

**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
MAY 21, 2025  
5:30 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**

Mayor Rendo asked for a roll call. Council members Bonanno, Brodsky, Marsh, Pollack, and Stern were present. John Schettino, Borough Attorney, Tomas Padilla, Borough Administrator and Debbie Dakin, Borough Clerk were present as well. Councilwoman Margolis arrived at 5:50 PM.

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES**

MOTION to approve the Minutes of April 23, 2025 (Closed) was made by Councilwoman Marsh, second by Council President Stern and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack and Council President Stern.

MOTION to approve the Minutes of April 23, 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 May 5, 2025, was made by Councilwoman Brodsky, second by Councilwoman Marsh and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack and Council President Stern. Councilman Bonanno and Council President Stern abstained since they were not present at the meeting.

## **BUDGET**

Public Hearing Ordinance No. 25-05

Year 2025

Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish  
a Cap Bank N.J.S.A. 40A:4-45.14

MOTION to adopt Ordinance No. 25-05 was made by Councilwoman Marsh, second by Council President Stern.

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 Councilman Pollack, second by Councilwoman Brodsky and unanimously approved.

MOTION to adopt Ordinance No. 25-05 was made by Councilwoman Marsh, second by Council President Stern, and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Margolis, Councilman Pollack and Council President Stern.

Resolution No. 25-147 Resolution Authorizing the Waiver of Reading in Full of the 2025 Budget

MOTION to adopt Resolution No. 25-147 was made by Council President Stern, second by Councilman Pollack and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

MOTION to adopt Resolution No. 25-148 was made by Council President Stern, second by Councilman Pollack and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

### **BUDGET PRESENTATION LED BY PAUL LERCH, BOROUGH AUDITOR**

#### **PUBLIC COMMENT REGARDING BUDGET ONLY**

*(Limited to 3 minutes per speaker)*

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

Bert Taylor, Woodcliff Lake, stated that an excellent job was done on the budget and it was done in good taste. We have had a loss of companies in Woodcliff Lake and how are we working on

attracting the right personnel. Mr. Taylor stated that Montvale is trying to attract more physicians and doctors' offices. Mr. Taylor also asked if the High School would confer with the Mayor and Council before adopting their budget. Mayor Rendo replied no.

Josephine Higgins, Woodcliff Lake, stated that she agrees with what Mr. Taylor stated. Ms. Higgins asked Mr. Lerch how much we had in surplus. Mr. Lerch replied \$1.9 million. Mr. Schettino stated that we also have money set aside for tax appeals. Ms. Higgins stated that she loves our police department, but it looks like we have hired three new officers that we must send to the academy, and we are paying them a salary while they are at the academy. Were there no alternate route applicants? Administrator Padilla stated that we had 130 applications. We had an extensive interview process and there were not a lot of alternate route applicants out there.

Bob Nathin, Woodcliff Lake, stated that Mr. Lerch gave a nice presentation. Mr. Nathin stated that we have \$900,000 in reserve for tax appeals and asked if we received most of the commercial tax appeals. Council President Stern stated that we do our assessment on October 1<sup>st</sup> and we are trying to stay ahead of it. Mr. Nathin asked if \$900,000 is enough. Mr. Lerch replied that you never can tell.

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

Resolution No. 25-149 Resolution to Adopt the 2025 Budget

MOTION to adopt Resolution No. 25-149 was made by Councilman Pollack, second by Council President Stern and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

#### **PUBLIC COMMENT**

*(Limited to 3 minutes per speaker)*

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

Josephine Higgins, Woodcliff Lake, stated that besides the police officers crossing people at the corner near the new park, we should have some crosswalks. Administrator Padilla replied that we are looking at having crosswalks installed and the police advised us that the curb is too high, and they had to help the elderly and those with strollers get up the curb. However, the curb was built higher to help with any flooding. Councilwoman Margolis stated that we also asked the County for a reduction of speed.

Bob Nathin, Woodcliff Lake, asked when the Borough might be paving Hunter Ridge. He has lived on that street for 32 years and it has never been paved. Additionally, the curbs are also crumbling. Council President Stern replied that the selection of streets is done by our DPW Superintendent and Borough Engineer. Council President Stern stated that he believes Hunter

Ridge is high on the list. This year we are concentrating on infrastructure and hopefully next year there will be streets again. Administrator Padilla stated that he will make sure that it is looked at. Mr. Nathin asked whose idea it was to do an Area in Need of Redevelopment for the Hilton and BMW site. This gives more revenue to the town and less to the school. Councilwoman Marsh stated that the school gives the Borough their budget and then the Borough must adapt our budget around the school's budget. Council President Stern stated that we have a Regional School District, and we are paying double per student than what Hillsdale is paying. Administrator Padilla stated that 188 Broadway is the only PILOT we approved, and we have negotiated with the developer. Mr. Schettino stated that it must make financial sense to enter into a PILOT.

Bert Taylor, Woodcliff Lake, stated that he likes the idea of the PILOT for 188 Broadway with the four children clause. The Mayor and Council should look into spending some money on the Borough Hall's façade. Mr. Padilla replied that we are looking into it. Councilman Pollack stated that we are trying to chip away on improving the Borough Hall. Mr. Taylor asked who made the final changes to the new park. There is no fountain and no amphitheater. Mayor Rendo stated that the Mayor and Council decided to scale it down and it continues to be a work in progress. Mr. Taylor asked who would be doing the upkeep at the park. Administrator Padilla replied that we have outsourced a landscaper for this year and the cleaning company that we hired for Borough facilities will be cleaning the bathroom there. Councilwoman Margolis stated that DPW looked at the plan and had an active part in giving recommendations.

Rudolph Milian, Woodcliff Lake, asked if the 2 Area in Need of Redevelopment projects were discussed at tonight's meeting. Administrator Padilla stated that it was not on the agenda for discussion. Mr. Milian stated that the area around the mall used to be vibrant with a hotel, offices, etc. Retail and restaurants are thriving in other areas. The Council needs to focus on the entire area. Add a boutique hotel or an extended stay hotel. Make that area downtown and move Borough Hall to that area.

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

#### **PROCLAMATION**

- Mental Health Awareness

#### **COUNCIL REPORTS**

Councilman Pollack stated that the budget was approved this evening. He thanks Council President Stern, Councilman Bonanno and Administration for working through the budget. He believes this is a positive outcome for Woodcliff Lake residents. There are two Resolutions on the Agenda for police tonight. We are moving ahead with the camera system. PBA negotiations are ongoing. Congratulations to Parks and Recreation for a successful Springfest. As we look at Parks and Recreation activities, there is a lot to keep up on. He would like to propose improving communication as to what is happening in town. He would like to have a Resolution to get bi-

monthly reports from the Parks and Recreation Director. Council President Stern replied that the already instructed Ryan to provide high-level minutes from Parks and Recreation Committee meeting. He believes that we do not need a Resolution. Councilman Pollack stated that we have an Ordinance that states that Police, DPW, etc. are to provide us with a monthly report and he would like Parks and Recreation to do so as well. Mayor Rendo stated that it is the responsibility of the liaisons to update the Mayor and Council. Administrator Padilla stated that he already sends everyone Lyle Garcia's report and Clerk Dakin provides the Police Commissioners with the Police Chief's monthly report. He will speak with Department Heads to get monthly reports from them. Council President Stern stated that he has not heard of any updates on the Chamber of Commerce from that Committee.

Administrator Padilla stated that the Mayor and Council should know about any events before it goes out on social media. If there is an issue, please give him a call. With all due respect, Council liaisons are liaisons to the departments, they are not the department heads' boss. The Administrator is their boss. He will be speaking with Ryan to make sure emails go out to the Mayor and Council before something is posted on social media.

Council President Stern stated that this is not the first time that there are events happening and not all Council knows about it. This has happened in the past. Councilwoman Margolis asked Council President Stern as to what went wrong in the past. Council President Stern stated that communications have always been lacking with Parks and Recreation, even before you were on Council. There are disagreements as to who should be on the Parks and Recreation Committee. Councilwoman Marsh stated that Council should have a heads up before an event is posted. We could all work better on communicating and she believes that this is a fair thing to ask for.

Administrator Padilla stated Mayor and Council will know about anything before it is posted on social media.

Mr. Schettino wanted to remind everyone that all Minutes are subject to OPRA.

Councilwoman Brodsky stated that communication discussed last year was to bring the town and school together. Mayor Rendo stated that he will speak with Ryan and get a procedure together.

Councilman Pollack stated that he thinks that this dialogue was important and healthy.

Councilman Bonanno stated that pool, tennis and camp numbers are up a little bit from last year. Our pool will be opening this weekend. On May 31, 2025, there will be a Reservoir Clean-up. More details could be found on our website. DPW did a great job with the new park and getting it ready for Springfest. He had a great discussion with Marilyn Clark and what senior events they might want to see at the new park.

Councilwoman Brodsky stated that Springfest was our first major event at the new park. Thank you to Ryan, Police Department and DPW for doing a great job. The balloon and face painting activities were a huge success. Five out of the eight benches are sponsored, and six trees are

sponsored. Chestnut Ridge Pediatrics just informed us that they will be sponsoring a tree. The Shade Tree projects are the trimming of the Cherry trees by the tennis courts and the clearing of Tree Farm Road. They also plan to plant more trees on Pascack Road. We are still working on cleaning up the Community Garden.

Councilwoman Margolis stated that she heard Springfest was successful. On June 5<sup>th</sup>, the seniors will be having the Summer Party. The LEAD movie event will most likely be postponed due to the weather. The fifth grade will be participating in the Torch Run and the fifth grade will have a reservoir cleanup in mid June for fifth graders only. We are still working on the Film Ready. The Chamber of Commerce does not have anything to report. Fire Official Maurrasse just gave us the list of businesses in Woodcliff Lake. The new veterinary office has its soft opening. Thank you to our DPW for all you do every day. Mayor Rendo asked if there was an update on the Chili Cook-off? Councilwoman Margolis replied that it will be during Fire Prevention week in October. Councilwoman Margolis stated that she saw Woodcliff Wednesdays on Facebook and would like to know what that is. Councilwoman Brodsky stated that is something about which they are thinking. Every Wednesday having something different at the new park. It could be a band, magician, food trucks, etc. Ryan is coordinating a schedule of events. There is nothing concrete. Councilwoman Margolis also asked what is the Food and Wine Festival? Councilwoman Brodsky replied that they are looking to have that in September, but again there is nothing booked yet. These are just ideas. We are looking to have Health and Wellness events in October too. Oktoberfest will be September 27<sup>th</sup>, and the Run for Education is on June 1<sup>st</sup>.

Mayor Rendo stated that Councilwoman Brodsky met with Marilyn Clark, and she would like the pavilion named after her. All were in favor of it.

Councilwoman Marsh stated that the Land Use Board met last night. The Land Use Board passed the AINR Resolutions for BMW and the Hilton. There are some positives and negatives with all PILOTS. The Mayor and Council do not want to hurt our schools. Our children go to our schools. This is all a balancing act. For everyone that thinks that Land Use Board rubber stamps everything, you are wrong. There are tough decisions to be made but remember that the people coming before us are our residents. Our next Land Use Board meeting is on June 24<sup>th</sup> at the Tice Senior Center where we will be discussing Round 4 Affordable Housing.

Mayor Rendo thanked Councilwoman Marsh for working very hard on the Land Use Board and Council President Stern as they both worked very hard on the Fair Share Housing Plan.

Council President Stern stated that the Memorial Day festivities start on Monday at 9AM at the new park. The parade begins at 10:30 AM at the Montvale Fire House. Council President Stern stated that on the day of Springfest he saw a lot of kids climbing on the monuments at the new park. We should have a small sign made up that states no climbing on the monuments. The deadline for the Fair Share Plan is June 30<sup>th</sup>.

## ADMINISTRATOR'S REPORT

Administrator Padilla stated that there is slight concern with the pool. The lab results are not back yet. As you know the work on the pool took longer than anticipated. Apparently, they came to test the water at the pool, and it was still being filled so they needed to come back. David Linko went to Hillside to pick up the test, take the sample, and drive it back down to Hillside. Hopefully we have the results on time; otherwise, he suggests closing the pool on Saturday since the weather is going to be quite cold.

## ENGINEER'S REPORT

(Please see attached report).

## ORDINANCES

Public Hearing Ordinance No. 25-04  
An Ordinance to Amend Chapter 250 Entitled "Vehicles and Traffic" of the  
Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to adopt Ordinance No. 25-04 was made by Councilwoman Margolis, second by Councilwoman Marsh.

MOTION to open to the public was made by Councilwoman Marsh, 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.

MOTION to adopt Ordinance No. 25-04 was made by Councilwoman Margolis, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

Introduction Ordinance 25-06  
Floodplain Management

MOTION to introduce Ordinance No. 25-06 was made by Councilman Pollack, second by Councilwoman Brodsky and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

Introduction Ordinance No. 25-07

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW INFORMATION TECHNOLOGY EQUIPMENT, NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT, NEW ADDITIONAL FURNISHINGS AND A NEW AUTOMOTIVE VEHICLE, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$2,325,000 TO PAY THE COST THEREOF, TO APPROPRIATE STATE GRANTS, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS

MOTION to introduce Ordinance No. 25-07 was made by Councilman Pollack, second by Councilwoman Brodsky and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

#### **CONSENT AGENDA**

MOTION to approve the Consent Agenda was made Councilwoman Marsh, second by Councilman Pollack and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack, and Council President Stern.

#### **CLOSED SESSION**

Resolution No. 25-170 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. 25-170 was made by Councilman Pollack second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack, and Council President Stern.

Mr. Schettino stated that we will be going into closed session for approximately 20 minutes to discuss litigation. There will be no action taken during closed session.

ADJOURNMENT

MOTION to adjourn was made by Council President Stern, second by Councilwoman Brodsky and unanimously approved. The meeting was adjourned at 8:30 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR  
Borough Clerk

## PROCLAMATION

**WHEREAS**, during National Mental Health Awareness Month, we recognize the bravery and resilience of the tens of millions of Americans living with mental health conditions, and we show our gratitude for the dedicated mental health professionals and devoted loved ones who stand by them every step of the way. Mental health care is health care; and

**WHEREAS**, being able to get health care when you need it is essential to living a full, productive, and healthy life – that goes for mental health care too. Mental health care can help people find joy and purpose, ensuring they have access to the care they need is about dignity; and

**WHEREAS**, each one of us has a role to play in changing the narrative and ending the stigmatization of mental health issues. We can start by showing compassion, so everyone feels free to ask for help and learning the warning signs of emotional distress and suicide; and

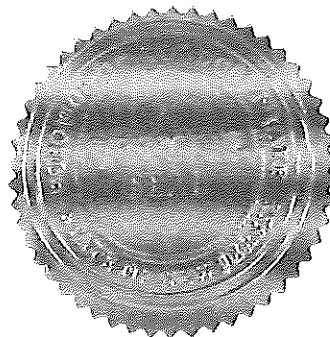
**WHEREAS**, to anyone struggling with mental health, know that you are not alone. As Americans, we have a duty to reach out to one another and leave no one behind. We are all in this together.

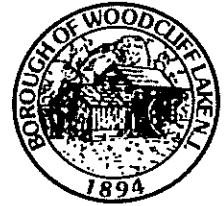
**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake do hereby proclaim May 2025 as MENTAL HEALTH AWARENESS MONTH. We call upon all Americans to join in activities and take action to strengthen the mental health of our communities and our Nation.

Mayor Carlos Rendo

Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack

Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh  
Council President Josh Stern



**MAY ENGINEERS REPORT**  
**BOROUGH OF WOODCLIFF LAKE**  
**MAY 14, 2025****1. Galaxy Gardens Civil Design and NJDEP Land Use Permitting**

Project awarded to Applied Landscape for the total contract amount of \$2,753,123.00. Change Order No. 1 for Monument Area add-on and associated sitework in the amount of \$97,855.47 (3.55%) was approved by the Borough per Resolution No. 24-259. Project was substantially completed for the 5/3/2025 Ribbon Cutting. Contractor working to complete all final punch list items for project closeout.

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

Bids were opened on December 5, 2024 and reviewed by our office. Award recommendation package provided to Borough on 12/6/2024 recommending award of a contract to J.Fletcher Creamer and Sons for the amount of \$1,892,500.00 which was the lowest of four (4) bids submitted. Preconstruction meeting was held January 21 2025. Contractor continuing with pre-project planning and submittals to secure long lead time items with anticipated work to being on or about July 7, 2025.

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

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

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

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

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

Neglia provided a proposal for MS4 Stormwater Mapping to address the latest NJDEP MS4 Regulations to the Borough. Neglia is prepared to proceed with the MS4 Stormwater Mapping once our proposal is approved/authorized by the Borough. This mapping needs to be completed and submitted by **January 1, 2026** for Borough MS4 Compliance. 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.

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

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

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

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

Neglia completed plans and specifications and submitted to the NJDOT for mandatory pre-bid review on 5/11/2025. Bidding to occur following NJDOT and Borough approval of the same to be completed this paving season.

**8. Brookview Drive Roadway Improvements (Municipal Paving)**

Neglia completed plans and specifications for bidding this paving project together with the West Hill Road NJDOT paving project following NJDOT and Borough approval of the same. Neglia met with DPW to add include the replacement of a compromised storm drain in Brookview Drive near the intersection of Colonial Avenue into the bid specifications.

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

NJDEP Land Use Approval was received on 4/16/2025. All pre-bid submissions and approvals have been received. Plans and specifications are ready for bidding pending Borough approval of the same.

**10. Woodcliff Lake Tennis Courts**

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

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

**11. Digital Tax Maps**

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

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

As requested, Neglia provided a proposal to the Borough for survey, design, and NJDEP Land Use permitting to perform a drainage study for the purposes of designing proposed drainage improvements to address storm drainage conveyance issues and concerns both upstream and downstream of Woodcliff Avenue that are adversely impacting the Woodcliff Middle School property for review by the Borough and for coordination with the Borough, School, and County of Bergen. Woodcliff Middle School has submitted an application to the NJDEP Division of Land Use for field improvements. Neglia to review plans and drainage for this project.

**13. Chestnut Ridge Road Bergen County ADA Ramps**

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

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

Respectfully submitted,  
**Neglia Group**



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

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BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

ORDINANCE NO. 25-04

AN ORDINANCE TO AMEND CHAPTER 250 ENTITLED "VEHICLES AND TRAFFIC" 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 250, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Vehicles and Traffic 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.

Chapter 250-3. Prohibited Parking; Time Limit Parking, Handicap Parking.

E. Restricted Parking on Borough-Owned Properties.

(6) Parking Permits. A parking permit shall be required to park in the Commuter Train Station parking lot, Apostolic Church parking lot and the Borough Hall parking lot Monday through Friday at a cost of \$50.00 per permit, per year. Residents shall be issued a parking permit on a first come first serve basis. A total of 300 permits will be issued per year. Permits are issued to residents only and proof of residency is required. Parking permits are required and will be enforced Monday through Friday. All permits shall be applied for and processed through the Woodcliff Lake Police Department.

(a) The penalty for parking without a permit shall be as follows: (a) first offense-\$50.00; (b) second offense-\$100.00 ; and (c) third offense and continuing-\$250.00.

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.

**ORDINANCE NO. 25-05**

**BOROUGH OF WOODCLIFF LAKE  
CALENDAR YEAR 2025  
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS  
AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

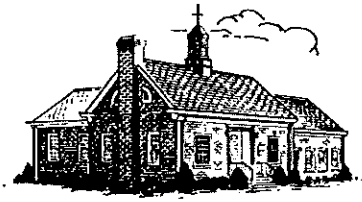
**WHEREAS**, the Mayor and Council of the Borough of Woodcliff lake in the County of Bergen finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

**WHEREAS**, the Mayor and Council hereby determines that a 1.0% increase in the budget for said year, amounting to \$124,712 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

**WHEREAS** the Mayor and Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Borough of Woodcliff Lake shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$436,492 and that the CY 2025 municipal budget for the Borough of Woodcliff Lake be approved and adopted in accordance with this ordinance; and

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and



# 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			
Pollack		X	X			
Stern	X		X			
Mayor Rendo						

## RESOLUTION AUTHORIZING THE WAIVER OF READING IN FULL OF THE 2025 BUDGET

**RESOLUTION NO. 25-147**

**MAY 21, 2025**

**WHEREAS**, N.J.S.A. 40A:4-8 permits that the Budget as advertised may be read by its title providing that at least one week prior to the date of the hearing a complete copy of the approved budget shall

- a. Be posted in a public space where public notices are customarily posted; and
- b. Is made available to each person requesting the same during said week and during the public hearing; and

**WHEREAS**, the Borough of Woodcliff Lake has complied with the aforesaid requirements;

**NOW, THEREFORE, BE IT RESOLVED** that the Borough is hereby permitted to waive the reading in full, of the Municipal Budget for the year ending December 31, 2025.

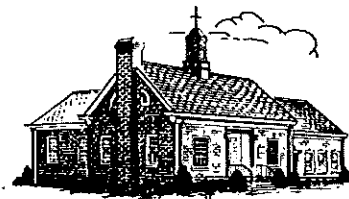
**CERTIFICATION**

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 May 21, 2025.

*Deborah Dakin*

---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Carlos Rendo, Mayor						
Tomas J. Padilla, Borough Administrator						
Bonanno			X			
Brodsky			X			
Margolis						X
Marsh			X			
Pollack		X	X			
Stern	X		X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## SELF EXAMINATION OF 2025 BUDGET

### RESOLUTION NO. 25-148 MAY 21, 2025

**WHEREAS**, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

**WHEREAS**, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

**WHEREAS**, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the *Borough of Woodcliff Lake* has been declared eligible to participate in the program by the Division of Local government Services, and the Chief Financial officer has determined that the local government meets the necessary conditions to participate in the program for the 2025 budget year.

**NOW THEREFORE BE IT RESOLVED** by the governing body of the *Woodcliff Lake* that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
  - a. Payment of interest and debt redemption charges
  - b. Deferred charges and statutory expenditures
  - c. Cash deficit of preceding year

- d. Reserve for uncollected taxes
  - e. Other reserves and non-disbursement items
  - f. Any inclusions of amounts required for school purposes.
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).
  3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
  4. That pursuant to the Local Budget Law:
    - a. All estimates of revenue are reasonable, accurate and correctly stated,
    - b. Items of appropriation are properly set forth
    - c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.
  5. The budget and associated amendments, if any, have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
  6. That all other applicable statutory requirements have been fulfilled.

**BE IT FURTHER RESOLVED** that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

#### 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 21, 2025.



---

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

**SECTION 2 - UPON ADOPTION FOR YEAR 2025**

RESOLUTION **25-149**

Be it Resolved by the WOODCLIFF LAKE COUNCIL MEMBERS of the BERGEN BOROUGH of the County of that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 12,882,756.00 (Item 2 below) for municipal purposes, and
- (b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and, (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.
- (c) \$ -
- (d) \$ 243,400.00 (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
- (e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy
- (f) \$ - (Item 5 Below) Minimum Library Tax

**RECORDED VOTE**

(Insert last name)

Ayes	Nays	Abstained	Absent
<p><i>Romanio</i></p> <p><i>Bradsky</i></p> <p><i>Margolis</i></p> <p><i>Margish</i></p> <p><i>Pollack</i></p> <p><i>Stein</i></p>			

**SUMMARY OF REVENUES**

1. General Revenues				
Surplus Anticipated		08-100	\$	2,380,000.00
Miscellaneous Revenues Anticipated		13-099	\$	1,766,591.00
Receipts from Delinquent Taxes		15-499	\$	230,000.00
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSED (Item 6(a), Sheet 11)		07-190	\$	12,882,756.00
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:				
Item 6, Sheet 42	07-195	\$	-	
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	\$	-	
TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY			\$	-
4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:				
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191		\$	-
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX	07-192		\$	-
Total Revenues	13-299		\$	17,259,347.00

## SUMMARY OF APPROPRIATIONS

5. GENERAL APPROPRIATIONS:		XXXXXX	XXXXXXXXXXXXXXXXXX
Within "CAPS"		XXXXXX	XXXXXXXXXXXXXXXXXX
(a & b) Operations Including Contingent		34-201	\$ 11,307,240.00
(e) Deferred Charges and Statutory Expenditures - Municipal		34-209	\$ 1,367,000.00
(f) Cash Deficit		46-885	\$ -
Excluded from "CAPS"		XXXXXX	XXXXXXXXXXXXXXXXXX
(a) Operations - Total Operations Excluded from "CAPS"		34-305	\$ 1,478,107.00
(c) Capital Improvements		44-999	\$ 200,000.00
(d) Municipal Debt Service		45-999	\$ 1,725,000.00
(e) Deferred Charges - Municipal		46-999	\$ 14,000.00
(f) Judgments		37-480	\$ 123,000.00
(n) Transferred to Board of Education for Use of Local Schools (N.J.S.A. 40:48-17.1 & 17.3)		29-405	\$ -
(g) Cash Deficit		46-885	\$ -
(k) For Local District School Purposes		29-410	\$ -
(m) Reserve for Uncollected Taxes		50-999	\$ 1,045,000.00
7. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICT ONLY (N.J.S.A. 40A:4-13)		07-195	\$ -
Total Appropriations		34-499	\$ 17,259,347.00

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the Governing Body on the 21st day of May, 2025. It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2025 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

Certified by me this 21st day of May, 2025, Deborah A. Quinn Signature, Clerk

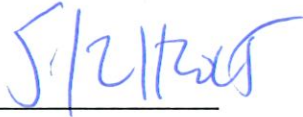
**BOROUGH OF WOODCLIFF LAKE  
BERGEN COUNTY, NEW JERSEY**

**CERTIFICATION OF APPROVED BUDGET**

It is hereby certified that the Approved Budget complies with the requirements of law and approval is given pursuant to N.J.S.A. 40A:4-78(b) and N.J.A.C. 5:30-7.

It is further certified that the municipality has met the eligibility requirements of N.J.A.C. 5:30-7.4 and 7.5, and that I, as Chief Financial Officer, have completed the local examination in compliance with N.J.A.C. 5:30-7.6.

Dated: \_\_\_\_\_



By: \_\_\_\_\_

  
Jonathan DeJoseph, Chief Financial Officer

This certification form and resolution of the governing body executing such certification should be annexed to the adopted budget (N.J.A.C. 5:30-7.6(e))



# 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 AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 25-150  
MAY 21, 2025**

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

Payroll Released 4/30/2025	\$ 212,945.47
Payroll Released 5/15/2025	\$ 231,535.94

**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:	\$ 326,536.27
Total Trust Funds Other	\$ 9,925.47
Affordable Housing:	\$ 17,123.10
Animal Control:	\$ 200.40
State Unemployment:	\$ 2,822.56
General Capital:	\$ 146,500.67
Escrow:	\$ 42,294.01

### 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.


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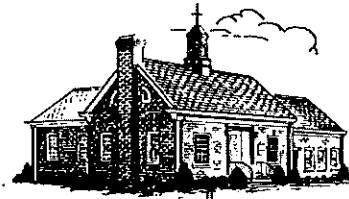
Jonathan DeJoseph  
Chief Financial Officer

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 May 21, 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			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

## RESOLUTION APPROVING AGREEMENT WITH APPRAISAL SYSTEMS INC. FOR REASSESSMENT FOR TAX YEAR 2026

**RESOLUTION NO. 25-151  
MAY 21, 2025**

**WHEREAS**, the Borough of Woodcliff Lake is engaged in a program to re-assess all the lands, buildings and improvements contained within the Borough; and

**WHEREAS**, Appraisal Systems, Inc. has provided an Agreement to the Borough to assist the Borough Tax Assessor to complete the reassessments in accord with N.J.S.A. 54:1-35.35; and

**WHEREAS**, the Agreement, a copy of which is attached hereto and incorporated herein by reference, reflects the re-assessment program to begin as of October 1, 2025, and be effective for the tax year 2026 at a cost of \$45,000.00; and

**WHEREAS**, the Borough Administrator and Borough Tax Assessor have reviewed the Agreement with Appraisal Systems to assist the Borough to complete the reassessments at a cost of \$45,000.00 and recommends the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the Agreement with Appraisal Systems, Inc., a copy of which is attached hereto and incorporated herein by reference, to assist the Borough in completing the reassessments for the tax year 2026 at a cost of \$45,000.00, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the Agreement with Appraisal Systems Inc. on behalf of the Borough; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution together with the signed Agreement to Appraisal Systems, Inc. upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 21, 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			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

## A RESOLUTION AUTHORIZING SETTLEMENT FOR THE BOROUGH OF WOODCLIFF LAKE

### RESOLUTION NO. 25-152 MAY 21, 2025

**WHEREAS**, it is upon the advice and recommendation of the Tax Assessor, Special Tax Appeal Counsel, and the Borough Appraiser to seek formal approval of this property tax appeal matter as follows:

- **Block 801, Lot 1    221 Chestnut Ridge Road**
- The property is owned by Plaintiff, Levant Temiz.

The within Resolution relates to the settlement of the pending tax appeal matters entitled Temiz, Levant v. Borough of Woodcliff Lake filed in the Tax Court of New Jersey under Docket Nos. 002034-2016, 003461-2017, 012667-2018, 006281-2019, 003573-2020, 007099-2021, 006019-2022, 004741-2023, 004725-2024 & 004791-2025.

- The proposed settlement terms and conditions related to this matter reflect a refund of \$23,110.
- Refund payment for the 2016-2025 tax years to be made within ninety (90) days from the date of judgment. The refund for the 2025 tax year to be made in the form of credits to be applied against future taxes.

**WHEREAS**, it is in the best interest of the Borough to approve the proposed settlement to avoid the cost and uncertainty of litigation; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor & Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that the Borough Special Tax Counsel is hereby authorized and directed to further prepare, execute any and all documents necessary in order to facilitate the further processing for the above stated tax appeal settlement, with copies of same to the Borough Clerk, Borough Attorney, Borough Tax Collector and Borough Tax Assessor.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, 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 21, 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			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

## RESOLUTION RENEWING LIQUOR LICENSE FOR MANOR 26 LLC

RESOLUTION NO. 25-153

MAY 21, 2025

WHEREAS, MANOR 26 LLC has applied for renewal of their respective Plenary Retail Consumption License; and

WHEREAS, the said applicant has, in the opinion of the Mayor and Council, complied with the requirements of the Alcoholic Beverage Control Commission, and the Ordinance of the Borough of Woodcliff Lake.

NOW THEREFORE, BE IT RESOLVED, that Plenary Retail Consumption License No. 0268-33-004-003 is hereby granted to MANOR 26 LLC for the sale of alcoholic beverages for the period of July 1, 2025 to June 30, 2026, in accordance with the requirements of said Act and said Ordinance, on premises located at 25 Prospect Avenue.

### 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 21, 2025.

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASGACK 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 PSE&G AGREEMENT TO ATTACH CAMERAS

**RESOLUTION NO. 25-154**

**MAY 21, 2025**

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of an Application for Electric Unmetered Non-Lighting Services from PSE&G; and

**WHEREAS**, the application, a copy of which is attached hereto and incorporated herein by reference, is required in order for cameras to be attached to telephone poles; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the application attached and recommend the approval of same.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Application for Electric Unmetered Non-Lighting Services from PSE&G, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the attached application on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed application to PSE&G 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 May 21, 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	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

## RESOLUTION APPROVING POLE ATTACHMENT AGREEMENT WITH VERIZON

### RESOLUTION NO. 25-155 MAY 21, 2025

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a Pole Attachment Agreement for Miscellaneous Attachments from Verizon New Jersey; and

**WHEREAS**, the Pole Attachment Agreement, a copy of which is attached hereto and incorporated herein by reference, between the Borough, as Licensee, and Verizon New Jersey, as Licensor, outlines the scope of the agreement between Parties; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the Pole Attachment Agreement for Miscellaneous Attachments attached hereto and recommend the approval of same.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Pole Attachment Agreement for Miscellaneous Attachments between the Borough as Licensee and Verizon New Jersey as Licensor, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the attached Pole Attachment Agreement on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to Verizon New Jersey upon its passage.

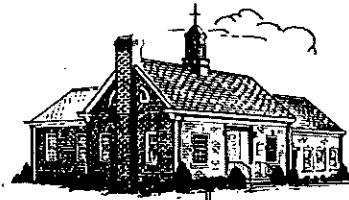
**CERTIFICATION**

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 May 21, 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	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

## RESOLUTION APPROVING RENEWAL OF TRI-BORO FUEL DEPOT AGREEMENT

**RESOLUTION NO. 25-156**

**MAY 21, 2025**

**WHEREAS**, the Boroughs of Woodcliff Lake, Park Ridge and Montvale previously had an agreement for the use of the Tri-Boro Fuel Depot which has expired; and

**WHEREAS**, the Boroughs desire to renew the 2011 Agreement for the Tri-Boro Fuel Depot for a five (5) year term commencing January 1, 2025 through December 31, 2029; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the Agreement between the Boroughs for the Tri-Boro Fuel Depot, a copy of which is attached hereto and incorporated herein by reference and recommend the approval of same.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the renewal of the Tri-Boro Fuel Depot Agreement with the Boroughs of Park Ridge and Montvale for a five (5) year term commencing January 1, 2025 through December 31, 2029 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 renewal of the Tri-Boro Fuel Depot Agreement with the Boroughs of Park Ridge and Montvale upon the passage of this resolution.

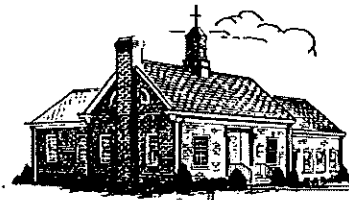
**CERTIFICATION**

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 21, 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	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING GTBM SITUATIONAL AWARENESS EQUIPMENT AND ACCESSORIES FOR POLICE DEPARTMENT

### RESOLUTION NO. 25-157 MAY 21, 2025

**WHEREAS**, the Borough of Woodcliff Lake is a member of the Bergen County Cooperative Purchasing System and therefore purchases made through the coop are exempt from public bidding; and

**WHEREAS**, the Borough has received a quote from GTBM under Bergen County Coop Contract #BC-BID-24-38 for situational awareness equipment and accessories for the Woodcliff Lake Police Department in the amount of \$159,828.14, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and the Woodcliff Lake Police Department have reviewed the quote attached hereto and incorporated herein by reference from GTBM for the situational awareness equipment and accessories and recommend the approval of same; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that the funds are available for this expenditure in Budget Account No. C-04-55-943-001, said certification being attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and GTBM, a copy of which is attached hereto and incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the quote submitted by GTBM for situational awareness equipment and

accessories for the Woodcliff Lake Police Department in the amount of \$159,828.14, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Woodcliff Lake Police Department take all steps necessary to effectuate the intent of this resolution; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the contract to GTBM 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 May 21, 2025.



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**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 NEGLIA ENGINEERING PROPOSAL FOR ENGINEERING DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR THE BERGEN COUNTY ADA CURB RAMP COMPLIANCE AID PROGRAM

### RESOLUTION NO. 25-158 MAY 21, 2025

**WHEREAS**, the Borough is in receipt of a proposal from Neglia Engineering Associates for Engineering Design and Construction Management Services for the Bergen County ADA Curb Ramp Compliance Aid Program, Contract 8-Chestnut Ridge Road, as follows:

1. on a time spent basis for a cost of \$5,900.00 for Phase I – Design Services.
2. on a time spent basis for a cost of \$5,900.00 for Phase II - Construction Management Services.
3. on a material basis for a cost not to exceed \$1,000.00 for Phase III - Estimated Reimbursable Expenses; and

**WHEREAS**, the Chief Financial Officer has certified that said funds are available for this matter, said certification being attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and Superintendent of Department of Public Works have reviewed the proposal submitted by Neglia Engineering for Engineering Design and Construction Management Services for the Bergen County ADA Curb Ramp Compliance Aid Program, Contract 8-Chestnut Ridge Road, a copy of which is attached hereto and incorporated herein by reference and recommend the approval of same.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal submitted by Neglia

Engineering Associates for Engineering Design and Construction Management Services for the Bergen County ADA Curb Ramp Compliance Aid Program, Contract 8-Chersnut Ridge Road be and is hereby approved, as follows:

1. on a time spent basis for a cost of \$5,900.00 for Phase I – Design Services.
2. on a time spent basis for a cost of \$5,900.00 for Phase II - Construction Management Services.
3. on a material basis for a cost not to exceed \$1,000.00 for Phase III - Estimated Reimbursable Expenses; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the attached proposal on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Neglia Engineering Associates upon its passage.

**CERTIFICATION**

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



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**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 2025 BOROUGH EMPLOYEE SALARIES

**RESOLUTION NO. 25-159  
MAY 21, 2025**

**WHEREAS**, the Borough of Woodcliff Lake seeks to approve the 2025 salaries for its employees; and

**WHEREAS**, the Borough Administrator and Personnel Committee have reviewed the 2025 salaries for Borough employees, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the 2025 salaries for Borough employees, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to keep a copy of this resolution on file in the Borough Clerk's office.

### 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 21, 2025.

*Deborah Dakin*

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK

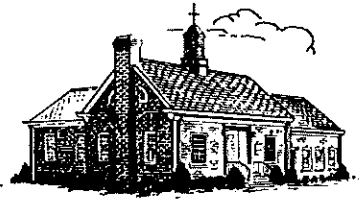
\*Eff. 1/1/25 OR on anniversary dates,  
unless otherwise noted. \*

EMPLOYEE	DEPARTMENT	2025
DAKIN, DEBBIE	CLERK/OFFICE MAN./REGIST./SAFETY COORD./BOH SEC.	\$ 118,450.00
NORIEGA, DANILO	SENIOR VAN DRIVER (HOURLY)	\$ 31.00
O'BRIEN, DIANE	ADMINISTRATIVE ASSISTANT/UCC	\$ 50,156.17
PADILLA, TOM	ADMINISTRATION	\$ 149,643.98
ENNIS, TIM	FIRE PREVENTION	\$ 2,000.00
LADIEWIG, KYLE	FIRE PREVENTION (HOURLY)	\$ 31.93
MAURRASSE, R.	FIRE PREVENTION/OEM	\$ 53,450.00
DEJOSEPH, JON.	CFO	\$ 40,124.94
DEJOSEPH, JON.	STIPEND - OPA	\$ 5,000.00
DOHERTY, MEGAN	FINANCE/BENEFITS/DEPUTY TAX C.	\$ 74,675.00
DOHERTY, MEGAN	DEPUTY REGISTRAR STIPEND	\$ 2,500.00
NEWMAN, ELISA	FINANCE/TAX ASSISTANT (PT)	\$ 36.05
RAGLAND, GERVONNA	DPW ADMIN ASST./PAYROLL	\$ 44,500.00
RAGLAND, GERVONNA	RECYCLING STIPEND	\$ 2,000.00
MAZZOLA, ANTHONY	TAX ASSESSOR	\$ 25,750.00
SCORDO, FRAN	TAX COLLECTOR	\$ 27,864.54
BARBONI, ED	BUILDING - FIRE SUBCODE	\$ 12,215.82
BERNINGER, MARK	CONSTRUCTION CODE OFFICIAL	\$ 62,528.02
DREWES, BRIAN	BUILDING - PLUMBING INSPECTOR	\$ 21,000.00
GARCIA, LYLE	PROP. MAINT./SHADE TREE INSPECTOR	\$ 30.00
LORDO, NICHOLAS	ELECTRICAL INSPECTOR	\$ 12,000.00
MORRA, GEORGE	ELECTRICAL INSPECTOR	\$ 15,450.00
NEUMANN, CLAIRESE	PLANNING & ZONING	\$ 57,914.45
NEUMANN, CLAIRESE	STIPEND - PLANNING/ZONING SECRETARY	\$ 5,000.00
MAGEE, RYAN	PARKS & REC DIRECTOR	\$ 67,465.00
MAGEE, RYAN	SOCIAL MEDIA STIPEND	\$ 4,000.00
ALBANESE, JACK	DPW	\$ 50,000.00
BARBONI, EVAN	DPW	\$ 91,237.40
BARBONI, EVAN	STIPEND - C2 LIC / MECHANIC	\$ 5,000.00
CANNONE, BRIAN	DPW	\$ 54,000.00

w/ CDL  
Longevity not included

Eff. 11/1

D'AMICO, JOHN	DPW		\$	58,000.00	Eff. 11/1
D'AMICO, JOHN	STIPEND - TREE CREW		\$	1,000.00	
ECKERT, MATTHEW	DPW		\$	70,000.00	Eff. 10/19
ECKERT, MATTHEW	STIPEND - MECHANIC		\$	1,500.00	
EGBERT, DANA	DPW		\$	50,000.00	
FUSCO, GEORGE	DPW.		\$	62,000.00	Eff. 7/1
KING, ANDREW	STIPEND - TREE CREW LEAD		\$	78,000.00	
KING, ANDREW	DPW - FOREMAN		\$	2,500.00	
LINKO, DAVID	DPW		\$	140,000.00	
STAUFFER, THOMAS	DPW		\$	54,000.00	Eff. 11/18 w/ CDL
TAMMEN, KYLE	DPW		\$	50,000.00	w/ CDL
TARBUTTON, ERIK	STIPEND - TREE CREW		\$	62,000.00	
TARBUTTON, ERIK	DPW		\$	1,000.00	
ZINK, KEVIN	STIPEND - TREE CREW/FACILITIES		\$	101,000.00	
ZINK, KEVIN	DPW		\$	5,000.00	
KUTZIN, EVAN	OEM		\$	3,343.74	
SHAPIRO, JARED	OEM		\$	3,343.74	
M. DURST	DPW/HOURLY		\$	36.00	
PART-TIME STAFF	DPW/HOURLY		\$	\$15.49-\$25.00	
PART-TIME STAFF	DPW LEAVES/FALL HELP/HOURLY		\$	\$15.49-\$25.00	
PART-TIME STAFF	DPW SNOW PLOW/HOURLY		\$	\$25.00-\$36.00	
JENNINGS, BRIDGET	POLICE DEPT. SECRETARY/HOURLY		\$	31.00	
JENNINGS, BRIDGET	STIPEND		\$	3,000.00	
CROSSING GUARDS	POLICE DEPT./HOURLY		\$	\$20.00-\$27.00	
MAYOR	MAYOR		\$	7,500.00	
COUNCIL	COUNCIL		\$	5,000.00	



# 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 AUTHORIZING THE ACCEPTANCE OF A OF \$1,000.00 DONATION TO BE USED EXCLUSIVELY FOR THE TREE SPONSORSHIP PROGRAM AT WOODCLIFF PARK**

**RESOLUTION NO. 25-160  
 MAY 21, 2025**

**WHEREAS**, the Borough of Woodcliff Lake seeks to establish a Tree Sponsorship Program to provide opportunities for individuals, families, and organizations to donate funds for the installation of trees, thereby enhancing the aesthetic and recreational value of the Borough's newest park; and

**WHEREAS**, the Borough acknowledges the generosity of Anthony Policastro, who has expressed a desire to contribute to this initiative for the benefit of the community; and

**WHEREAS**, the Borough of Woodcliff Lake has been notified of a donation from Anthony Policastro in the amount of one thousand dollars (\$1,000.00) to support the Tree Sponsorship Program; and

**WHEREAS**, N.J.S.A. 40A:5-29 authorizes municipalities to accept donations made to the municipality for public purposes by resolution of the governing body; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the grant and have determined same is consistent with the laws of the State of New Jersey.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake that the amount of \$1000.00 for a Tree at the Woodcliff Park 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 secure the donation in the amount of \$1,000.00 from Anthony Policastro for the Woodcliff Park and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to Anthony Policastro upon its passage.

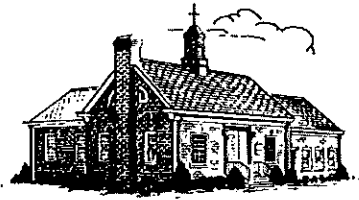
**CERTIFICATION**

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 May 21, 2025.



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**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 AUTHORIZING THE ACCEPTANCE OF A OF \$1,000.00 DONATION TO BE USED EXCLUSIVELY FOR THE TREE SPONSORSHIP PROGRAM AT WOODCLIFF PARK**

**RESOLUTION NO. 25-161**

**MAY 21, 2025**

**WHEREAS**, the Borough of Woodcliff Lake seeks to establish a Tree Sponsorship Program to provide opportunities for individuals, families, and organizations to donate funds for the installation of trees, thereby enhancing the aesthetic and recreational value of the Borough's newest park; and

**WHEREAS**, the Borough acknowledges the generosity of the Brodsky Family, who have expressed a desire to contribute to this initiative for the benefit of the community; and

**WHEREAS**, the Borough of Woodcliff Lake has been notified of a donation from the Brodsky Family in the amount of one thousand dollars (\$1,000.00) to support the Tree Sponsorship Program; and

**WHEREAS**, N.J.S.A. 40A:5-29 authorizes municipalities to accept donations made to the municipality for public purposes by resolution of the governing body; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the grant and have determined same is consistent with the laws of the State of New Jersey.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake that the amount of \$1000.00 for a Tree at the Woodcliff Park 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 secure the donation in the amount of \$1,000.00 from the Brodsky Family for the Woodcliff Park and is hereby approved; and

**BE IT FURTHER RESOLVED,** that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to the Brodsky Family upon its passage.

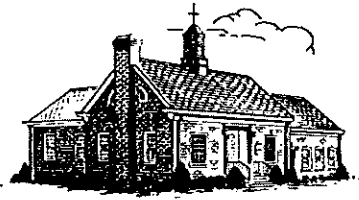
#### **CERTIFICATION**

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 May 21, 2025.



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**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 AUTHORIZING THE ACCEPTANCE OF A OF \$1,000.00 DONATION TO BE USED EXCLUSIVELY FOR THE TREE SPONSORSHIP PROGRAM AT WOODCLIFF PARK**

**RESOLUTION NO. 25-162  
MAY 21, 2025**

**WHEREAS**, the Borough of Woodcliff Lake seeks to establish a Tree Sponsorship Program to provide opportunities for individuals, families, and organizations to donate funds for the installation of trees, thereby enhancing the aesthetic and recreational value of the Borough's newest park; and

**WHEREAS**, the Borough acknowledges the generosity of the Diaz Family, who have expressed a desire to contribute to this initiative for the benefit of the community; and

**WHEREAS**, the Borough of Woodcliff Lake has been notified of a donation from the Diaz Family in the amount of one thousand dollars (\$1,000.00) to support the Tree Sponsorship Program; and

**WHEREAS**, N.J.S.A. 40A:5-29 authorizes municipalities to accept donations made to the municipality for public purposes by resolution of the governing body; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the grant and have determined same is consistent with the laws of the State of New Jersey.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake that the amount of \$1000.00 for a Tree at the Woodcliff Park 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 secure the donation in the amount of \$1,000.00 from the Diaz Family for the Woodcliff Park and is hereby approved; and

**BE IT FURTHER RESOLVED,** that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to the Diaz Family upon its passage.

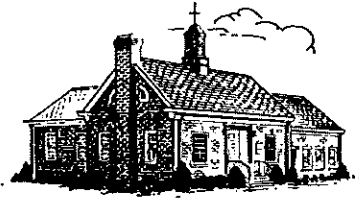
**CERTIFICATION**

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 May 21, 2025.



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**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 AUTHORIZING THE ACCEPTANCE OF A OF \$1,000.00 DONATION TO BE USED EXCLUSIVELY FOR THE TREE SPONSORSHIP PROGRAM AT WOODCLIFF PARK**

**RESOLUTION NO. 25-163  
MAY 21, 2025**

**WHEREAS**, the Borough of Woodcliff Lake seeks to establish a Tree Sponsorship Program to provide opportunities for individuals, families, and organizations to donate funds for the installation of trees, thereby enhancing the aesthetic and recreational value of the Borough's newest park; and

**WHEREAS**, the Borough acknowledges the generosity of Connie and Valerie Capodicasa, who have expressed a desire to contribute to this initiative for the benefit of the community; and

**WHEREAS**, the Borough of Woodcliff Lake has been notified of a donation from Connie and Valerie Capodicasa in the amount of one thousand dollars (\$1,000.00) to support the Tree Sponsorship Program; and

**WHEREAS**, N.J.S.A. 40A:5-29 authorizes municipalities to accept donations made to the municipality for public purposes by resolution of the governing body; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the grant and have determined same is consistent with the laws of the State of New Jersey.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake that the amount of \$1000.00 for a Tree at the Woodcliff Park 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 secure the donation in the amount of \$1,000.00 from Connie and Valerie Capodicasa for the Woodcliff Park and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to Connie and Valier Capodicasa upon its passage.

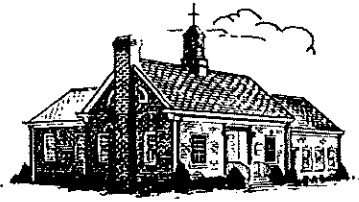
**CERTIFICATION**

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 May 21, 2025.



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**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

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						

## RESOLUTION APPROVING USE AGREEMENT WITH PHONEIX AQUATIC CLUB

RESOLUTION NO. 25-164

MAY 21, 2025

**WHEREAS**, Phoneix Aquatic Club (the "Provider") desires to enter into a Use Agreement with the Borough of Woodcliff Lake to utilize the Woodcliff Lake Swim Pool located at 1 Weirmus Road to conduct swim lessons for Borough Residents and surrounding Bergen County communities; and

**WHEREAS**, the Use Agreement, a copy of which is attached hereto and incorporated herein by reference, outlines the terms and conditions of use for the 2025 swim season; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the attached Use Agreement between the Borough and Phoenix Swim Club and recommend the approval of same.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey, that the Use Agreement between the Borough and Phoenix Swim Club for the 2025 swim season to provide swim lessons for Borough residents and surrounding Bergen County communities, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED** that the Mayor be and is hereby authorized and directed to execute the attached Use Agreement on behalf of the Borough.

2 week Session 2025	Session 1	Session 2	Session 3 *
Dates	June 30 - July 11th	July 14 - July 25th	July 28th - Aug 8th
Slot A	Mon/Wed/Friday	Mon/Wed/Friday	Mon/Wed/Friday
Slot B	Tues/Thurs	Tues/Thurs	Tues/Thurs
Cost Slot A	\$175.00 non members \$150.00 members	\$175.00 non members \$150.00 members	\$185.00 non members \$150.00 members
Cost Slot A	\$120.00 non members \$100.00 members	\$120.00 non members \$100.00 members	\$120.00 non members \$100.00 members

- Aug 9- Aug 28 TBD depending on available instructors

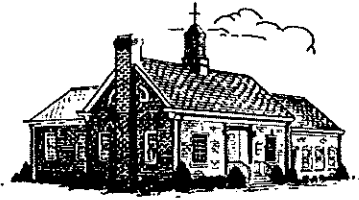
### CERTIFICATION

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 21, 2025.

*Deborah Dakin*

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**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 POOL EQUIPMENT, SUPPLIES, REPAIR, MAINTENANCE

### RESOLUTION NO. 25-165

MAY 21, 2025

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a bid from Main Line Commercial Pools, Inc. submitted thru ESCNJ 24/25-39 for liquid chlorine for the municipal pool for the period January 1, 2025 to December 31, 2025 in an amount not to exceed \$75,000, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and the Chief Financial Officer of the Borough have reviewed the bid submitted by Main Line Commercial Pools Inc. for the liquid chlorine, and recommend the approval of same; and

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

**WHEREAS**, the Chief Financial Officer has certified that the funds are available in Acct. No 5-01-28-370-146, said certification being attached hereto and incorporated.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake that the amount not to exceed \$75,000 for Main Line Commercial Pools is hereby approved.

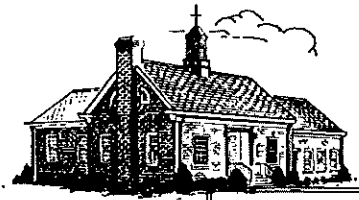
**CERTIFICATION**

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

*Deborah Dakin*

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**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 AUTHORIZING A REFUND OF ESCROW

**RESOLUTION NO. 25-166**

**May 21, 2025**

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

Donna Abene  
124 Woodcliff Avenue  
Woodcliff Lake NJ 07677  
\$312.50

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$312.50 to the owner listed below:

**PAYMENT TO:**  
Donna Abene  
124 Woodcliff Avenue  
Woodcliff Lake NJ 07677  
\$312.50

**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 May 21, 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			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

## RESOLUTION RENEWING LIQUOR LICENSE FOR WCL LOU 1, LLC

RESOLUTION NO. 25-167

MAY 21, 2025

WHEREAS, WCL LOU 1, LLC has applied for renewal of their respective Plenary Retail Consumption License; and

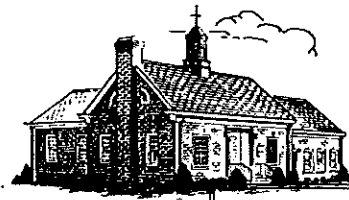
WHEREAS, the said applicant has, in the opinion of the Mayor and Council, complied with the requirements of the Alcoholic Beverage Control Commission, and the Ordinance of the Borough of Woodcliff Lake.

NOW THEREFORE, BE IT RESOLVED, that Plenary Retail Consumption License No. 0268-33-003-008 is hereby granted to WCL LOU 1, LLC for the sale of alcoholic beverages for the period of July 1, 2025 to June 30, 2026, in accordance with the requirements of said Act and said Ordinance, on premises located at 42 Kinderkamack Road.

### 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 21, 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

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING LEXIPOL FOR ACCREDITATION SERVICES AND ON-LINE TRAINING SERVICES FOR POLICE DEPARTMENT

RESOLUTION NO. 25-168  
MAY 21, 2025

**WHEREAS**, the Police Department of the Borough of Woodcliff Lake is in receipt of a proposal from Lexipol for consulting services for continuing accreditation and on-line training services; and

**WHEREAS**, the proposal, a copy of which is attached hereto and incorporated herein by reference, sets forth a term of 36 months as follows: (a) Year 1 (2025) for a total cost of \$14,630.18; (b) Year 2 (2026) for a total cost of \$15,361.68; and (c) year 3 (2027) for a total cost of \$16,129.75; and

**WHEREAS**, the Borough Administrator, Chief Financial Officer and Chief of Police have reviewed the proposal submitted by Lexipol for the continuing accreditation and on-line training services for the Police Department and recommend the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the proposal submitted by Lexipol for continuing accreditation and on-line training services for the Woodcliff Lake Police Department for a term of 36 months at a cost as follows, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved:

Year 1 (2025): \$14,630.18  
Year 2 (2026): 15,361.68;  
Year 3 (2027): \$16,129.75; 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 Lexipol 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 May 21, 2025.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCOACK 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

## RESOLUTION APPROVING INDEPENDENT EXPERT FOR OLD MILL POOL

### RESOLUTION NO. 25-169

MAY 21, 2025

**WHEREAS**, the Borough of Woodcliff Lake previously adopted a resolution approving Christopher P. Statile as an independent pool expert for the work to be performed at the Old Mill Pool; and

**WHEREAS**, the previously adopted resolution reflected an amount not to exceed \$7500 for Christopher P. Statile's expert services; and

**WHEREAS**, it is necessary to amend the not to exceed amount to \$18,500.00 in light of the extensive expert services rendered by Christopher P. Statile; and

**WHEREAS**, the Borough Administrator and Chief Financial Officer have reviewed this matter and approve the not to exceed amount of \$18,500.00 for the independent expert services rendered by Christopher P. Statile.

**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 independent expert services rendered with regard to the work to be performed at the Old Mill Pool in an amount not to exceed \$18,500.00 be and is hereby approved; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to keep a copy of this resolution on file in the Clerk's office.

**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 21, 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			
Marsh		X	X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

**A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12**

**RESOLUTION NO. 25-170  
MAY 21, 2025**

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

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

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

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

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

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

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

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

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

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

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

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 May 21, 2025 that an Executive Session closed to the public shall be held on May 21, 2025 at 5:20 PM at the Borough of Woodcliff Lake Town Hall, 188 Pascack Road, regarding the discussion of matters relating to the specific items designated above.

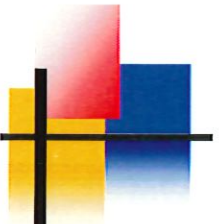
**CERTIFICATION**

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



---

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



# **2025 Calendar Year Budget Presentation**

**May 21, 2025**

***Borough of Woodcliff Lake***



# Breakdown of Revenues

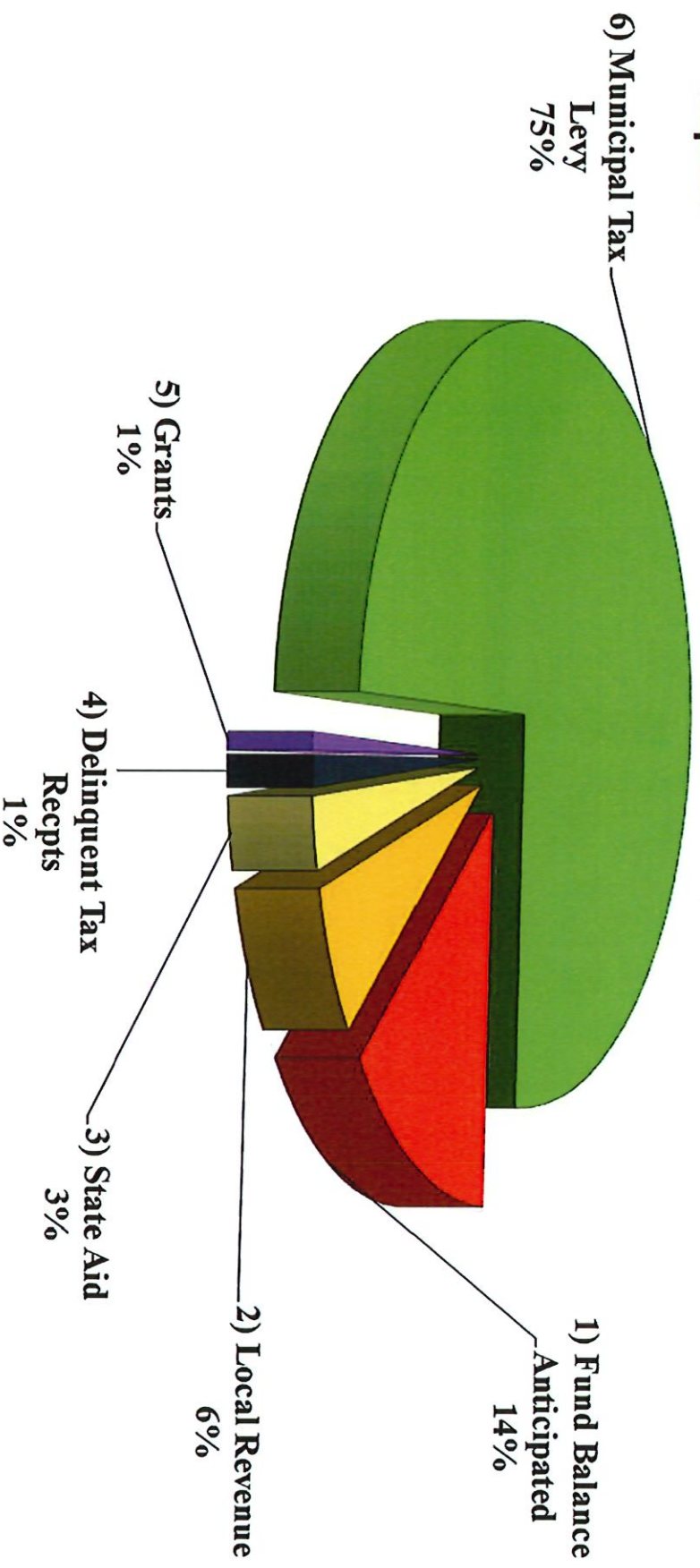
	2025		Adopted			
	<u>Proposed</u>		<u>2024 Budget</u>		<u>Variance</u>	<u>%</u>
1) Fund Balance Anticipated	\$ 2,380,000		\$ 2,230,000		\$ 150,000	6.7
2) Local Revenue *	1,110,339		1,103,482		6,857	0.6
3) State Aid	526,649		579,781		(53,132)	(9.2)
4) Delinquent Tax Rcpts.	230,000		180,000		50,000	27.8
5) Grants/ARRP	129,603		21,907		107,696	491.6
6) Tax Levy-Muni	<u>12,882,756</u>		<u>12,479,865</u>		<u>402,891</u>	3.2
Total	<u>\$ 17,259,347</u>		<u>\$ 16,595,035</u>		<u>\$ 664,312</u>	4.0

\* Local Revenues Include: Licenses, Fees & Permits, Interest, Park Receipts, Hotel Tax, Construction Code, etc.

***Borough of Woodcliff Lake***



# 2025 Revenues as a % of Total





# Tax Levy CAP

2025 Amount to be Raised by Taxation

\$12,882,756

\*Maximum permitted to be Raised by Taxation

\$13,491,087

Amount below CAP

\$608,331

\* Includes CAP Banks



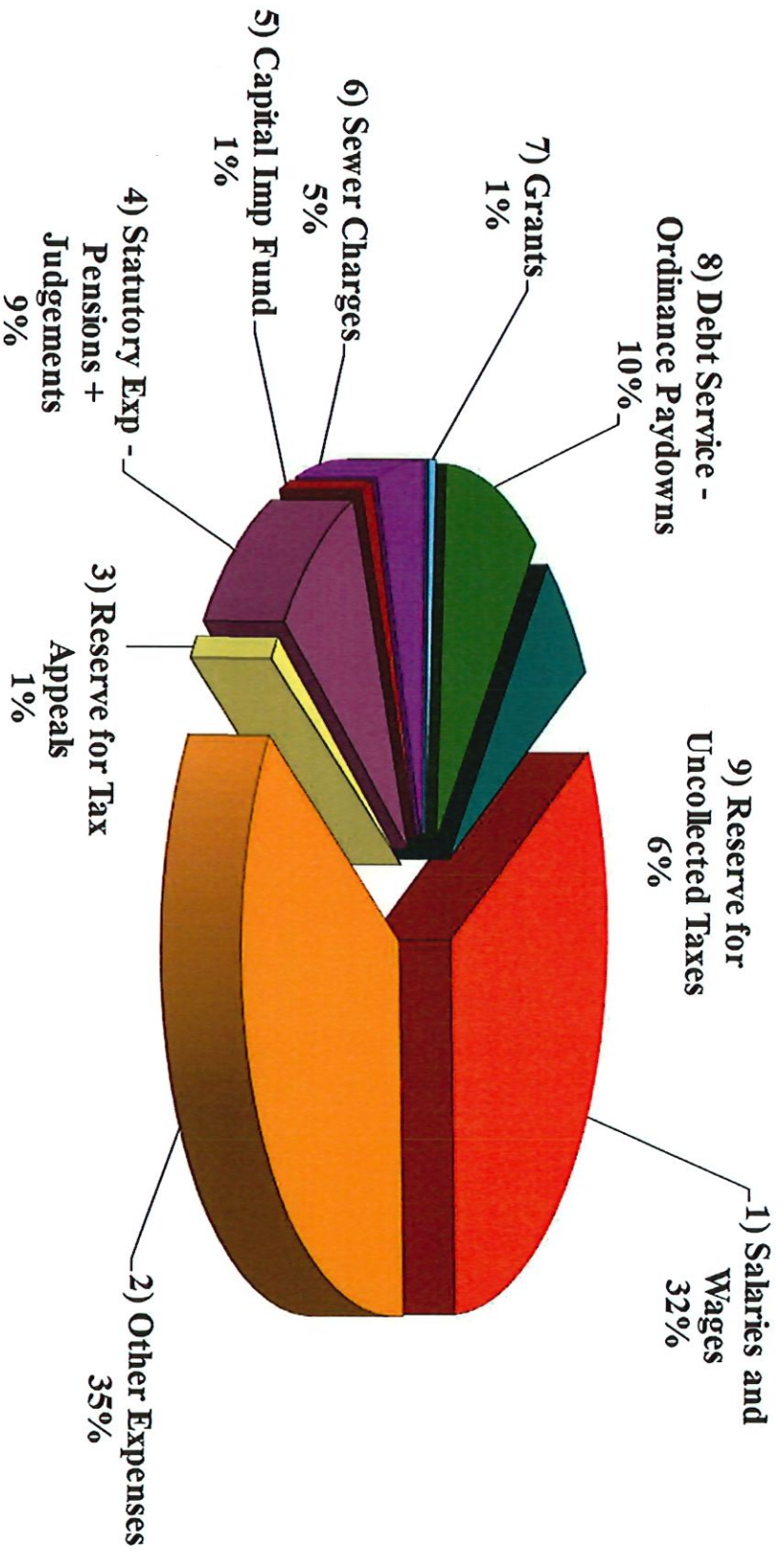
# Breakdown of Expenses

	Proposed	Adopted	Variance	%
	<u>2025 Budget</u>	<u>2024 Budget</u>		
Salary and Wages	\$ 5,609,800	\$ 5,541,800	\$ 68,000	1.2
Other Expenditures*	6,049,985	5,785,410	264,575	4.6
Reserve for Tax Appeals	190,000	190,000	-	-
Statutory Exp/Pensions	1,367,000	1,322,000	45,000	3.4
Judgements	123,000	125,000	(2,000)	(1.6)
Capital Improvements Fund/Projects	200,000	390,000	(190,000)	(48.7)
Sewer Charges	819,000	804,000	15,000	1.9
Public & Private Programs	130,562	23,825	106,737	448.0
Debt Service, Ordinance Paydowns	1,725,000	1,418,000	307,000	21.7
Res. for Uncollected Taxes	<u>1,045,000</u>	<u>995,000</u>	<u>50,000</u>	5.0
	<u>\$ 17,259,347</u>	<u>\$ 16,595,035</u>	<u>\$ 664,312</u>	4.0%

\* Other Expenditures include: Employee Benefits, Insurance, Legal, Audit, Engineering, Utilities, Facility Costs, Celebratory Events, etc.



# 2025 Appropriations as a % of Total





# Appropriation CAP

2025 Current Budget CAP Spending  
(Increase of 1.85% or \$230,155)

\$12,674,240

Maximum permitted CAP Spending

\$12,942,804

Amount below CAP

\$268,564



# History of Tax Rate Apportionment

	Estimated <u>2025</u>	2024 <u>Adopted</u>	<u>Increase</u>
MUNICIPAL/OPEN SPACE*	\$ 0.539	\$ 0.534	\$ 0.005
COUNTY/OPEN SPACE **	0.240	0.240	-
LOCAL SCHOOL	0.801	0.793	0.008
REGIONAL SCHOOL	<u>0.599</u>	<u>0.595</u>	<u>0.004</u>
TOTAL	<u>\$ 2.179</u>	<u>\$ 2.162</u>	<u>\$ 0.017</u>

\* Includes Municipal Open Space Tax

\*\* Estimated



# Where Your Tax Dollar Goes

## 2025

Municipal

School

County



25¢



64¢



11¢

*Borough of Woodcliff Lake*



# Change in Assessed Value

## Effect on Municipal Portion of Tax Bill – Average Residential Home\*

Proposed	Actual	2025
<u>2025</u>	<u>2024</u>	<u>Increase</u>
\$ 4,994	\$ 4,759	\$ 235

\* 2025 and 2024 Average Residential Home Value - \$944,047 and \$908,212, excludes municipal open space.

## William E. Dolan

Borough Woodcliff Lake Clerk and  
Council Members  
188 Pascack Road  
Woodcliff Lake, New Jersey 07677

April 25, 2025

Dear Ms. Dakins & Councilmembers:

Re: BMW Withdraws from all property tax appeals with Plaintiff  
Wm. E. Dolan for Tax Years 2014 to 2020 and all tax appeals with  
the Borough Woodcliff Lake for all tax years 2014 to 2024.

Please read and enter this letter into the record for the Mayor and Council meeting on May 19, 2025 and kindly distribute it to all the council members today.

On April 11, 2025, BMW, after 12 years of continuous litigation with William E. Dolan, noticed the Tax Court Management Office that it is withdrawing all its direct tax appeals and counterclaims for Tax Years 2014 to 2024: see copies of the BMW letters attached.

BMW's decision to abandon its 2014 to 2024 tax appeals followed Judge Michael J. Duffy's J.T.C. March 19, 2025, Court Order and Opinion, and was not the result of any actions by the Borough.

May 9, 2024, Borough filed a cross motion to dismiss the 2014 - 2020 Dolan complaints which motion Judge Duffy denied in his March 19, 2025, Order. The denial of the Borough's motion to dismiss Dolan and BMW's decision to abandon 12 years of litigation points to the merits of Dolan's complaints.

April 30, 2024, Dolan motioned and on September 25, 2024, argued before Judge Duffy that BMW's April 24, 2024, \$99,000,000 157 page trial ready appraisal for 200 Chestnut Ridge Road and 118 page trial ready appraisal for 300 Chestnut Ridge Road be barred because the appraisal valuations:

1. Were based on warehouse buildings, a *prohibited use* in the O/R zone
2. Failed to value the 600,000 square feet of development rights with the property.
3. Failed to appraise the 4,800-gallon hydrogen fueling station.

Borough counsel *did not* seek to bar BMW's \$99,000,000 appraisal but only argued to dismiss Dolan.

BMW's assessment for Tax Years 2017 to 2024 approximates \$147,000,000 per annum. If the Borough's motion to dismiss the Dolan complaints had succeeded and the BMW \$99,000,000 valuation prevailed, the cumulative reduction of BMW's property tax assessment for Tax Years 2017 to 2024 would reckon near to be \$384,000,000.

99 West Hill Road Woodcliff Lake, New Jersey  
M - 201.888.9982 e- badtaxdeal@gmail.com

## William E. Dolan

Based on the norm tax rate 2017 to 2024, BMW would have sought a refund above **\$8,000,000** and would have transferred **\$48,000,000** in annual assessments to all other Borough property taxpayers.

On September 25, 2024, oral arguments were held in Newark before Judge Duffy, J.T.C. lasted 2.75 hours in which the Borough and BMW argued for the dismissal of the Dolan complaints as baseless.

During April 11, 2025, Case Management Call with Judge Duffy, Mr. Schaffer, BMW's counsel, granted that Dolan if victorious, could increase the 2014 to 2020 assessments.

Colloquy p. 6

16 THE COURT: -- subject to judgment. **The**  
17 **Dolan case, he has his direct appeal. He can -- if he**  
18 **were to be victorious, he has the ability to increase**  
19 **the assessment**, but there's no opportunity for the  
20 Borough to decrease the assessment at this point. Is  
21 that your understanding?  
22 MR. PORRO: I -- I guess the -- except for  
23 the case law that --  
24 THE COURT: Yes.  
25 MR. PORRO: -- Your Honor could determine --

Colloquy p. 7

1 THE COURT: Yes.  
2 MR. PORRO: -- value.  
3 THE COURT: Correct. I -- I guess there's no  
4 affirmative -- no affirmative relief being requested.  
5 MR. PORRO: Correct.  
6 THE COURT: **Mr. Schaffer, would you agree**  
7 **with that, that at this point Mr. Dolan is the only**  
8 **party seeking affirmative relief?**  
9 MR. SCHAFFER: **Yes, I would, Your Honor.** And  
10 just to clarify.  
11 THE COURT: Yeah, please.  
12 MR. SCHAFFER: There are quite a few docket  
13 numbers --  
14 THE COURT: Uh-huh.  
15 MR. SCHAFFER: -- complaints.  
16 THE COURT: Uh-huh.  
17 MR. SCHAFFER: **The intention is that**  
18 **everything be withdrawn, so if I did miss anything --**  
19 THE COURT: Understood.  
20 MR. SCHAFFER: -- I could certainly clean  
21 that up.

## William E. Dolan

On March 15, 2024, New Jersey's Supreme Court ethics committee, issued an opinion that pro se attorneys may talk to a party [Borough Council] without consent of that party's counsel. It is very common for litigants to meet without legal counsel to reach settlements.

I invite representatives of the Borough Council to consider meeting to bring a resolution, especially when considering its counsel's statements recorded in court that he could never be at the same table as Dolan to discuss settlement. Based upon factual evidence obtained from the Borough, County and State of New Jersey, the BMW properties for 2014 to 2020 are under assessed.

Whether we do meet or not, the Borough Council can be certain of this: unlike BMW, I will not be abandoning these tax appeals and will pursue this matter to its rightful conclusion and to the fullest extent of the law.

Very truly yours,



Recoverable Signature

A handwritten signature in black ink, appearing to read 'W. E. Dolan', enclosed in a grey rectangular box.

x

Signed by: 8031892b-1928-44b9-8c0d-c4d97a9b4f47

William E. Dolan  
Borough Resident

William E. Dolan

006265-2018 04/11/2025 12:33:16 PM Pg 1 of 1 Trans ID: TAX202554458

JOHN E. GARIPPA \*  
PHILIP J. GIANNUARIO \*  
GREGORY G. LOTZ \*  
BRIAN A. FOWLER \*  
ADAM R. JONES +  
GREGORY S. SCHAFFER +  
JEFFREY C. MASSA  
MEMBER NJ, NY & PA BAR \*  
MEMBER NJ & PA BAR +

**GARIPPA, LOTZ & GIANNUARIO**  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
66 PARK STREET  
MONTCLAIR, NEW JERSEY 07042  
(973) 744-1688  
www.taxappeal.com

845 THIRD AVENUE  
FLOOR 6  
NEW YORK, NY 10022  
(646) 722-2704  
ONE LIBERTY PLACE  
1650 MARKET STREET  
PHILADELPHIA, PA 19103

April 11, 2025

**VIA EFILE ONLY**

**Tax Court Management Office**  
Richard J. Hughes Justice Complex  
7<sup>th</sup> Floor – North Wing  
25 Market Street  
Trenton, NJ 08625-0972

Re: *William E. Dolan v. Woodcliff Lake Borough and BMW of North America, LLC*  
Docket No. 008634-2015, 006265-2018, 007570-2019, 008551-2020  
Our File No. 7018

To Whom It May Concern:

On behalf of our client, BMW of North America, LLC, please be advised that I respectfully withdraw the counterclaims filed in the above referenced matter for the 2015, 2018, 2019 and 2020 tax years. Kindly enter judgments accordingly.

With thanks for your continued cooperation, I remain,

Very truly yours,



**GREGORY S. SCHAFFER**

GSS/js  
cc: Kenneth A. Porro, Esq.  
William E. Dolan

7018\WD 2015, 2018-2020 CC letter Dolan

*Celebrating 50 Years of Service to Taxpayers*  
~ Est. 1975 ~

99 West Hill Road Woodcliff Lake, New Jersey  
M – 201.888.9982 e- badtaxdeal@gmail.com

William E. Dolan

007534-2017 04/11/2025 12:21:12 PM Pg 1 of 1 Trans ID: TAX202554441

JOHN E. GARIPPA \*  
PHILIP J. GIANNUARIO \*  
GREGORY G. LOTZ +  
BRIAN A. FOWLER \*  
ADAM R. JONES +  
GREGORY S. SCHAFFER +  
JEFFREY C. MASSA  

---

MEMBER NJ, NY & PA BAR \*  
MEMBER NJ & PA BAR +

**GARIPPA, LOTZ & GIANNUARIO**  
A PROFESSIONAL CORPORATION  
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66 PARK STREET  
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845 THIRD AVENUE  
FLOOR 6  
NEW YORK, NY 10022  
(646) 722-2704

ONE LIBERTY PLACE  
1650 MARKET STREET  
PHILADELPHIA, PA 19103

April 11, 2025

**VIA EFILE ONLY**

**Tax Court Management Office**

Richard J. Hughes Justice Complex  
7<sup>th</sup> Floor – North Wing  
25 Market Street  
Trenton, NJ 08625-0972

Re: *BMW of North America, LLC v. Woodcliff Lake Borough*  
Docket No. 004646-2014, 008035-2016, 007534-2017, 005342-2018,  
008964-2021, 006022-2022, 006793-2023, 001804-2024  
Our File No. 7018

To Whom It May Concern:

On behalf of our client, BMW of North America, LLC, please be advised that I respectfully withdraw the tax appeals filed in the above referenced matter for the 2014, 2016, 2017, 2018, 2021, 2022, 2023 and 2024 tax years. Kindly enter judgments accordingly. Our records indicate that no counterclaims have been filed.

With thanks for your continued cooperation, I remain,

Very truly yours,



**GREGORY S. SCHAFFER**

GSS/js

cc: Kenneth A. Porro, Esq.  
7018WD 2014, 2016-2024 letter – no counterclaims BMW

99 West Hill Road Woodcliff Lake, New Jersey  
M – 201.888.9982 e- badtaxdeal@gmail.com

William E. Dolan

TAX COURT OF NEW JERSEY  
ESSEX COUNTY  
DOCKET NOS.: 006933-2014;  
008634-2015; 005134-2016;  
004908-2017; 006265-2018;  
007570-2019; 008551-2020  
APP. DIV. NO. \_\_\_\_\_

\_\_\_\_\_  
WILLIAM E. DOLAN, :  
 :  
 Plaintiff, :  
 :  
 v. :  
 : CASE MANAGEMENT CONFERENCE  
 BOROUGH OF WOODCLIFF LAKE :  
 and BMW OF NORTH AMERICA, :  
 LLC, :  
 :  
 \_\_\_\_\_ Defendants. :

Place: MLK Justice Building  
(Partially Heard  
Telephonically)

Date: April 11, 2025

BEFORE:

HONORABLE MICHAEL J. DUFFY, J.T.C.

TRANSCRIPT ORDERED BY:

WILLIAM E. DOLAN, PRO SE  
99 West Hill Road  
Woodcliff Lake, NJ 07677

APPEARANCES:

WILLIAM E. DOLAN  
Pro Se Plaintiff

KENNETH A. PORRO, ESQ. (Brach Eichler, LLC)  
Attorney for the Defendant Woodcliff Lake

Transcriber: Sandra Hicks, AOC 711

Agency: KLJ Transcription Service, LLC  
P.O. Box 352  
Oakland, NJ 07436  
(201) 703-1670  
www.kljtranscription.com  
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APPEARANCES (CONTINUED):

GREGORY S. SCHAFFER, ESQ. (Garippa, Lotz &  
Giannuario, PC)  
Attorney for the Defendant BMW of North America

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16 THE COURT: -- subject to judgment. The  
17 Dolan case, he has his direct appeal. He can -- if he  
18 were to be victorious, he has the ability to increase  
19 the assessment, but there's no opportunity for the  
20 Borough to decrease the assessment at this point. Is  
21 that your understanding?  
22 MR. PORRO: I -- I guess the -- except for  
23 the case law that --  
24 THE COURT: Yes.  
25 MR. PORRO: -- Your Honor could determine --

Colloquy p. 7

1 THE COURT: Yes.  
2 MR. PORRO: -- value.  
3 THE COURT: Correct. I -- I guess there's no  
4 affirmative -- no affirmative relief being requested.  
5 MR. PORRO: Correct.  
6 THE COURT: Mr. Schaffer, would you agree  
7 with that, that at this point Mr. Dolan is the only  
8 party seeking affirmative relief?  
9 MR. SCHAFFER: Yes, I would, Your Honor. And  
10 just to clarify.  
11 THE COURT: Yeah, please.  
12 MR. SCHAFFER: There are quite a few docket  
13 numbers --  
14 THE COURT: Uh-huh.  
15 MR. SCHAFFER: -- complaints.  
16 THE COURT: Uh-huh.  
17 MR. SCHAFFER: The intention is that  
18 everything be withdrawn, so if I did miss anything --  
19 THE COURT: Understood.  
20 MR. SCHAFFER: -- I could certainly clean  
21 that up.

Colloquy

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trial date, and we'll go from there.  
MR. DOLAN: Thank you, Your Honor.  
MR. PORRO: Thank you.  
MR. SCHAFFER: Thank you Your Honor. Have a  
good weekend.  
(Proceedings concluded at 3:48 p.m.)

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CERTIFICATION

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I, SANDRA HICKS, the assigned transcriber, do  
hereby certify the foregoing transcript of proceedings  
on CourtSmart, Index No. from 3:11:35 to 3:48:31, is  
prepared to the best of my ability and in full  
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compressed transcript of the proceedings, as recorded.

<u>/s/ Sandra Hicks</u>	<u>AOC 711</u>
Sandra Hicks	AOC Number
<u>KLJ Transcription Service</u>	<u>04/21/25</u>
Agency Name	Date

William E. Dolan

Borough Woodcliff Lake Clerk and  
Council Members  
188 Pascack Road  
Woodcliff Lake, New Jersey 07677

May 9, 2025

Dear Ms. Dakins & Councilmembers:

Kindly distribute it to all the council members today, and please read and enter this letter into the record at the Mayor and Council meeting on May 19, 2025.

Today Judge Michael J. Duffy, J.T.C. issued his:

**ORDER TO COMPEL THE PRODUCTION OF THE EXPERT  
REPORT(S) OF DEFENDANT BOROUGH OF WOODCLIFF LAKE**

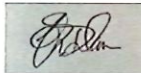
and Opinion, copies are attached.

It is in every taxpayer's best interest that the Borough as Ordered by Judge Duffy today produce the appraisal reports immediately and without any further delay. After the exact reports that the Borough delivered to BMW *over a year ago*, are received by me, the offer made in my April 25, 2025, letter still stands, to meet with representatives of the Borough Council and reconcile this matter.

I await your reply.

Very truly yours,

 Recoverable Signature



x

Signed by: 8031892b-1928-44b9-8c0d-c4d97a9b4f47

William E. Dolan

**BY THE COURT**

WILLIAM E. DOLAN,	)	TAX COURT OF NEW JERSEY
	)	
Plaintiff,	)	DOCKET NO:
	)	
v.	)	006933-2014; 008634-2015; 005134-2016;
	)	004908-2017; 006265-2018; 007570-2019;
	)	008551-2020
	)	
BOROUGH OF WOODCLIFF LAKE &	)	Block 602, Lot 1 and Block 802, Lot 1
BMW OF NORTH AMERICA, LLC,	)	
	)	CIVIL ACTION
Defendants.	)	

**ORDER TO COMPEL THE PRODUCTION OF THE EXPERT REPORT(S)  
OF DEFENDANT BOROUGH OF WOODCLIFF LAKE**

**THIS MATTER** having been opened to the court by Plaintiff William E. Dolan appearing *pro se*, on notice to all parties, for entry of an Order to suppress Defendant Borough of Woodcliff Lake's (the "Borough") proofs, including but not limited to any expert reports;

**AND** the Borough, through its counsel, Brach Eichler LLC (Kenneth A. Porro, Esq., appearing), having filed opposition to Plaintiff's motion and a written response to the court's inquiry whether the Borough is required to produce to Plaintiff a copy of any expert report(s) provided in discovery to Defendant BMW of North America, LLC;

**AND** the court having considered all of the papers and oral arguments submitted by all parties and for the reasons stated in its written opinion accompanying this Order, and for good cause:

**THEREFORE, IT IS** on this 9<sup>th</sup> day of May 2025:

**ORDERED** that the Borough shall provide Plaintiff with an exact copy of all expert reports produced to BMW by Monday, June 9, 2025; and

**FURTHER ORDERED** that a copy of this Order shall be filed on eCourts.

/s/ Michael J. Duffy  
Hon. Michael J. Duffy, J.T.C.

Opposed  
 Unopposed

In accordance with the required statement to R. 8:9-1, this order is a final judgment from which the time to file an appeal shall begin to run: YES  NO .

**William E. Dolan v. Borough of Woodcliff Lake and BMW of North America, LLC**

Docket Nos.: 006933-2014; 008634-2015; 005134-2016; 004908-2017; 006265-2018; 007570-2019 and 008551-2020

This letter shall constitute the court's statement of reasons regarding Plaintiff's motion to suppress/compel the expert report(s) prepared for Defendant Borough of Woodcliff Lake (the "Borough"). For the reasons provided herein, the Borough shall provide Plaintiff with a copy of its expert report(s) by Monday, June 9, 2025.

**Procedural History**

Plaintiff is the owner of real property and improvements located within the Borough. BMW of North America, LLC ("BMW") is the owner of the real property and improvements on two parcels identified on the municipal tax map as Block 602, Lot 1 and Block 802, Lot 1, commonly known as 300 and 200 Chestnut Ridge Road, Woodcliff Lake (collectively "Subject Properties"). The Borough is the taxing authority for the Subject Properties. Since 2014, Plaintiff has filed a series of seven (7) third-party complaints against BMW and the Borough alleging that the Subject Properties are under-assessed for tax years 2014 through 2020 (the "Dolan cases").<sup>1</sup>

In separate litigation, BMW filed direct appeals against the Borough alleging that one or both of the Subject Properties were over-assessed for tax years 2014, and 2016 through 2020 (the "BMW cases").<sup>2</sup> Relevant here, in the BMW cases, the Borough filed counterclaims alleging that Block 602, Lot 1 was under-assessed for 2019 and 2020.

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<sup>1</sup> In the Dolan cases, BMW answered Plaintiff's complaint and filed a counterclaim to reduce the assessed value of the Subject Properties for tax years 2015, 2018, 2019 and 2020. BMW has since withdrawn its counterclaims.

<sup>2</sup> BMW of North America, LLC v. Borough of Woodcliff Lake, Tax Court Docket Nos: 004646-2014; 008035-2016; 007534-2017; 005342-2018; 007001-2019; 004411-2020.

In the Dolan cases, the court entered a March 20, 2024, amended case management order: (1) ordering that trial-ready appraisal reports be exchanged on April 23, 2024 and (2) instructing any compliant party to file a motion to suppress proofs against any non-complaint party. On April 23, 2024, the Borough provided a copy of its expert report to BMW and not Plaintiff.

The Borough admits that it did not provide its expert report to Plaintiff. This is because, the Borough maintains, its report was prepared in connection with the BMW cases and not the Dolan cases.

On April 30, 2024, Plaintiff filed a motion to: (1) suppress defendants' proofs, including but not limited to any expert reports and (2) amend the complaints for tax years 2015-2020, to contest the automatic fire suppression system exemption on the Subject Properties. On May 9, 2024, the Borough filed a cross-motion to dismiss Plaintiff's complaints, alleging that Plaintiff could not overcome the presumption of correctness associated with the tax assessment. On July 16, 2024, this court ordered the parties to show cause why the Dolan cases should not be consolidated with the BMW cases.

On September 25, 2024, the court heard oral argument on the motions and the order to show cause. On March 19, 2025, the court issued a written opinion and order, denying: (1) Plaintiff's motion to amend complaints; (2) Plaintiff's motion to suppress BMW's expert report and (3) the Borough's cross-motion to dismiss Plaintiff's complaints. The court indicated that it would address the issue of consolidation and Plaintiff's motion to suppress the Borough's expert report in a separate decision.

On April 11, 2025, BMW and the Borough withdrew all claims and counterclaims in the BMW cases, and, on April 22, 2025, the court entered judgments accordingly. On April 28, 2025, the court entered an order denying consolidation of the Dolan and BMW cases, as moot.

Legal Analysis

At first glance, Plaintiff's motion to suppress appears straightforward. The Borough was required to exchange its expert report with Plaintiff by April 23, 2024. It failed to do so and should be barred from calling an expert witness in the Dolan cases.

However, during oral argument, the court inquired whether the Borough was required to produce its expert report in discovery to Plaintiff, if the Dolan cases and BMW cases were consolidated. Plaintiff now seeks to compel the Borough's report. For the sake of judicial efficiency and completeness, the court will address Plaintiff's request to compel the report.<sup>3</sup>

The Current N.J. Court Rules distinguish between a testifying expert witness and a consulted, non-testifying expert:

(1) A party may through interrogatories require any other party to disclose the names and addresses of each person whom the other party expects to call at trial as an expert witness . . . who is expected to testify and, whether or not expected to testify, of an expert who has conducted an examination pursuant to R. 4:19-1 . . . . The interrogatories may also require, as provided by R. 4:17-4(a), the furnishing of a copy of that person's report . . . .

(3) A party may discover facts known or opinions held by an expert (other than an expert who has conducted an examination pursuant to R. 4:19-1) who has been retained or specially employed by another party in anticipation of litigation or preparation for trial and who is not expected to be called as a witness at trial only upon a showing of exceptional circumstances under which it is impractical for the party seeking discovery to obtain facts or opinions on the same subject by other means.

[R. 4:10-2(d)(1); (d)(3).]<sup>4</sup>

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<sup>3</sup> On October 3, 2024, the Borough filed a written response to the court's inquiry whether the Borough's expert report in the BMW cases should be available to Plaintiff if the BMW and Dolan cases were consolidated. Plaintiff responded to the Borough's letter on the same day.

<sup>4</sup> Moreover, in Tax Court, "[w]here the valuation of property is an issue: a party intending to rely upon the testimony of any person testifying as a valuation expert must furnish an expert report . . . thirty (30) days prior to the trial date as designated by the court." R. 8:6-1(b)(1)(i).

Thus, in the case of a consulted non-testifying expert, an adversary can discover the identity of the expert and their opinion only “upon a showing of exceptional circumstances.” R. 4:10-2(d)(3). In contrast, when a party designates an individual as a proposed expert witness who may or will be produced at trial, the adversary has a right to discover the expert’s report. R. 4:10-2(d)(1). See also Fitzgerald v. Stanley Roberts, Inc., 186 N.J. 286, 301 (2006) (“no party to litigation has ‘anything resembling a proprietary right’ to any witness’ evidence”).

The record demonstrates that the Borough identified a proposed expert witness expected to testify at trial in the Dolan cases. On February 1, 2019, in response to standard interrogatories for tax years 2014 through 2018 propounded by Plaintiff, the Borough identified Robert McNerney, MAI, as a “possible rebuttal expert” in response to Plaintiff’s request for the name, address and field or area of expertise of each expert witness expected to testify on behalf of the Borough at trial.<sup>5</sup> Moreover, on January 17, 2024, the Borough requested an adjournment of an appraisal exchange date in the Dolan cases, because the Borough’s appraiser, *i.e.*, expert, needed an additional 30 days to complete the report.

The court’s record does not entirely support the Borough’s claim that its expert report was meant for, therefore, exchanged only with BMW, in the BMW cases. No case management order was issued nor was an appraisal exchange date set by the court in BMW. Yet, the Borough produced its expert report to BMW “in accordance with the March 20, 2024, Amended Case Management Order” on April 23, 2024 – the appraisal exchange date in the Dolan cases.

The Borough also filed with the court a copy of its April 23, 2024, transmittal cover letter when it produced its report to BMW. The cover letter clearly references the docket numbers in

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<sup>5</sup> New Jersey case law does not distinguish between a rebuttal expert witness and any other identified expert witness that may or will be produced at trial.

the Dolan cases not the BMW cases, and is copied to Plaintiff, who is not a party in the BMW cases. Equally telling, the Borough did not file its transmitting cover letter under the BMW docket numbers. The court finds that the Borough produced its report to BMW in the Dolan cases.

Even if the court attributes the above references to the Dolan cases as a scrivener's error, there is a second and independent basis compelling the production of the Borough's expert report. In its initial interrogatory No. 3, Plaintiff requested:

Attach hereto copies of all appraisals and expert reports prepared on behalf of the municipality, or in the possession of the municipality, covering the subject property or any portion thereof, which appraisals or reports were prepared by any expert named in answer to Question No. 2 [i.e., Robert McNerney], during or with respect to the year of appeal or either of the preceding two years, in connection with this or any other proceeding, or for any other reason.<sup>6</sup>

Plaintiff's interrogatory requests relevant information and is broad enough to include any expert report prepared in the context of the BMW cases. The Borough's failure to produce the report in discovery or pursuant to a case management order provides the basis to compel the production of the report under R. 4:23-5(c).

For these reasons, the court finds that the Borough is in possession of a discoverable expert report. The Borough shall provide Plaintiff with an exact copy of all expert reports which the Borough produced to BMW by Monday, June 9, 2025.<sup>7</sup>

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<sup>6</sup> The Borough responded: "To be supplied in accordance with any Case Management Order that will be issued by the Tax Court."

<sup>7</sup> The production of the expert report, however, does not mean that Plaintiff may utilize the report at trial. "Access to [a] testifying witness is allowed and the adversary may produce a willing expert at trial." Fitzgerald, 186 N.J. at 301 (emphasis added). But, if the Borough's expert is unwilling to testify, Plaintiff cannot compel the testimony. Id. at 299, n.7.

William E. Dolan

*99 West Hill Road Woodcliff Lake, New Jersey 07677*  
M – 201.888.9982 E – [skip@dolanrealty.com](mailto:skip@dolanrealty.com)