

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

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 on May 2, 2025.

ROLL CALL

Mayor Rendo asked for a roll call. Council members Brodsky, Margolis, Marsh, and Pollack were present. Joseh Schettino, Borough Attorney, and Tomas Padilla, Borough Administrator and Debbie Dakin, Borough Clerk were present as well. Councilman Bonanno and Council President Stern were absent.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance led by Fire Chief Rob Kuehlke.

CONSENT AGENDA

MOTION to approve Resolution No. 25-145 was made Councilman Pollack, second by Councilwoman Marsh and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack. Councilman Bonanno and Council President Stern were absent.

MOTION to approve Resolution No. 25-146 was made Councilwoman Marsh, second by Councilwoman Brodsky and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack. Councilman Bonanno and Council President Stern were absent.

PUBLIC COMMENT

(limited to 3 minutes per speaker)

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

No comments.

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

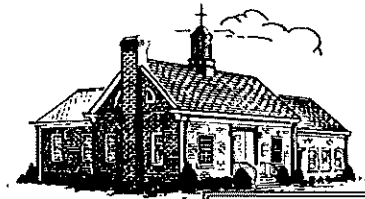
ADJOURNMENT

MOTION to adjourn was made by Councilman Pollack, second by Councilwoman Margolis and unanimously approved. The meeting was adjourned at 12:15 PM.

Respectfully submitted,



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			
Marsh		X	X			
Pollack	X		X			
Stern						X
Mayor Rendo						

RESOLUTION APPROVING BCUW/MADELINE HOUSING PARTNERS LLC SITE PLAN APPLICATION

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

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

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

WHEREAS, the Borough Administrator and Borough Attorney have reviewed the Site Plan Application Form and approve of same.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey, that the Site Plan Application Form submitted by BCUW/Madeline Housing Partners LLC, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

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

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

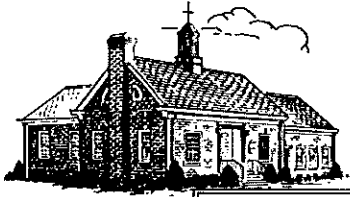
directed to forward a copy of the signed Site Plan Application Form to Bruce Whitaker, Esq., the Attorney for the applicant, BCUW/Madeline Housing Partners LLC, upon the passage of this resolution.

CERTIFICATION

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



**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	X			
Margolis			X			
Marsh	X		X			
Pollack			X			
Stern						X
Mayor Rendo						

RESOLUTION APPROVING AND APPOINTING REDEVELOPMENT PLANNER

RESOLUTION NO. 25-146

MAY 5, 2025

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

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

WHEREAS, this Agreement is awarded to the Redevelopment Planner as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed this matter and the attached Agreement between the Borough and the Redevelopment Planner and recommend the approval of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as

required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Francies Reiner be and is hereby appointed Redevelopment Planner for the Borough for the year 2025; and

BE IT FURTHER RESOLVED, that the Agreement between the Borough and Francis Reiner as Redevelopment Planner for the year 2025, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

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

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to Francis Reiner upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

CERTIFICATION

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



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK