipalities, counties, school districts,

and all local governments to publish legal notices in a clear, transparent, and timely manner on a local government's official website.

**BE IT FURTHER RESOLVED** that a copy of this Resolution shall be sent to Governor Phil Murphy, Senate President Nicholas Scutari, Speaker of the General Assembly Craig Coughlin, Senator Holly Schepisi, Assemblymembers Auth and Azzariti, and the New Jersey State League of Municipalities.

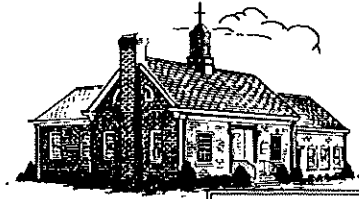
**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of February 24, 2025.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING STIPULATION OF DISMISSAL WITH PREJUDICE AND WITHOUT COSTS

**RESOLUTION NO. 25-65  
FEBRUARY 24, 2025**

**WHEREAS**, Woodcliff Lake NJ LLC d/b/a Woodcliff Lake LLC previously filed an action in the Bergen County Superior Court, entitled Woodcliff Lake NJ LLC d/b/a Woodcliff Lake, LLC, Plaintiff, v. Woodstack Homes LLC, Borough of Woodcliff Lake and Borough of Woodcliff Lake Planning Board, Defendants, Docket No. BER-L-6340-24; and

**WHEREAS**, a stipulation of dismissal with prejudice and without costs has been prepared dismissing any and all claims or crossclaims in this action by or against the Borough and Planning Board, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed this matter and recommend the approval of the stipulation of dismissal with prejudice and without costs with regard to this matter.

**NOW THEREFORE BE IT RESOLVED**, by the Borough of Woodcliff Lake in the County of Bergen and State of New Jersey, that the Stipulation of Dismissal With Prejudice and Without Costs with regard to the action entitled Woodcliff Lake NJ LLC d/b/a Woodcliff Lake, LLC, Plaintiff, v. Woodstack Homes LLC, Borough of Woodcliff Lake and Borough of Woodcliff Lake Planning Board, Defendants, Docket No. BER-L-6340-24 ; 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 execution of the stipulation of dismissal with prejudice and without costs with regard to this matter upon the passage of this resolution.

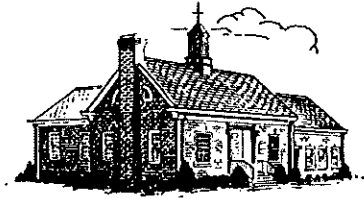
CERTIFICATION

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 February 24, 2025.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

**RESOLUTION AUTHORIZING THE BOROUGH OF WOODCLIFF LAKE, NEW JERSEY THROUGH THE WOODCLIFF LAKE POLICE DEPARTMENT, TO PARTICIPATE IN THE DEFENSE LOGISTICS AGENCY, LAW ENFORCEMENT SUPPORT OFFICE, 1033 PROGRAM TO ENABLE THE WOODCLIFF LAKE POLICE DEPARTMENT TO REQUEST AND ACQUIRE EXCESS DEPARTMENT OF DEFENSE EQUIPMENT**

**RESOLUTION NO. 25-66  
FEBRUARY 24, 2025**

**WHEREAS**, the United States Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county, and State law enforcement agencies (LEAs); and

**WHEREAS**, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting LEA; and

**WHEREAS**, participation in the 1033 Program allows municipal and county LEAs to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response, and resiliency; and

**WHEREAS**, although property is provided through the 1033 Program at no cost to the municipal and county LEAs, these entities are responsible for the costs associated with delivery, maintenance fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and

**WHEREAS**, N.J.S.A. 40A:5-30.2 requires that the governing body of the municipality or county approve, by the majority of the full membership, both enrollment in, and the acquisition of any property through, the 1033 Program: and

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the Woodcliff Lake Police Department is hereby authorized to enroll in the 1033 Program for no more than a one-year period, with authorization to participate terminating on December 31 of the current calendar year from January 1, 2025 to December 31, 2025; and

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the Woodcliff Lake Police Department is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, construction materials, lights supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the LEA, if it shall become available, based on the needs of the Woodcliff Lake Police Department, without restriction; and

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the Woodcliff Lake Police Department is hereby authorized to acquire the following "DEMIL B through Q" property, if it shall become available: on the attached approved controlled item list; and

**BE IT FURTHER RESOLVED**, that the Woodcliff Lake Police Department shall develop and implement a full training plan and policy for the maintenance and use of the acquired property; and

**BE IT FURTHER RESOLVED**, that the Woodcliff Lake Police Department shall provide a quarterly accounting of all property obtained through the 1033 Program which shall be available to the public upon request; and

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately and shall be valid to authorize requests to acquire "DEMIL A" property that may be made available through the 1033 Program during the period of time for which this resolution authorizes; and requests to acquire "DEMIL B through Q" property that may be made available through the 1033 Program during the period of time for which this resolution authorizes, with Program participation and all property request authorization terminating on December 31 of the current calendar year from January 1, 2025 to December 31, 2025.

**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 February 25, 2025.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION TO SUPPORT REVISIONS TO S2974 PARKING REGULATIONS

### RESOLUTION NO. 25-67

FEBRUARY 24, 2025

**WHEREAS**, S2974 proposes a reduction to the maximum required on- and off- street parking spaces in the Residential Site Improvement Standards (RSIS) by 20, 30 and 50 percent depending on a residential development’s proximity to certain public transportation services; and

**WHEREAS**, population density is significantly higher than the state average of 1,291 persons per square mile in the five counties (Hudson-15,226.5; Essex – 6,737.4; Union – 5,544.8; Bergen – 4,093.8; Passaic – 2,762.9) where access to mass public transportation in all forms (train, light rail, bus, ferry) is prevalent; and

**WHEREAS**, relaxing development standards in the vicinity of transportation services will increase density in these already-overcrowded areas where aged infrastructure such as water, sewer and electric is already at capacity and the bandwidth to expand and improve these basic quality-of-life necessities is time-, cost- and space-prohibitive; and

**WHEREAS**, based on the latest Census data, 92% of U.S. households own vehicles, with 59% owning two or more vehicles; and

**WHEREAS**, according to the United States Bureau of Transportation statistics for 2023, 63.3% of New Jerseyans commute alone, while 9.6 percent take public transportation; and

**WHEREAS**, unlike Manhattan, NJ trains and buses outside of its cities do not go directly, or in many cases even circuitously, where residents need them to, making public transportation

options time consuming and expensive; and

**WHEREAS**, this has led to the above-cited vehicle statistics, which do not support the reduction of parking but rather the need for vehicles even if one takes advantage of public transportation for commuting to work; and

**WHEREAS**, while the draft State Development and Redevelopment Plan (“State Plan”) recommends that the RSIS mandatory maximums for parking be modified, it specifies that such modification should “reflect genuine necessity and fit local conditions rather than imposing a one-size-fits-all approach (pg. 29); and

**WHEREAS**, avoiding such a broad-brush approach is why the Municipal Land Use Law (MLUL) exists, allowing developers to seek relief at the local zoning board of adjustment or planning board from parking obligations that are found to be too onerous or extreme based on local conditions – yet S2974 would invalidate both the MLUL and the State Plan recommendations if adopted as written; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake hereby urge that S2974 be revised to state that reductions to the maximum required parking:

1. Are implemented only in municipalities where the population per square mile is less than the State average of 1,291 persons;
2. Are subject to local conditions/ordinances.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution shall be forwarded to Governor Murphy, the NJ Legislature, all municipalities in the State of New Jersey, and the New Jersey League of Municipalities.

#### **CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of February 24, 2025.



Deborah A. Dakin, RMC, CMR  
Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## A RESOLUTION APPROVING ACCUMULATED SICK DAYS DRAWN DOWN INTO 457 ACCOUNT

### RESOLUTION NO. 25-68 FEBRUARY 24, 2025

**WHEREAS**, Lieutenant Craig DeGeorge will be applying 81 accumulated sick days towards the Terminal Leave Sick Day Draw-Down Program; and

**WHEREAS**, the Terminal Leave Sick Day Draw-Down Program allows for full-time employees who have accumulated over ninety (90) terminal leave or sick days to be eligible to draw down their terminal leave or sick days in an individual deferred compensation account (457 Plan) in accordance with the terms and conditions of the plan; and

**WHEREAS**, Lieutenant Craig DeGeorge has requested that \$25,965.99 be applied to his 457 Plan. He will be paid out \$30,200.04, which is equivalent to 81 sick days, to also cover payroll taxes, which will be completed with the March 15, 2025 payroll.

**WHEREAS**, the Borough Administrator has reviewed this matter and approves of the 81 sick days to Lieutenant Craig DeGeorge to be paid in the manner referenced herein.

**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 Governing Body hereby approves the pay of \$30,200.04, equivalent to 81 sick days, for Lieutenant Craig DeGeorge with \$25,965.99 to be deposited into his 457 Plan, while the rest of the pay covers the payroll taxes; 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 Woodcliff Lake Police Department and Lieutenant Craig DeGeorge upon its passage.

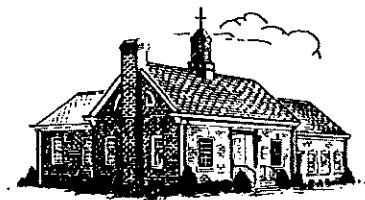
**CERTIFICATION**

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 February 24, 2025.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES

**RESOLUTION NO. 25-69  
FEBRUARY 24, 2025**

**WHEREAS**, Magnolia Home Remodeling, the contractor for Danielle Esposito, of property at 28 Birchwood Drive submitted a permit to renovate a bathroom in the house and paid a permit fee of \$374 (Permit 24-344); and

**WHEREAS**, the permit was issued but the permit was no longer needed as the job scope had changed, and

**WHEREAS**, the contractor has requested a refund of the permit fees, and

**WHEREAS**, the DCA fees (\$24.00) and the 20% plan review fee (\$70.00) of the permit fees remain with the Borough for plan review, and the amount of \$280.00 can be returned to Magnolia Home Remodeling.

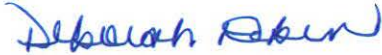
**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$280.00 to the contractor listed below:

**PAYMENT TO:**

**Magnolia Home Remodeling  
1640 Vauxhall Road  
Union NJ 07083**

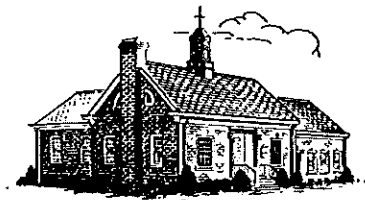
**CERTIFICATION**

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 February 24, 2025.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING DEDICATION BY RIDER FOR BEAUTIFICATION SIGNAGE DONATION TRUST FUND PURSUANT TO N.J.S.A. 40A:5-29

### RESOLUTION NO. 25-70 FEBRUARY 24, 2025

**WHEREAS**, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and

**WHEREAS**, N.J.S.A. 40A:5-29, provides for receipt of Beautification Signage donation funds by the municipality to provide for the operating costs to administer this act; and

**WHEREAS**, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Beautification Signage donation trust fund are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement; and

**WHEREAS**, the Borough Administrator and Chief Financial Officer have reviewed this matter and recommend the establishment of a Beautification Signage donation trust Fund.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, as follows:

- a. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Beautification Signage Donation Trust Fund pursuant to N.J.S.A. 40A:5-29; and

**BE IT FURTHER RESOVED**, that the Governing Body does hereby approve of the establishment of a Beautification Signage Donation Trust Fund; and

**BE IT FURTHER RESOLVED**, that the Certified Municipal Finance Officer (CMFO) of The Borough of Woodcliff Lake, County of Bergen is hereby authorized and directed to upload a certified copy of this resolution to the Financial Automation Submission Tracking ("FAST") upon its passage.

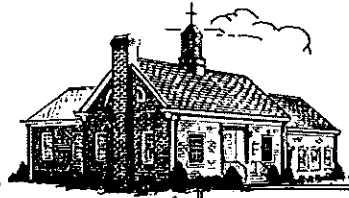
**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of February 24, 2025.



---

Deborah A. Dakin, RMC, CMR  
Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE YEAR 2025

**RESOLUTION NO. 25-71  
FEBRUARY 24, 2025**

**WHEREAS**, an emergent condition has arisen, in that the Borough of Woodcliff Lake is expected to enter into contracts, commitments or payments prior to the adoption of the 2025 budget and no adequate provision has been made in the 2025 temporary budget for the aforesaid purposes; and

**WHEREAS**, N.J.S.A. 40A:4-20 provide for the creation of an emergency temporary appropriation for said purpose; and

**WHEREAS**, the total emergency temporary appropriation resolutions adopted in the year 2025 pursuant to the provision of Chapter 96, P.L. 1951 (N.J.S. 40A:4-20) including this resolution total \$1,177,000.00 for the Current Fund.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and the Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey (not less than two-thirds of all members thereof affirmatively concurring), that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made in the amount of \$1,177,000.00 for the Current Fund, as follows:

Account Number	Account Description	Amount
5-01-36-471-000	PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$ 204,000.00
5-01-36-475-000	POLICE AND FIRE RETIREMENT SYSTEM	\$ 909,000.00
5-01-41-706-099	Local Recreation Improvement Grant (LRIG) Program FY24	\$ 64,000.00
	Total	\$ 1,177,000.00

2. Said emergency temporary appropriations will be provided in the 2025 budget.
3. That one (1) certified copy of this resolution is filed with the Director of the Division of Local Government Services.

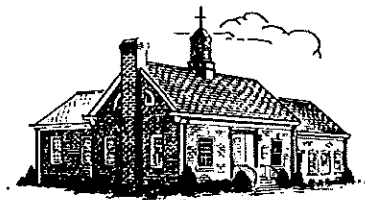
**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of February 24, 2025.



---

Deborah A. Dakin, RMC, CMR  
Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION TO SUPPORT REVISIONS TO S1408 STRANDED ASSET PROPERTIES

### RESOLUTION NO. 25-72 FEBRUARY 24, 2025

**WHEREAS**, S1408 would temporarily override local zoning to allow mixed-use development on a ‘stranded asset’ property, that is, an office park of at least 50,000 square feet or a retail center of at least 15,000 square feet, where a vacancy of at least 40 percent exists, provided the application is filed within two years of the adoption date of the bill; and

**WHEREAS**, the bill cites changing demographics and lifestyle preferences as the motivation to supersede “outdated, rigid zoning regulations” that “almost universally limit opportunities for mixed use walkable designs because of the Euclidean template where uses are rigorously separated”; and

**WHEREAS**, the Euclidean template establishes an ecosystem of uses by zone that are interdependent rather than competitive, something that mixed-use development of these large stranded assets as a right will undermine, resulting in the stranding of smaller assets such as retail and restaurants that will become underutilized and “no longer act as economic engines”; and

**WHEREAS**, S1408 does not take into consideration the local topography that also drove the determination to locate these non-residential types of uses in or near flood plains, nor does it take into consideration the impact to the infrastructure in these zones that may not be able to absorb the added burden a residential development will bring; and

**WHEREAS**, the requirement of S1408 to include up to 20% affordable units in any mixed use development built on a stranded asset property will put some of the most vulnerable of the

state's residents directly in harm's way during a flood event, or subject them to daily substandard utility services in an area that cannot support infrastructure upgrades; and

**WHEREAS**, S1408 also ignores environmental constraints that inform local zoning, which could result in an irreversibly detrimental impact on the local ecosystem; and

**WHEREAS**, where the State Development and Redevelopment Plan ("State Plan") urges comprehensive strategic planning on a regional level, S1408 encourages haphazard redevelopment that ignores both established local zoning and State plan recommendations.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake hereby urge that S1408 be revised as follows:

1. Any application submitted where at least 20% of the property is located in a flood plain, or where stormwater runoff from the property has historically contributed to flooding in the area, shall require full application review by the DEP for compliance with NJ PACT Inland Flood Protection and REAL regulations. Subsequent to DEP review, any such application shall still be subject to local stormwater and floodplain regulations.
2. Any application containing a residential component must prove that converting the site to 24-hour occupancy does not detrimentally impact the surrounding environment or biological ecosystem;
3. Developers shall be responsible for upgrades to local infrastructure to ensure utilities are capable of handling the increased demands of mixed use.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution shall be forwarded to Governor Murphy, the NJ Legislature, all municipalities in the State of New Jersey, and the New Jersey League of Municipalities.

#### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of February 24, 2025.



Deborah A. Dakin, RMC, CMR  
Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION TO SUPPORT REVISIONS TO A2982/S2347 ADUs

**RESOLUTION NO. 25-73**

**FEBRUARY 24, 2025**

**WHEREAS**, the Assembly substitute for A2792 and its Senate companion bill S2347 would fundamentally and permanently revise all single and two-family zoning districts in every New Jersey municipality by allowing accessory dwelling units (ADU's) virtually without limitation, and without analyzing existing land use patterns, environmental limitations, or local planning; and

**WHEREAS**, since A2792/S2347 does not establish nor allow municipalities to restrict occupancy of ADU's by income-eligible households, rent levels, or deed restrictions as required under affordable housing laws in NJ, ADU's will not add to the affordable housing stock of a municipality – in direct contradiction to the Housing Goals of the State Development and Redevelopment Plan ("State Plan"), which urges ADUs as an affordable housing option (pgs. 23-24); and

**WHEREAS**, A2792/ S2347 eliminates existing RSIS parking standards applicable to ADUs while encouraging the conversion and therefore loss of existing garage spaces, and

**WHEREAS**, A2792/S2347 will not only exacerbate flooding by eliminating limitations on building and impervious coverage in single and two-family districts, which will result in loss of pervious coverage that currently absorbs stormwater runoff and recharges local aquifers, it will supersede the DEP's Resilient Environments and Landscapes (REAL) regulations for Inundated Risk Zones along the shore which limit impervious coverage to 3%.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake hereby urge the following revisions to A2792/S2347:

1. A municipality may not prohibit ADUs in any of its residential zones provided such units maximize the potential of the land and environment, both natural and constructed, to benefit and protect the general welfare while providing appropriate levels of light, air and open space, by meeting local zoning requirements regarding existing setbacks, parking, and pervious coverage;
2. ADUs shall be as of right conversions for existing structures even if the as-built conditions are non-conforming, provided that loss of parking due to the conversion of garages is adequately addressed pursuant to local zoning requirements;
3. ADUs shall be permitted to qualify as affordable housing;
4. In alignment with the State Plan, which warns against “shifting the shared growth burden to already overburdened high-density residential areas” (pg. 23), municipalities whose population density is in excess of the State average of 1,291 persons per square mile shall be exempt from ADUs by right.
5. ADUs shall be limited to one (1) per property.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution shall be forwarded to Governor Murphy, the NJ Legislature, all municipalities in the State of New Jersey, and the New Jersey League of Municipalities.

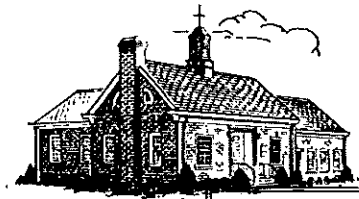
#### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of February 24, 2025.



---

Deborah A. Dakin, RMC, CMR  
Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING RELEASE OF BOND NO. 528351S

### RESOLUTION NO. 25-74 FEBRUARY 24, 2025

**WHEREAS**, Woodcliff Lake LLC previously owned the property located at Block 2205.1, Lots 2.01, 3, 4, 5 and 6 in the Borough with the intent of constructing a five-lot subdivision on same; and

**WHEREAS**, Woodcliff Lake LLC posted a subdivision bond with the Borough for a five lot subdivision in the original amount of \$627,480.00; and

**WHEREAS**, on or about January 18, 2022, the property was transferred to Woodstack Homes LLC, with the intent of constructing a 15-unit townhouse development; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed this matter and recommend the Borough release the Bond posted by Woodcliff Lake LLC as they no longer own the subject property.

**NOW THEREFORE BE IT RESOLVED**, by the Borough of Woodcliff Lake in the County of Bergen and State of New Jersey, that Bond No. 528351S in the amount of \$627,480.00 posted by Woodcliff Lake LLC, the former owner of the property located at Block 2205.1, Lots 2.01, 3, 4, 5 and 6, for the construction of a five lot subdivision, be and is hereby released; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the release of the bond in the amount of \$627,480.00 to Woodcliff Lake LLC upon the passage of this resolution.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of February 24, 2025.



---

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