

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
JULY 21, 2025
6:30 PM CLOSED SESSION
7:00 PM OPEN SESSION**

CALL TO ORDER

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

ROLL CALL

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

CLOSED SESSION

Resolution No. 25-195 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. 25-195 was made by Councilwoman Brodsky, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance which was led by Elizabeth Huang and Zoe Green.

APPROVAL OF MINUTES

MOTION to approve the Minutes of June 16, 2025 (Open) was made by Councilwoman Marsh, second by Councilwoman Margolis and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack and Council President Stern.

MOTION to approve the Minutes of June 16, 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 June 24, 2025 (Open) was made by Councilman Pollack, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack and Council President Stern.

PUBLIC COMMENT

(Limited to 3 minutes per speaker)

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

Bert Taylor, Woodcliff Lake, stated that Mayor and Council, at the end of the meeting, should look at Zoom to see if anyone has their hand raised with questions. Council President Stern stated that comments can only be made in person. Councilman Pollack stated that the Agenda is on the website 48 hours in advance of the meeting. The public can email the Clerk with questions and state that they would like the questions read into the public portion at the meeting. Mr. Taylor asked Mayor and Council if they were pleased with the first concert at the new park. Council President Stern replied yes. Administrator Padilla replied that we have not received any negative feedback. Mayor Rendo stated that he was pleased. Mr. Taylor asked if everyone in the public knows how much money we spent on the park. Mr. Schettino stated that all numbers are available to the public. Mr. Taylor stated that he does not think that everyone is aware of the amount spent. We have put a lot of money into that park. Council President Stern stated that before we spend any money, Resolutions are passed authorizing the spending of the money. Mayor Rendo stated that it was an abandoned gas station that needed to be cleaned up. The Borough did that and now we have a wonderful new park.

Josephine Higgins, Woodcliff Lake, asked what we paid for 55 Woodcliff. Mayor Rendo replied \$250,000. Josephine Higgins asked what Council members oversee OEM. Councilman Pollack replied that Councilwoman Marsh and Councilwoman Margolis are liaisons. Ms. Higgins stated that we have fantastic people on our OEM. After the storms and flooding that have taken place over the past few years, the Borough should have a plan in place of where to shelter, etc. and make sure the residents are aware. Councilwoman Marsh stated that suggestion is a great idea, and they will speak with Ralph Maurrasse who oversees OEM. Councilwoman Margolis agree that it was a great suggestion.

Councilwoman Margolis stated that Josephine Higgins was awarded Hometown Hero from Congressman Josh Gottheimer. Josephine Higgins thanked Councilwoman Margolis for nominating her.

Clerk Dakin stated that a letter from Mr. Dolan, dated July 9, 2025, will be incorporated into the minutes.

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

FIRE DEPARTMENT APPOINTMENT

MOTION to approve the nomination of Harlow Goldstein as a member of the Woodcliff Lake Volunteer Fire Department was made by Councilwoman Margolis, second by Councilwoman Marsh and unanimously approved.

PROCLAMATION

- Elizabeth Huang, 2025 Valedictorian of Pascack Hills High School
- Zoe Green, 2025 Salutatorian of Pascack Hills High School

CERTIFICATE OF RECOGNITION

- Benjamin L. Miller, Eagle Scout Award

MAYOR'S REPORT

Mayor Rendo stated that he received an email from a resident on Stacy Lane regarding the pond. We stated repeatedly that the pond is privately owned. The resident is stating that ever since they rebuilt the bridge there is stagnant water in the pond. The residents would like to meet with us.

COUNCIL REPORTS

Councilwoman Brodsky stated that Ordinance No. 25-10 deals with parks and playgrounds. Councilwoman Brodsky thanks Chief Regula, Parks and Recreation Director Magee, Clerk Dakin and Council members for their hard work and comments. We are moving along with the Hometown Heros project. Parks and Recreation met with Josephine Higgins, Marilyn Clerk, and Vaughn Flowers for help with outreach. Hopefully we will get a great response. We will advertise and post on social media and our website once applications are available. They will be due by August 29th so that we can have the banners ready for Veterans Day. We received some feedback from our first concert. Our concerts will now start at 7PM instead of 6PM. There will also be an ice cream vendor at the location. We are working on our Labor Day Pool Party. Additionally, in the fall, we are hoping to have a Food and Wine Festival as well as Health and Wellness in October. On September 27th we will have our annual Oktoberfest.

Councilwoman Margolis stated that we have a few Borough employees that deserve a shout out. Kevin Zink for receiving his Public Works Manager Certification, Claïresse Aquilino for receiving her Affordable Housing Professional Certification and Leonardo Lugo for his appointment as a

Police Officer. Regarding Film Ready, we are busy uploading photos. If you wish for your property to be included, please reach out to us. The Chili Cook Off will take place in October during Fire Prevention Week. This year there will be t-shirts. We also have a new water aerobics instructor at the pool. Regarding Woodcliff Lake United, we are meeting to see what events we could work on for this year. Council President Stern asked who the members are and if this Committee overlaps with some other Committees. He believes that Parks and Recreation should be involved. Councilwoman Margolis stated that they could talk about it, but it is not an official Committee.

Councilwoman Marsh stated that Ordinance No. 25-11 is for the Redevelopment at 300 Chestnut Ridge Road. The plan is available on our website. We will be having a presentation from the developers at a meeting in the future before we vote on it. Please feel free to reach out to us if you have any questions. The Land Use Board meeting is tomorrow evening at 7:00 PM at Borough Hall. The groundbreaking ceremony for the Goddard School on Chestnut Ridge Road will take place at noon tomorrow.

Councilman Pollack stated that PBA contract discussions are still ongoing. The tax bill and a tax letter will be going out by the end of the month. Third quarter taxes are due by August 25th. Residents are reminded to call PSE&G for any power outages. The more people that call, the quicker the response will be. Park Ridge is discussing disbanding their fire bells. Woodcliff Lake has not had any for many years.

Councilman Bonanno stated that pool, tennis and camp memberships are still available. We are receiving positive feedback regarding the pool and camp. Everyone seems to be happy with the new food vendor. The K-9 unit was a huge success at camp, and we are looking forward to the BMX bike show which is scheduled for camp soon.

Council President Stern thanked DPW for their hard work. If any residents see a storm drain that is covered, please clear it off. We had our bid opening for the work at the old barn and are awarding the project tonight. There will be a grassy section with some benches there. This Thursday we will be opening the bid for the West Hill Road and Brookview Drive paving project. We also are out to bid for sanitation and recycling. We will be soliciting sponsorships for our new Welcome signs.

ADMINISTRATOR'S REPORT

Administrator Padilla stated that we are awarding the Old Barn project tonight and hope to have it start by the fall. The same for the road project. Storms are getting worse, and rainfall is coming down very heavily and quickly. We are having flooding where there normally is not any flooding. Please sign up for Rave and go to our website. We have a ton of information on the website and alerts go out with our Rave system.

ENGINEER'S REPORT

(Please see attached report).

ORDINANCES

Public Hearing Ordinance No. 25-08

An Ordinance to Amend Chapter 168 Entitled "Fences" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to adopt Ordinance No. 25-08 was made by Councilman Pollack, second by Councilwoman Marsh.

MOTION to open to the public was made by Councilman Pollack, second by Councilwoman Marsh 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. 25-08 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.

Public Hearing Ordinance No. 25-09

An Ordinance to Amend Chapter 380 Entitled "Zoning" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to adopt Ordinance No. 25-09 was made by Councilwoman Marsh, second by Councilman Pollack.

MOTION to open to the public was made by Councilman Pollack, second by Councilwoman Marsh 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. 25-09 was made by Councilwoman Marsh, second by Councilman Pollack and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

Introduction Ordinance No. 25-10

An Ordinance to Amend Chapter 240 Entitled "Parks and Playgrounds" of the

Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to introduce Ordinance No. 25-10 was by Councilwoman Brodsky, second by Councilman Bonanno and unanimously approved.

Introduction Ordinance No. 25-11

An Ordinance of the Borough of Woodcliff Lake in Bergen County Adopting the Block 601, Lot 1 Redevelopment Plan

MOTION to introduce Ordinance No. 25-11 was by Councilwoman Marsh, second by Councilwoman Brodsky and unanimously approved.

CONSENT AGENDA

Council President Stern stated that we need to revise Resolution No. 25-207 to add a minimum amount of \$300,000. MOTION to amend Resolution No. 25-207 was made by Councilwoman Margolis, second by Councilman Pollack and unanimously approved.

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

ADJOURNMENT

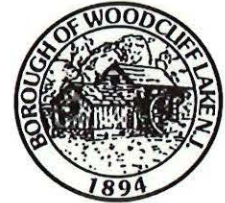
MOTION to adjourn was made by Councilman Pollack, second by Councilwoman Marsh and unanimously approved. The meeting was adjourned at 8:00 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR
Borough Clerk

JULY ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
JULY 17, 2025



1. Galaxy Gardens Civil Design and NJDEP Land Use Permitting

Project awarded to Applied Landscape for the total contract amount of \$2,753,123.00. Change Order No. 1 for Monument Area add-on and associated sitework in the amount of \$97,855.47 (3.55%) was approved by the Borough per Resolution No. 24-259. Project is substantially complete pending final punch list items for project closeout. 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. JFC has notified our office of delays in securing the emergency generator and pump station equipment that is impacting the overall project schedule and pushing the start date to October 2025. Neglia has directed JFC to provide alternative measures to expedite the schedule asap such as additional bypass pumping or the use of the bypass pumps as the backup measure until the generator is available for review and consideration by the Borough.

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

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

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.

LYNDHURST

34 Park Avenue
PO Box 426
Lyndhurst, NJ 07071
p. 201.939.8805 f. 201.939.0846

MOUNTAINSIDE

200 Central Avenue
Suite 102
Mountainside, NJ 07092
p. 201.939.8805 f. 732.943.7249

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

MS4 Stormwater Mapping

Neglia provided a proposal for MS4 Stormwater Mapping to address the latest NJDEP MS4 Regulations to the Borough. Neglia is prepared to proceed with the MS4 Stormwater Mapping once our proposal is approved/authorized by the Borough. This mapping needs to be completed and submitted by **January 1, 2026** for Borough MS4 Compliance. Neglia understands this proposal will be authorized at the 7/21/2025 meeting and will be proceeding with the MS4 mapping 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 understands this proposal will be authorized at the 7/21/2025 meeting and will be proceeding with the survey, design, and NJDOT PMRS pre-bid submissions.

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. Plans approved by NJDOT and a bid opening is scheduled for July 24, 2025 for anticipated award at the August 18, 2025 meeting pending a favorable bid so that paving can be completed this year.

8. Brookview Drive Roadway Improvements (Municipal Paving)

Neglia completed plans and specifications for bidding this paving project together with the West Hill Road NJDOT paving project following NJDOT and Borough approval of the same. Neglia met with DPW to add include the replacement of a compromised storm drain in Brookview Drive near the intersection of Colonial Avenue into the bid specifications. Plans approved by NJDOT and a bid opening is scheduled for July 24, 2025 for anticipated award at the August 18, 2025 meeting following a favorable bid so that paving can be completed this year.

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

NJDEP Land Use Approval was received on 4/16/2025. All pre-bid submissions and approvals have been received. Bids were opened on June 26, 2025 and recommendation package recommending award of contractor to AJM Contracting in the amount of \$635,995.00 pending available funds, attorney review and Borough approval of the same. Pre-Construction meeting to be held following award of the project and execution of contracts.

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 was provided to the Borough. A proposal for full engineering design, bidding and NJDEP permitting was provided to the Borough. Neglia is prepared to proceed with the design and NJDEP pre-bid submissions once our proposal is approved/authorized by the Borough.

11. Digital Tax Maps

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

12. Woodcliff Avenue & Woodcliff Middle School Drainage Improvements

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

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. Neglia has completed and submitted the ADA Ramp Designs to Bergen County for review.

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. 25-08

AN ORDINANCE TO AMEND CHAPTER 168 ENTITLED "FENCES" 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 168, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Fences 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.

Sec. 168-5. Height Restrictions.

New Letter F. Whenever an existing residential property abuts an existing non-residential property, a solid fence not to exceed 6' may be located by either property owner along the boundary line separating the residential from the non-residential zone; provided in all foregoing instances, no such fence may exceed 4' within any front yard.

New Letter G. Any fence between the front line of a house and the front property line shall not exceed 4' in height and shall be at least fifty (50%) percent open.

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

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

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

ORDINANCE NO. 25-09

AN ORDINANCE TO AMEND CHAPTER 380 ENTITLED "ZONING" 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 380, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Zoning 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.

Sec. 380-14. Lot dimensions; supplemental regulations.

(7) No accessory structure or building shall be located between the front line of a residential dwelling and the front property line.

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.

William E. Dolan

The Honorable Judge Michael Duffy, J.T.C.
Tax Court of New Jersey
495 Marting Luther King Blvd. – 4th Floor
Newark, New Jersey 07102

July 9, 2025

Via e-Courts

RE: William E. Dolan v. Borough Woodcliff Lake, Docket Nos.: 6933-2014; 8634-2015; 005134-2016; 004908-2017; 006265-2018; 007570-2019; and 08551- 2020

Dear Judge Duffy:

Please accept plaintiff's response to defendant BMW's June 27, 2025, summary judgment motion reply. On June 13, 2025, at the settlement conference all litigants when asked by Your Honor, confirmed appraisal reports will not be used to resolve the litigation. The plaintiff will show the court the Borough methodology to fix the assessment for Tax Years 2014 to 2020 eviscerated N.J.S.A. 54:4-23 and many other statutes, is illegal and the Borough's presumption of correctness must be denied.

BMW's responses to the material facts raised by the plaintiff failed to demonstrate there is a genuine dispute of material facts. The responses are repetitive denials and no evidence, such as affidavits, depositions, documents, or other materials were submitted that contradict the plaintiff's claims or support their own version of the facts. BMW failed to affirmatively demonstrate that there is legitimate disagreement about the facts presented by the plaintiff and *that a trial is needed to resolve*, rather than just stating their disagreement without evidence.

Plaintiff's Response to BMW's Reply

1. BMW: "*Denied. The referenced statement is a legal conclusion and is disputed by BMW. Further, there is no citation or support in the motion record and there is no demonstration that it is uncontroverted.*"

Dolan response: "*It was a quid pro quo,¹ I couldn't – no one could have negotiated it.*

Well, I won't say no one could have negotiated it better, I like to think I did a good job."

May 8, 2017, trial testimony Borough attorney Muhlstock Exhibit L1 p.83 line 25 to p. 84 line 3.

BMW wants the Court to ignore the Borough's methodology, settlement of BMW's assessment with the assessor office vacant, it eviscerated N.J.S.A. 54:4-23 and other statutes to make the settlement all established by the NJ Legislature to prevent such abuses by public officials. Furthermore, below is a summary of some of the devious actions by the Borough:

¹ *A favor or advantage granted or expected in return for something.* Oxford Dictionary

William E. Dolan

9/25/2013 Exhibit E, p. 1, Mayor & Council minutes show the resolution to authorize the mayor to sign inter-local agreement with Paramus was pulled, this was concealed from Judge Novin, misled him to believe it was executed 9/19/2013, see Novin Opinion, Exhibit P, p. 6 ¶ 2 defendants not candid with the tribunal and violated the Square Corners doctrine.

10/1/2013 Exhibit F, N.J.S.A. 40A:9-149 violated, the assessor's office vacant, remained so until after 12/16/2013. The Legislature's will and Governor's authority were usurped.

11/13/2013 Exhibit G p. 4 ¶ 3: "*there is no tax assessor in Woodcliff Lake*" recorded by the BCTB Administrator Mr. Robert Layton.

12/6/2013 Exhibit A: Conflict of interest N.J.S.A. 54:4-23 violated, Boro counsel asked BMW's counsel to get BMW's approval for assessment Exhibit F1 p. 107 lines 13 - 18.

12/16/2013 Exhibit J: Res. 13-194, authorized the mayor to sign the inter-local agreement Exhibit A1, 11 weeks past the date to notify Governor of the vacancy N.J.S.A. 40A:9-149.

1/17/2014, Exhibit B-1: Borough Paramus commenced billing, no billing in 2013.

5/9/2017 mayor admitted N.J.S.A. 54:4-23 violated, appraiser, attorneys, auditor, CFO and *his life experiences* consulted but not the assessor. Exhibit C1 p.168 line 13 to p.171 line 17.

- 2. BMW: Denied. *The referenced statement is a legal conclusion and is disputed by BMW. Plaintiff's Exhibit A is a correspondence memorializing a settlement offer in a prior tax appeal. In no way does it establish an "illegally concocted" assessed value.*

"It was a quid pro quo I couldn't – no one could have negotiated it.

Well, I won't say no one could have negotiated it better, I like to think I did a good job."

Muhlstock trial testimony Exhibit L1 p.83 line 25 to p.84 line 3 & p.107 lines 13-18, N.J.S.A. 54:4-23 was eviscerated, defendants acted outside the law.

- 3. BMW: Denied. *Plaintiff's Exhibit B directly contradicts this statement p 6 of the Div. Of Taxation's Investigative Report states that Mr. Anzevino was duly appointed as Tax Assessor in Woodcliff Lake via interlocal shared services agreement, effective July 1, 2013.*

It is uncontroverted the mayor was not authorized to sign the inter local agreement to hire the assessor Res. 13-194 passed on 12/16/2013, Exhibit J; assessor's office was vacant 7/13/2013 to 12/??/2013, the executed inter local agreement has no date Exhibit A1.

4. BMW: Denied, as to Plaintiff's characterization. Plaintiff's Exhibit J speaks for itself. Plaintiff's Exhibit B contradicts the allegation that Mr. Anzevino's appointment as Tax Assessor, effective July 1, 2013, lacked authority.

The Borough's back dating of Mr. Anzevino's effective date in no way alters the documented record supported by public meeting minutes and resolutions from the Borough and BCTB that the assessor's office was vacant until after Res. 13-194 was passed 12/16/2013.

9/25/2013 Exhibit E, Mayor & Council minutes p. 1 resolution pulled that would have authorized mayor to sign inter-local agreement with Paramus,

11/13/2013 Exhibit G p. 4: "there is no tax assessor in Woodcliff Lake" documented by the Bergen County Tax Board Administrator Mr. Robert Layton.

5. BMW: Denied. The referenced statement is a legal conclusion and is disputed by BMW. Plaintiff's Exhibit K is a Borough Resolution and does not establish impropriety or statutory violation.

No evidence from BMW to support its position, whereas the plaintiff provides the Court with;

1. Report from the Division of Taxation, Exhibit B p.3
2. N.J.S.A. 54:4-23, 54:3-26 and 54:51A8,
3. Tax appeal attorney Muhlstock's, letter to assessor Potash, CTA Exhibit E1 ¶1,

"As you know, the municipality does not have the legal authority to enter into an agreement for future assessments, prior to October 1st of the pretax year."

4. Trial testimony by attorney Muhlstock trial testimony, Exhibit F1 p.117, lines 12 - 21

12	Q It's addressed to Ms. Potash, it's from you.
13	A Mm-hmm.
14	Q October 18, 2012 in response to your email
15	concerning the judgments. As you know, the
16	municipality does not have the legal authority to enter
17	into an agreement for future assessments, prior to
18	October 1 st of the pretax year. Is -- does that remain
19	a true statement today to your knowledge?
20	A That is true, legal authority. Technically no
21	legal authority.

Res. No. 14-19 which approved Tax Years 2014, 2015 & 2016 assessments is improper based on the Boro not having the authority to set future values, Boro's methodology is outside the law.

6. [BMW] Denied. The referenced statement is a legal conclusion and is disputed by BMW. Plaintiff's lay opinion on severability is not a matter of uncontroverted fact.

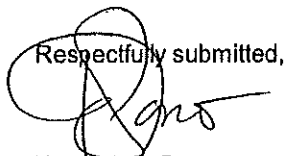
BMW only offers denials and no evidence to support its position. The facts are self evident, Res. 14-19 has no severability clause, and the Borough Council does not possess the statutory authority to set future assessments, see plaintiff's replies to Points 1 5 above.

7. [BMW] Admitted, as to the fact that the files for Block 602 and Block 802, Lot 1 were missing following the relocation of the assessor's office in 2015. The remaining allegations are denied as they are not established in the motion record.

The Borough's BMW files and only the BMW files went missing in 2015. Exhibit B p.2 ¶ 2, two [2] years prior to the trial in BER-L-2219- 14, The Borough intentionally misled the court and the plaintiff with seven false certifications to conceal spoliation Exhibit G1. The Borough acted lawlessly outside the Square Corners Doctrine²

The Borough did not disclose to either Judges Novin or Orsen all its BMW were missing, and it only came to light in the State's March 13, 2020, report, Exhibit B p.2 ¶ 2. On 1.27.2017 counsel wrote to Judge Novin, J.T.C. the following:

Please note that there was no additional documentation found within the tax assessor's Borough Hall files, based upon an additional inspection by the tax assessor on Thursday, January 26, 2017.

Respectfully submitted,

Kenneth A. Porro
For the Firm

Yet all the files went missing in 2015, the Borough made its policy not to honor the Square Corners Doctrine and to mislead the court. Exhibit G1.

8. [BMW] Denied. Plaintiff's opinion of the Court's 10/2/2017 trial decision does not constitute an uncontroverted material fact. Further, there is no support in the record

² The "Square Corners Doctrine" holds that the government may not "conduct itself so as to achieve or preserve any kind of bargaining or litigational advantage." New Concepts For Living, Inc. v. City of Hackensack, 376 N.J. Super. 394, 401 (App. Div. 2005). Rather, "its primary obligation is to comport itself with compunction and integrity, and in doing so government may have to forego the freedom of action that private citizens may employ in dealing with one another." Ibid. To invoke the "turn square corners" doctrine, citizens need not prove that they were blameless, or that the government acted in bad faith. CBS Outdoor, Inc. v. Borough of Lebanon Planning Bd./Bd. of Adjustment, 414 N.J. Super. 563, 586-87 (App. Div. 2010); see New Concepts, 376 N.J. at 402-403.

for the notion that certain exhibits were withheld from Judge Novin. Notably, Exhibit B is dated more than two years after the Court's decision.

Judge Novin J.T.C. is meticulous and fastidious concerning details, especially dates, and concluded based on Borough provided documents the mayor executed the inter local agreement on 9/19/2013, before 10/1/2013 when N.J.S.A. 40A:9-149 required the mayor to notify the Governor's office about the assessor office vacancy.

Judge Novin's October 2, 2017, Opinion Exhibit P p.6 ¶ 2 reveals the Borough's document omission, that it was not candid regarding Mr. Anzevino's appointment date, in the same way with all BMW's files going missing in 2015 and its certifications G, etc. The *Square Corners Doctrine*, it is not necessary to prove *the government acted in bad faith*.

9. [BMW] Neither admitted nor denied. There is no citation to the record to support this statement. Nonetheless, it is immaterial to the present matter.

It further documents the Borough's steadfast opposition to the *Square Corners Doctrine*, the Uniformity Clause and continued great disservice to all the other taxpayers in the Borough; filed opposition **LCV20232563735**

10. [BMW] Denied. There is no citation to the record to support this statement. Further, this issue was discussed with Judge Orsen several times, with the participation of Plaintiff's prior counsel.

BMW does not provide evidence to demonstrate it informed Judge Orsen J.T.C. of the Deputy Director's inspection and finding all the BMW files were missing since 2015.

The Borough elected not to honor its obligation to integrity and fairness that require government to "turn square corners".

"its primary obligation is to comport itself with compunction and integrity, and in doing so government may have to forego the freedom of action that private citizens may employ in dealing with one another."

Had BMW notified Judge Orsen that all the Borough's BMW files were missing that would validate the Marshall & Swift Summary Report sent to the Deputy Director Exhibit C.

.....

11. [BMW] Denied. Plaintiff's Exhibit B states that Mr. Anzevino was counseled as to the proper procedures when files are missing. At no time was Mr. Anzevino given a directive regarding specific BMW files.

William E. Dolan

False, Mr. Anzevino received the email below from the Deputy Director, Exhibit H1.

From: Wright, Patricia <Patricia.Wright@treas.nj.gov>
Sent time: 10/10/2019 10:48:44 AM
To: Reilly, Shelly <Shelly.Reilly@treas.nj.gov>; BERGEN COUNTY (RLAYTON@CO.BERGEN.NJ.US) <RLAYTON@CO.BERGEN.NJ.US>; 'amazzola@co.bergen.nj.us' <amazzola@co.bergen.nj.us>; janzevino@paramusborough.org
Subject: Woodcliff Lake Investigation
DESCRIPTION;LANGUAGE=en-US:Jim:\nPlease have all BMW records pulled and any applications from them available for review.\nBob and Anthony are also going to be at your office on 10/25/19.\nI am coming with Chief, Shelly Reilly.\nAny questions call 609-292-8823 and my Assistant Marilyn will make sure I speak to you.\n\n

The only taxpayer files mentioned by the Director are BMW's, Exhibit B, p. 2 ¶ 2 & Exhibit H1.

12. [BMW] Denied. Pursuant to Plaintiff's Exhibit B, Mr. Anzevino, "agreed he did not do as he should have done." There is no admission of negligence.

Not so. BoMW is not the Deputy Director and its assertion does not absolve Mr. Anzevino of his five years of being negligent. Statutorily, the assessor is accountable to the Deputy Director, who told Mr. Anzevino and reported in writing he was negligent and it is an uncontroverted statement by the Director how he handled his duties related to the BMW files.

The Director's 3.13.2020 report, Exhibit B satisfy the *New Jersey Rule of Evidence and Business Records (N.J.R.E. 803(c)(6))* and are admissible as evidence and are not "hearsay".

"Records of regularly conducted business activity made at or near the time of the event, by someone with knowledge, and kept in the course of a regularly conducted business activity. (N.J.R.E. 803(c)(6))"

The Director's 3.13.2020 report on NJ State Letterhead are regularly used in the Division's business activity, Exhibit C "*occurred during the time of the event*" 3.13.2020 and by someone with knowledge, i.e. the Directors, Ms. Patricia Wright and Ms. Shelly Reilly, and Mr. Anzevino who was cc'd Exhibit B p.7

13. [BMW] Admitted.

BMW admission here contradicts its own statement in Point # 10:

The Borough refused to provide plaintiff with a manifest of the files to be inspected on 10/30/2019 which was five days after the Director cited Mr. Anzevino for being negligent and

the learning all the BMW files went missing in 2015. BMW's counsel is gaslighting and wants the court to suspend disbelief as to why plaintiff would inspect files the defendants had previously told Judge Orsen were missing; another example the *Square Corners Doctrine* violated by the Borough.

14. [BMW] Denied, as to the characterization. The referenced documents do not constitute "assessments" of the BMW properties, as stated by Plaintiff. Plaintiff's editorial comments in Exhibit C are also inaccurate. The referenced documents are Marshal & Swift Summary Reports utilized by the Borough solely to determine the value of fire suppression exemptions for the subject property. A true and correct copy of the approved fire suppression applications, including the summary reports, is attached as BMW's Exhibit A.

The Marshall & Swift Summary Reports are the work product of Mr. Anzevino who the Director instructed to replace *missing essential assessment information* to cure his five [5] years of negligence. The Director's directive was solely about the BMW files, Exhibit H1 and only BMW's files are mentioned in the State's report in Exhibit B, p. 2 ¶ 2.

The Marshall & Swift Summary Reports sent by the Boro to the Director valued the assessments at \$199,980,245 are a testimonial that Mr. Anzevino cured his negligence and complied with the Director's directive during the site inspection at Borough Hall. BMW is very confused with Part B of its reply; there are no N.J. Statutes to support BMW's claim:

"The referenced Documents are Marshal & Swift Summary Reports utilized by the Borough solely to determine the value of fire suppression exemptions for the subject property."

BMW the FSS applicant is dead wrong: and must provide:

"Detailed cost breakdown of the proposed automatic fire suppression installation must be attached to this form:" N.J.S.A. 54:4-3.133 [Exhibit I1., p. 3]

COST OF ELIGIBLE AUTOMATIC FIRE SUPPRESSION SYSTEM: \$ _____		
<i>NOTE: Detailed cost breakdown of the proposed automatic fire suppression installation must be attached to this form.</i>		
Section F: Certification		
The following declaration is submitted in accordance with the provisions of N.J.S.A. 54:4-3.130 et seq., and I certify it is true to the best of my knowledge and belief and fully understand that such declaration will be considered as if made under oath, and, as to a false declaration shall be subject to the penalties as provided by law for perjury.		
Contractor/Installer Signature: _____	Print Name: _____	Date: _____
Owner Signature: _____	Print Name: _____	Date: _____

BMW's counsel did not certify its Exhibit A, which is a muddled, indecipherable and devious document, and the reasons are obvious why BMW did not present the clean original. Exhibit A does reveal the following inculpatory facts:

1. The Cost line is left blank by BMW.
2. *Detailed cost breakdown of the proposed automatic fire suppression installation must be attached to this form*, not provided therefore this is not a "true and accurate copy"
3. BMW omitted the last 3 pages of the 4 page FSS application in its Exhibit A

BMW is required by the statute N.J.S.A. 54:4-3.133 to provide the assessor with detailed cost information attached to the FSS application, it is missing from BMW's Exhibit A.

N.J.S.A. 54:4-3.133. Certificate; issuance; contents; commencement of exemption
The certificate shall contain information identifying the system **and its cost** and shall conform to any other requirements prescribed by the Director of the Division of Taxation. Exhibit I1 p. 2

BMW seeks to mislead the court into believing that it is the assessor's responsibility to calculate the cost of the FSS system and the Marshall & Swift Summary Reports were to inexplicably serve that purpose. It is uncontroverted N.J.S.A 54:4-3.130 et seq squarely puts the obligation on BMW to provide the assessor and municipality with the cost of the FSS and has failed to do since 2014.

February 8, 2019, defendant BMW provided the plaintiff with its 2014 to 2018 Capital Budget with a line item dated 11.21.2014 "SPRINKLER SYSTEM EXTENSION... \$26,375 with a Certification date 2.7.2019 by Mr. Frank Weiczorek Exhibit N1.

Plaintiff on 7.25.2024 submitted OPRA requests to the Borough requesting building permits for BMW's FSS going back to 1989

200 Chestnut Ridge Road – South Campus: \$3,511 for FSS

300 Chestnut Ridge Road - North Campus: \$725 for FSS.

BMW claimed an annual FSS tax credit of **\$2,663,000** between 2015 and 2019, and between 2020 to 2025 BMW claimed an annual FSS tax credit of **\$2,674,100** based on its certification of spending only \$26,375. Based on BMW's Certification its 11 years of FSS tax credit should total \$290,125 but BMW has claimed **\$29,359,600** in FSS tax credits for 200 Chestnut Ridge Road, a difference of \$29,069,475.

William E. Dolan

Since 2019 BMW has claimed an annual FSS Tax Credit of \$1,350,000 for 300 Chestnut Ridge Road, with no supporting documentation, total credits claimed are \$8,100,000.

5/14/2019 Exhibit M, Boro email reveals Mr. Nick Soluzzi, Municipal Construction official stated that he did not approve BMW's FSS application as required (N.J.R.E. 803(c)(6)).

N.J.S.A. 54:4-3.135. c. A person aggrieved by an action of the assessor may appeal to the county board of taxation or the tax court, as appropriate. Exhibit II p.4

The plaintiff in May and June of 2019 as prescribed in N.J.S.A. 54:4-3.135 appeared before the BCTB regarding BMW's FSS shenanigans. On 6.11.2019 BMW wrote the BCTB and objected to Dolan's appearance, said it was a matter for the Tax Court to decide Exhibit J1.

In accordance with BMW counsel's letter of June 11, 2019, Exhibit J1, the plaintiff presents his grievance to the Tax Court and demands BMW produce immediately the detailed FSS costs so to remove any appearance of perjury or fraud and theft by deception.

15. [BMW] Admitted, as to the existence of the certifications of James Anzevino, which speak for themselves. Denied as to the remaining allegations, which are unsupported and lack citations.

The Borough's certifications, Exhibit G1 while it knew the BMW files were missing speak for themselves and are further evidence of the Borough's violation of the *Square Corners Doctrine*.

16. Denied. The referenced statement is not supported by the record in this matter and [BMW] lacks citations.

Plaintiff cites the following instances of "unclean hands" by the defendants:

1. Borough has repeatedly violated the *Square Corners Doctrine*.
2. Did not attend Mandatory Settlement Conferences for 7 years.
3. Did not report plaintiff's counsel failure to attend conferences as required.
4. Violated N.J.S.A. 54:4-3.130 et seq re FSS Tax Credits
5. Violated N.J.S.A. 40A:9-149 did not inform Governor of assessor's vacancy.
6. Violated N.J.S.A. 54:4-23, 54:3-26 and 54:51A8
7. Withheld evidence from Judges regarding actual hiring date of assessor.
8. Failed to report missing BMW files in 2015 when discovery motions filed.
9. Director found the assessor was negligent for five years.

- 10. Borough violated taxation under general laws with its methodology.
- 11. Borough filed seven false certifications.
- 12. Concealed from Judge Orsen & plaintiff it sent the Director Exhibit C on 12/19/2019 and assessed BMW's Improvements at \$199,980,245.

17. [BMW] Denied. The referenced statement is not supported by the record in this matter and lacks citations.

- BMW's Blocks 802 is 2,779,564 square feet (63.81 acres) & Block 602 is 922,601 square feet (21.18 acres) or 3,702,165 square feet of land, April 24, 2024, BBG appraisals.
- Zoned Office-Research in Ord. 04-05 Exhibit K1
- Floor Area Ratio "FAR" permitted is .30 Exhibit K1 p. 8 ¶ d
- FAR .30 X 3,746,150 square feet of land = 1,111,065 square feet of buildings as of right.
- BMW represented both campus are 537,891 square feet, April 2024, BBG appraisals
- BMW has 573,174 square feet "as of right" expansion, no variance needed.
- Borough attorney Muhlstock "eyeballed" BMW property Exhibit D1 p. 28, lines 1 – 6 and neglected 573,174 square feet "as of right" expansion, Exhibit F1 p. 162, L 12-22.

18. [BMW] Admitted, as to the existence of Resolution 17-163, which speaks for itself. Denied as to the remaining statements, which are unsupported and lack citations.

Plaintiff's reply is Exhibit O1

19. [BMW] Denied. The referenced statement is unsupported and lacks citations. Plaintiff's reply to # 19 is in the Conclusion.

Legal Argument

The core of a summary judgment motion is the assertion that there are no disputed material facts, and the movant is entitled to judgment as a matter of law. To defeat a summary judgment motion, the respondent must affirmatively demonstrate that there is a genuine dispute over a material fact. BMW cannot rely solely on the denials in their pleadings. Instead, they need to support their opposition with specific facts and evidence, such as depositions, affidavits, documents, or other relevant materials from the record. The BMW has failed to present any evidence to convince the court could rule in their favor, creating a genuine issue for trial.

Plaintiff on the other hand has provided proofs, citations to indisputably show the Court the BMW Improvements were properly assessed at \$199,980,245 by the legally appointed assessor and receipt "fyi" confirmed the Deputy Director and thus satisfy the standard in *Brill* for summary judgment and it should be granted for BMW's Improvement Assessments.

The Borough's methodology for setting the BMW assessments violated N.J.S.A. 54:4-23, N.J.S.A. 54:3-26, N.J.S.A. 54:51A8, N.J.S.A. 40A:9-149 and N.J.S.A. 54:4-3.130 et seq. and the Borough should be denied the presumption of correctness.

None of the preceding arguments were presented April 14, 2022, summary judgment motion presented by plaintiff's previous counsel.

Defendants Do Not Have Clean Hands & Is Barred From Receiving Sanctions

The doctrine of unclean hands, "*gives expression to the equitable principle that a court should not grant relief to one who is a wrongdoer with respect to the subject matter in suit.*" Faustin v. Lewis, 85 N.J. 507, 511 (1981). The defendants have created an iniquitous system of taxation which is directly opposed to the Uniformity Clause, Article VIII, Section I, Paragraph 1(a) of New Jersey's State Constitution:

1. Borough has violated repeatedly the Square Corners Doctrine.
2. Did not attend Mandatory Settlement Conferences for 7 years.
3. Did not report plaintiff's counsel failed to attend conferences as required.
4. Violated N.J.S.A. 54:4-3.130 et seq re FSS Tax Credits
5. Withheld information from Judges regarding actual hiring date of assessor.
6. Violated N.J.S.A. 40A:9-149 did not inform Governor of vacancy.
7. Violated N.J.S.A. 54:4-23, 54:3-26 and 54:51A8
8. Failed to report missing BMW files in 2015.
9. Deputy Director determined that the assessor was negligent for five years.
10. Borough violated taxation under general laws with its methodology.
11. Boro filed seven false certifications regarding good faith searches.
12. Boro concealed from Judge Orsen & plaintiff it sent the Director Exhibit C on 12/10/2019 and assessed BMW's Improvements at **\$199,980,245**.

Conclusion

The defendants by their documented illegal actions have created an iniquitous and morally wrong system of taxation that favors BMW which has all other 1,900 taxpayers in the taxing jurisdiction pay additional property taxes in order to subsidize BMW's property taxes since 2014. This is in direct opposition to the Uniformity Clause, Article VIII, Section I, Paragraph 1 (a) of New Jersey's State Constitution:

"Property shall be assessed for taxation under general laws and uniform rules. All real property assessed and taxed locally or by the State for allotment and payment to taxing districts shall be assessed according to the same standard of value, except as otherwise permitted herein, and such real property shall be taxed at the general tax rate of the taxing district in which the property is situated, for the use of such taxing district."

Summary of the Unorthodox & Unlawful Assessment Methodology

1. Unqualified attorney "eyeballing" the BMW 86 acre campus Exhibit D1 p.38 L 1-6
2. Settlement was *quid pro quo* Muhlstock, Exhibit L1 p.83 line 25 to p. 84 line 3
3. Assessor's office vacant July 13, 2013 to December ?, 2013. Exhibit A1, p. 4
4. Attorney Muhlstock failed to include 573,174 square feet of expansion rights.
5. Conflicted Boro attorney negotiated the settlement directly with the BMW attorney.
6. Boro attorney asked BMW attorney to have BMW approve the assessment, Exhibit A,
7. Exhibit L p. 187 lines 4-9: Muhlstock trial testimony "*Not going to ask me to renegotiate*" Exhibit F1 p. 107 lines 4 – 20
8. Borough violated N.J.S.A. 54:4-23 in Res. 14-19, Exhibit K ¶ 3.
9. Borough violated N.J.S.A. 54:3-26
10. Borough violated N.J.S.A. 54:51A8
11. Borough violated N.J.S.A. 40A:9-149
12. Borough violated since N.J.S.A. 54:4-3.130 et seq re: **\$37,000,000** in FSS Tax Credits.
13. Director: Res. 14-19 was improper, municipality lacked legal authority. Exhibit B p. 3
14. Assessor Anzevino's five [5] years of negligence.
15. Concealed from Judge Novin the actual hiring date of the assessor, Exhibit which led the court to the wrong conclusion in BER-L-002219-14.
16. Borough habitually since 2014 violated the *Square Corners Doctrine* fairness & integrity.

Plaintiff Requests the Court to Grant the Following

1. Partial summary judgment regarding BMW's Improvements for Tax Years 2014 – 2020 based on the Marshall & Swift Summary Reports submitted to the Director on December 19, 2019, Exhibit C. The Marshall & Swift Summary Reports are the only known assessments that exist of the BMW Improvements by the tax assessor N.J.S.A. 54:4-23, on a form promulgated by the Director of the Division of Taxation. All other Borough BMW records went missing in 2015 as report to the Director by Mr. Anzevino Exhibit B p. 2. The Marshall & Swift Summary Reports satisfy the *New Jersey Rule of Evidence and Business Records (N.J.R.E. 803(c)(6))* and are admissible and are not "hearsay".

"Records of regularly conducted business activity made at or near the time of the event, by someone with knowledge, and kept in the course of a regularly conducted business activity. (N.J.R.E. 803(c)(6))"

The Marshall & Swift Summary Reports are regularly used in the tax assessor's business activity, Exhibit C "occurred during the time of the event" December 19, 2019, and by someone with knowledge, i.e. the Directors, Ms. Patricia Wright and Ms. Shelly Reilly, who acknowledged receipt of the reports in the email exchange with "fyi" Exhibit C p. 1. plaintiff retains all rights [30%] under Qui Tam.

2. It would be best to have the Land Assessment determined in one [1] brief trial. The Land Assessments of \$1,035,000 per acre in Res. 17-163 are substantially below the value of BMW's land value which has superior zoning and includes 573,174 square feet of expansion rights. Sales comps for properties Zoned Office-Research are in the \$2.5 to \$3.0 million per acre range and BMW's land could be assessed at \$200 to \$250 million for 85 acres. This would be the optimum outcome for all the other taxpayers in the Borough.

3. In the alternative, the Court could reinstate BMW's 2013 Land Assessment for Tax Years 2014 – 2020 and apply the \$199,980,245 Improvements assessment for Tax Years 2014 to 2020 with BMW making full payment within sixty [60] days for the differential plus the statutory 18% interest on the under payment for each and every year from 2014 to present plaintiff retains all rights [30%] under Qui Tam.

William E. Dolan

4. BMW will reimburse the Borough the \$3,950,000 plus all applicable statutory interest [18%] plaintiff reserves all rights [30%] under Qui Tam.


5. The plaintiff requests the Court under N.J.S.A. 54:4-3.135 and what defendant BMW requested in its June 11, 2019, letter Exhibit J1, determine the validity of the FSS tax credits the Borough granted, and BMW claimed now exceeding \$37,000,000 plaintiff retains all rights [30%] under Qui Tam

c. A person aggrieved by an action of the assessor may appeal to the county board of taxation or the tax court, as appropriate. N.J.S.A. 54:4-3.135 Exhibit I1 p.4

Your Honor, thank you for your time, consideration and dedication to resolving this matter.

Very truly yours,

✘ Invalid signature

x 

Signed by: 4050ecf8-5602-41ae-83ef-a9648c69340d

William E. Dolan

Pro Se

cc: All counsel of record via eCourts and email



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

	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brouskey	X		X			
Margolis			X			
Marsh		X	X			
Pollack			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. 25-195
 JULY 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

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 July 21, 2025 that an Executive Session closed to the public shall be held on July 21, 2025 at 6:00 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 July 21, 2025.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

Motion Second Yea Nay Abstain Absent

88 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

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

201-391-4977
Fax 201-391-8830

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 25-196
JULY 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 6/30/2025 \$ 343,875.16
Payroll Released 7/15/2025 \$ 253,620.87

BE IT FURTHER RESOLVED that the following current claims against the Borough for materials and services have been considered and are proper and hereby are approved for payment.

Current Fund:	\$3,951,227.70
Affordable Housing:	\$ 24,243.87
Total Trust Funds Other	\$ 2,077.50
Animal Control:	\$ 471.60
General Capital:	\$ 382,002.45
Escrow:	\$ 48,203.37


CERTIFICATION OF FUNDS

I, Jonathan DeJoseph, Chief Financial Officer of the Borough of Woodcliff Lake, hereby duly certify that fund(s) are available for Payroll Disbursements and Payment of Claims.

Jonathan DeJoseph
Chief Financial Officer

CERTIFICATION

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

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

RESOLUTION AUTHORIZING A ONE-TIME STIPEND FOR KEVIN ZINK FOR RECEIVING HIS PUBLIC WORKS MANAGER CERTIFICATION

RESOLUTION NO. 25-197 JULY 21, 2025

WHEREAS, pursuant to Borough policy, employees that obtain job-related certification that are mandated by the State, or required by the Borough shall receive a one-time award as enumerated in the Employee Handbook; and

WHEREAS, obtaining Public Works Manager Certification calls for an award of \$500.00; and

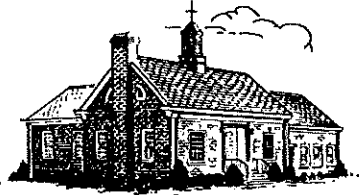
WHEREAS, Kevin Zink successfully completed the course work necessary and has received his Public Works Manager Certification.

NOW THEREFORE, BE IT RESOLVED, that Kevin Zink shall receive a one-time stipend of \$500.00 for receiving his Public Works Manager Certification.

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 July 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	X			
Margolis			X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

**RESOLUTION APPOINTING LEONARDO LUGO AS POLICE OFFICER
WITH THE WOODCLIFF LAKE POLICE DEPARTMENT IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 25-198
JULY 21, 2025**

WHEREAS, Borough of Woodcliff Lake, having previously recognized the need to hire a police officer did hire Leonardo Lugo as a police officer on a probationary status; and

WHEREAS, Leonardo Lugo has successfully completed his probationary year and it is the recommendation of Chief Regula that Police Officer Leonardo Lugo be appointed to the rank of Police Officer; and

WHEREAS, the Borough of Woodcliff Lake has determined that Leonardo Lugo possesses the necessary skills and experience to hold the position of Police Officer with the Woodcliff Lake Police Department.

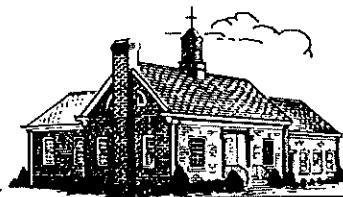
NOW THEREFORE, BE IT RESOLVED, that Leonardo Lugo appointed as Police Officer with the Woodcliff Lake Police Department effective July 1, 2025 in accordance with the terms and schedules contained within the governing Collective Bargaining Agreement, the polices of the Borough of Woodcliff Lake and the laws of the State of New Jersey.

CERTIFICATION

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

RESOLUTION AWARDING CONTRACT FOR OLD BARN SITE IMPROVEMENTS

RESOLUTION NO. 25-199

JULY 21, 2025

WHEREAS, the Borough had advertised for the receipt of bids for the Old Barn Site Improvements; and

WHEREAS, the Borough received three bids as follows: (a) AJM Contractors Inc. in the total bid amount of \$635,995.00; (b) Downes Tree Service Company in the total bid amount of \$757,387.30; and (c) AA Berms in the total bid amount of \$836,197.50; and

WHEREAS, the Borough Engineer has reviewed the bids submitted and recommends that the bid be awarded to AJM Contractors, Inc. in the total bid amount of \$635,995.00 as same represents the lowest responsible bid; and

WHEREAS, the Chief Financial Officer of the Borough has certified that the funds are available for this award, Account No. C-04-55-946-099, a copy of said certification being attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Attorney has prepared a Contract Agreement between the Borough and AJM Contractors Inc., 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 bid submitted by AJM Contractors Inc. in the total bid amount of \$635,995.00 for the Old Barn Site Improvements be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor and/or Administrator and Borough Clerk are hereby authorized and directed to execute the attached Contract Agreement between the Borough and AJM Contractors 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 contract agreement to AJM Contractors 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 July 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	X			
Margolis			X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

RESOLUTION AUTHORIZING A ONE-TIME STIPEND FOR CLAIRESSA AQUILINO FOR RECEIVING HER AFFORDABLE HOUSING PROFESSIONAL CERTIFICATION

RESOLUTION NO. 25-200
JULY 21, 2025

WHEREAS, pursuant to Borough policy, employees that obtain job-related certification that are mandated by the State, or required by the Borough shall receive a one-time award as enumerated in the Employee Handbook; and

WHEREAS, obtaining the Affordable Housing Professional Certification calls for an award of \$500.00; and

WHEREAS, Clairessa Aquilino has successfully completed the course work necessary and has received her Affordable Housing Professional Certification.

NOW THEREFORE, BE IT RESOLVED, that Clairessa Aquilino shall receive a one-time stipend of \$500.00 for receiving her Affordable Housing Professional Certification.

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 July 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	X			
Margolis			X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

RESOLUTION APPROVING DEVELOPER'S AGREEMENT WITH WOODCLIFF GODDARD 12, LLC

RESOLUTION NO. 25-201
JULY 21, 2025

WHEREAS, Woodcliff Goddard 12 LLC (hereinafter the Developer) submitted an application for preliminary and final site plan approval and variances to the Land Use Board with regards to the property located at 585 Chestnut Ridge Road, Block 201, Lot 5 in the Borough; and

WHEREAS, the application received site plan approval by resolution dated October 8, 2024; and

WHEREAS, it is necessary to enter into a Developers Agreement between the Parties outlining their acceptance of the conditions, safeguards and limitations under which the site improvements for the project will proceed; and

WHEREAS, a Developers Agreement has been prepared, a copy of which is attached hereto and incorporated herein by reference, outlining the terms and conditions of the subject development; and

WHEREAS, the Borough Attorney and Land Use Board Attorney have reviewed the attached Developers Agreement 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 Developers Agreement for the

development of the property located at 585 Chestnut Ridge Road, Block 201, Lot 5, 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 Developers Agreement on behalf of the Borough; and

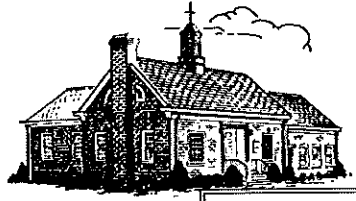
BE IT FURTHER RESOLVED that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed Developers Agreement to Marc E. Leibman, Esq., the attorney representing the Developer upon its passage.

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 July 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	X			
Margolis			X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

RESOLUTION APPROVING NEGLIA ENGINEERING PROPOSAL FOR SURVEYING, ENGINEERING, BIDDING & CONSTRUCTION MANAGEMENT SERVICES FOR BROADWAY CORRIDOR STREETScape PROJECT

**RESOLUTION NO. 25-202
JULY 21, 2025**

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Surveying, Engineering, Bidding & Construction Management Services for the Broadway Corridor Streetscape Project (NJDOT MA2024) as follows:

1. on a lump sum basis for a cost of \$25,900.00 representing Phase I-Surveying, Engineering, Design and Bidding Services.
2. on a time and materials basis for a cost not to exceed \$26,900.00 representing Phase II-Construction Management Services.
3. on a material basis for a cost not to exceed \$1,500.00 for Phase III-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; Account No. C-04-55-946-099, and

WHEREAS, the Borough Administrator and Superintendent of Department of Public Works have reviewed the proposal submitted by Neglia Engineering for Surveying, Engineering, Bidding & Construction Management Services for the Broadway Corridor Streetscape Project (NJDOT MA2024), a copy of which is attached hereto and incorporated herein by reference, and recommend the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff

Lake, County of Bergen, and State of New Jersey, that the proposal submitted by Neglia Engineering Associates for Surveying, Engineering, Bidding & Construction Management Services for the Broadway Corridor Streetscape Project (NJDOT MA2024), be and is hereby approved, as follows:

1. on a lump sum basis for a cost of \$25,900.00 representing Phase I-Surveying, Engineering, Design and Bidding Services.
2. on a time and materials basis for a cost not to exceed \$26,900.00 representing Phase II-Construction Management Services;
3. on a material basis for a cost not to exceed \$1,500.00 for Phase III-Reimbursable Expenses; and

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

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

CERTIFICATION

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

RESOLUTION APPROVING NEGLIA ENGINEERING PROPOSAL FOR PROFESSIONAL SURVEYING AND GIS SERVICES

**RESOLUTION NO. 25-203
JULY 21, 2025**

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Professional Surveying and GIS Services and preparation of MS4 Infrastructure map at a lump sum cost of \$138,900.00, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Chief Financial Officer has certified that said funds are available for this matter in the following accounts: (a) Acct. No. 5-01-41-707-099 (grant \$15,000.00); and (b) Acct. No. C-04-55-946-015 (balance of \$125,000), 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 Professional Surveying and GIS Services, 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 Professional Surveying and GIS Services and preparation of MS4 Infrastructure Map, be and is hereby approved; 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 July 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

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

201-391-4977
Fax 201-391-8830

RESOLUTION AUTHORIZING RAFFLE LICENSE TO MEALS ON WHEELS OF PASCACK VALLEY

RSOLUTION NO. 25-204

JULY 21, 2025

WHEREAS, a raffle application has been made by Meals on Wheels of Pascack Valley raffle license which will be held on November 26, 2025 at 32 Pascack Road, 2nd Floor, Woodcliff Lake, New Jersey; and

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

NOW, THEREFORE, BE IT RESOLVED that the raffle license application for Meals on Wheels of Pascack Valley is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA25-06.

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 July 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	X			
Margolis			X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

A RESOLUTION APPROVING SHARED SERVICES AGREEMENT WITH BOROUGH OF OLD TAPPAN

RESOLUTION NO. 25-205 JUY 21, 2025

WHEREAS, the Borough of Woodcliff Lake (hereinafter "Woodcliff Lake") desires to enter into a Shared Services Agreement with the Borough of Old Tappan (hereinafter "Old Tappan") in order to utilize Old Tappan's fuel pumps for gas only for their municipal vehicles until such time as Tri-Boro/Park Ridge's fuel pumps are updated; and

WHEREAS, the Shared Services Agreement, a copy of which is attached hereto and incorporated herein by reference, outlines the terms of said Agreement and allows Woodcliff Lake to utilize Old Tappan's fuel pumps for their municipal vehicles with reimbursement to Old Tappan for said fuel usage; and

WHEREAS, the term of the Shared Services Agreement shall be for approximately three months or until such time as the Tri-Boro/Park Ridge's fuel pumps have been updated and ready for use; and

WHEREAS, the Borough Administrator has reviewed the Shared Services Agreement and recommends the approval of same.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Shared Services Agreement between the Borough and the Borough of Old Tappan for the use of Old Tappan's fuel pumps for Woodcliff Lake municipal vehicles, 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 of Woodcliff Lake shall reimburse the Borough of Old Tappan for the fuel utilized until such time as their fuel pumps are updated and ready for use; and

BE IT FURTHER RESOLVED that the Mayor be and is hereby authorized and directed to execute the attached Shared Services Agreement on behalf of the Borough; and

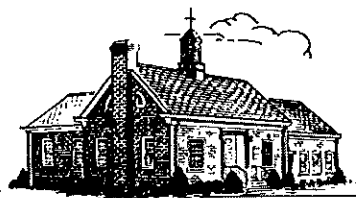
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to the Borough of Old Tappan upon its passage.

CERTIFICATION

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

RESOLUTION AUTHORIZING A REFUND OF ESCROW

RESOLUTION NO. 25-206

JULY 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:

Plan Architecture
267 Pascack Road
Washington Township, NJ 07676
27 Pascack Road

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

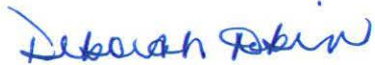
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$2.00 to the owner listed below:

PAYMENT TO:

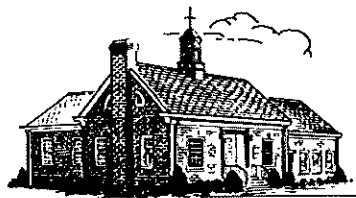
Plan Architecture
267 Pascack Road
Washington Township, NJ 07676
\$2.00

CERTIFICATION

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

RESOLUTION APPROVING SALE OF 55 WOODCLIFF AVENUE

RESOLUTION NO. 25-207

JULY 21, 2025

WHEREAS, on or about December 2019, the Borough of Woodcliff Lake purchased the property located at 55 Woodcliff Avenue for the purpose of constructing a municipal parking lot and/or for other municipal purposes; and

WHEREAS, the Borough desires to sell the subject property as they no longer desire to construct a municipal parking lot at the property and have no further use for same; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends the Borough sell the property as the Borough no longer has any use for same as set forth in the attached certification with a minimum price of \$300,000.00.

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 sale of the Borough owned property located at 55 Woodcliff Avenue, be and is hereby approved with a minimum price of \$30,000.00; and

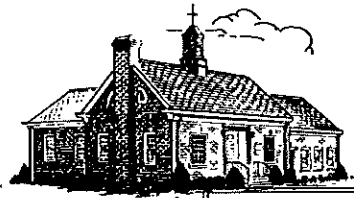
BE IT FURTHER RESOLVED, that the Borough take any and all action to effectuate the advertisement and sale of the premises located at 55 Woodcliff Avenue upon the passage of this resolution.

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 July 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	X			
Margolis			X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

RESOLUTION APPROVING PURCHASE OF 2025 CHEVROLET TAHOE

RESOLUTION NO. 25-208 JULY 21, 2025

WHEREAS, the Borough of Woodcliff Lake Police Department is in need of a vehicle; and

WHEREAS, Gentilini Motors has submitted a quote to the Borough for a 2025 Chevrolet Tahoe in the amount of \$59,320.79, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Chief Financial Officer of the Borough has certified that the funds are available for the purchase of the vehicle for the Police Department which certification is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Police Chief have reviewed the within referenced quote from Gentilini Motors and recommend the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of Woodcliff Lake, County of Bergen, and State of New Jersey, that the quote submitted by Gentilini Motors for a 2025 Chevrolet Tahoe in the amount of \$59,320.79, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution Gentilini Motors 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 July 21, 2025.

Deborah Dakin

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