



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
AUGUST 18, 2025
6:00 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

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

CLOSED SESSION

Resolution No. 25-209 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. 25-209 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.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

APPROVAL OF MINUTES

MOTION to approve the Minutes of July 21, 2025 (Open) was made by Councilwoman Marsh, second by Councilman Pollack and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack and Council President

Stern.

MOTION to approve the Minutes of July 21, 2025 (Closed) was made by Councilwoman Brodsky, 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 Councilman Pollack, second by Councilwoman Marsh, and unanimously approved.

Maryann Travalja, Woodcliff Lake, stated she lives on Somerset and the community in that area needs to be paved. She stated that paving has never been done in that section of the development. Additionally, there is an area that is sinking between Somerset and Clairmont. She emailed David Linko months ago and the guys came and filled potholes, but the entire road needs to be paved. Council President Stern stated that every year we repave some streets. Our DPW Superintendent and our engineer go out and make a list of what streets are in the most need. Unfortunately, we have many streets in poor condition. Councilwoman Margolis stated that if any resident has an area that the ground is uneven, reach out to DPW and the Administrator and they will come out and look at it. The streets in this area are on our radar.

Bert Taylor, Woodcliff Lake, stated that he took some time to look over the proposals for BMW, Hilton and 188 Broadway. There are many things the Mayor and Council should be concerned with. Mr. Taylor stated that he produced a one-page summary for the developer to look at. Mr. Taylor had questions regarding a PILOT agreement and Mr. Schettino explained what a PILOT program is. Council President Stern explained to Mr. Taylor that 300 Chestnut Ridge Road is not on tonight's Agenda. We most likely will have a public hearing at our September 15, 2025, Mayor and Council meeting. Council President Stern stated to Mr. Taylor that he would be more than happy to go over his concerns regarding 300 Chestnut Ridge Road. Council President Stern gave Mr. Taylor his cell number and asked him to call him anytime he wishes to discuss, but right now we have more residents that wish to speak.

Alex Couto, Woodcliff Lake, asked that the Mayor and Council go over all the finances for the development at 300 Chestnut Ridge Road since BMW pays a large percent of taxes. With all the development that is going to happen, we will be getting more school-age children and residents. Make a good effort to minimize tax payments for all residents.

Josephine Higgins, Woodcliff Lake, asked if 300 Chestnut Ridge Road would be on the Agenda for September 15th? Administrator Padilla replied that as of now, that is the date. We did not have it for August since a lot of residents are away on vacation. Ms. Higgins also stated that Liz Stewart came to the Shade Tree meeting and looked at the trees at the new park. She stated that some were already dying and would not make it. Ms. Higgins had a few questions regarding the

generator quotes and Mr. Padilla answered them. Councilwoman Brodsky stated that most of the comments made by Liz Steward have already been addresses by David Linko and he is working on a punch list for the new park.

Clerk Dakin stated that an email from Mr. Taylor, dated August 16, 2025, that was forwarded to her by Councilman Pollack, will be incorporated into the minutes.

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

FIRE DEPARTMENT APPOINTMENT

MOTION to approve the appointment of Aidan Sainclivier as a member of the Woodcliff Lake Volunteer Fire Department was made by Councilman Pollack, second by Councilwoman Margolis and unanimously approved.

COUNCIL REPORTS

Councilwoman Margolis stated that she met with Councilman Bonanno last week regarding the paving schedule. It should start in the next few months. DPW has been working on sewer drains. Leaf season will be approaching soon. The Senior Association will be celebrating their anniversary at Bacari Grill on December 4, 2025. The Chili Cook-off with the fire department is scheduled for Fire Prevention week. We will keep you updated.

Councilwoman Marsh stated that we will have t-shirts this year at the Chili Cook-off for those cooking and for those that taste all the chilis. Our next Land Use Board meeting is scheduled for August 26th at 7PM at Borough Hall. The Agenda and plans can be found on our website. If you have any questions, please feel free to reach out. The presentation of 300 Chestnut Ridge Road will be held at our September 15th meeting. We did not have the presentation in August since a lot of residents are away. The presentation will be posted on our website, and we will keep the materials after the presentation if anyone has any questions.

Councilman Pollack stated that the Police Committee and the PBA are still negotiating regarding their contract. We are in the interview process for the promotions for Sergeant. We are waiting to confirm the date of construction for the Old Barn project. On August 26th the County will be at the Tice Senior Center from 10AM to 2PM for passport services. Woodcliff Lake schools are back in session on September 3rd.

Councilman Bonanno stated that camp has finished for the season. Camp enrollment was a little off from last year. We had positive review regarding the camp and pool this season.

Councilwoman Brodsky stated that sponsorships are available for "Welcome to Woodcliff Lake" signs. We have identified twelve entry points that a sign can go. Please check our website if you want to sponsor a sign, tree, or scoreboard. Our Hometown Heros banners have been successful

so far. Woodcliff Wednesdays seem to be going well. This Wednesday is Movie Night. We will have Health and Wellness events in October as well as Oktoberfest on September 27th. We will not be having the Food and Wine Festival this year.

Council President Stern stated that he had an outdoor fire at his house. His heartfelt thanks go out to the Woodcliff Lake police department, fire department, Park Ridge fire department and police department.

ADMINISTRATOR'S REPORT

Administrator Padilla stated that the fall shredding event will be at the DPW on September 21, 2025, from 9AM to 1PM. Each car is limited to six bags or until the truck is full. This event is for Woodcliff Lake residents only. Proof of residency will be checked.

ENGINEER'S REPORT

(Please see attached report).

ORDINANCE

Public Hearing 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 adopt Ordinance No. 25-10 was made by Councilwoman Marsh, second by Councilwoman Brodsky.

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

Josephine Higgins, Woodcliff Lake, stated that we should add musical events to the Ordinance. Councilwoman Brodsky replied that those are Borough Sponsored Events, and it would be covered. Councilwoman Brodsky stated that we might want to discuss prohibiting the pitching of tents in the agreement.

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

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.

ADJOURNMENT

MOTION to adjourn was made by Councilwoman Marsh, second by Councilman Pollack and unanimously approved. The meeting was adjourned at 8:15 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR
Borough Clerk

Debbie Dakin

From: Benjamin Pollack
Sent: Saturday, August 16, 2025 8:25 PM
To: Debbie Dakin
Cc: Tom Padilla
Subject: Fw: Land Use Board Application presentation before Mayor and Council

Hi Debbie,

Please see below. Mr. Taylor requests the below be entered into the record for our next meeting.

Ben

From: bert taylor <rockyb98@verizon.net>
Sent: Saturday, August 16, 2025 8:18 PM
To: Carlos Rendo <mayorrendo@wclnj.com>; Josh Stern <jstern@wclnj.com>; Christopher Bonanno <cbonanno@wclnj.com>; Councilwoman Julie Brodsky <jbrodsky@wclnj.com>; %A0jmargolis@wclnj.com <%A0jmargolis@wclnj.com>; Benjamin Pollack <bpollack@wclnj.com>; Tom Padilla <admin@wclnj.com>
Cc: Nicole Marsh <nmarsh@wclnj.com>
Subject: Land Use Board Application presentation before Mayor and Council

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening.

I was prepared to discuss the Land Use Board application for the 300 Chestnut Ridge Road – Block 602 lot 1 Redevelopment Plan at the last mayor and council meeting but the meeting was postponed. This item is not on your current agenda but must come before the officials at a future meeting.

I have taken the contents from that 41-page document and after calculating the number and types of units planned for that location, as well as the planned development of the former Woodcliff Lake Hilton property, and came up with approximately 1,200 beds that will be under construction once approved, with ranges from 1 to 4 beds per unit. Given the 2020 official census of 6,097, that will equate to a population increase of 20%, rounding up.

The presentation mentions that there is a planned PILOT agreement with the developer. As you are aware PILOT agreements do NOT call for the community to pay any property taxes that are associated with schools. The 2025 budget had an amount to be raised by taxation of \$12,882,756. That amounted to a total tax rate of \$2.129 per thousand dollars assessment. Of that total tax rate, regional schools and local schools amounted to a combined .598 (regional) and \$.801 (local) or \$1.39 combines. That means that nearly 64% of the tax due from citizens and corporations would NOT be covered under a PILOT agreement and thus the responsibility of existing taxpayers, without any reparations from the developer or tenants/

There is no mention of the impact of these combined applications upon the existing infrastructure consisting of municipal water from Park Ridge, the treatment of effluent, the demands upon the existing municipal government of the borough for police, fire, EMS, services. The need to recalculate the manpower needs of the other manpower in the borough, garbage collection services, impact on local road wear and tear, and also the impact on New

Jersey Public Transportation Corp train service. There is a reference that it is the judgement of the Bergen County administration that public commutation should rely on public access of either trains or buses from the borough to discourage additional cars on the road.

The development of units at 188 Broadway, currently well along, will use the train station due to proximity, but the BMW and Hilton properties will be about 1.5 miles away and the parking lot at the station only has 65 spaces, woefully inadequate for transporting over 1,000 residents daily. There is no mention as to the developer providing any accommodations after and during construction of the residents to the train station and that needs to be accommodated.

There is also no mention of the developer providing financial assistance to the borough for additional water, sewerage, municipal garbage collection and dumping fees, additional fire equipment or EMS equipment police equipment, or any fees for additional costs imposed on the municipality during the construction period. There will be costs for the traffic control at these access points that will be significantly impacted. There will be wiring and electrical services added, as well as cabling and telephone services, both physical and wireless. There will be some amount of senior transit needed for that population increase.

It must be assumed that developers will pay for infrastructure costs of roads, sidewalks and utilities. Environmental impact, planning costs by the borough, and Public improvements that will be needed.

There will be some amount of school age children who will be added when the construction is finalized. The exact figures are not provided but if there are the current estimate of .5 children per unit, the could mean upwards of 500 school seats added. That will need to be taken into account. A 20% population increase can have disastrous impact on existing schools, as well as retail establishments, etc.

There are no retail estimates for utilization of the 90,00 sq. feet of retail space to be added at former Hilton property but with added units and added retail, there will be a need to provide interim hiring for the construction activities and later for the retail sector at the former Hilton property.

Depending on the construction schedule, there could be a problem with the availability of workers for the construction of one or possible two large developments in the borough. That will involve additional traffic on daily basis, as well as utilization of retail establishments.

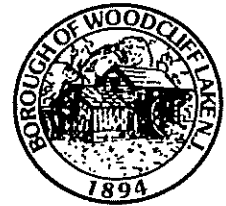
I have taken time to prepare an analysis of what some of these developments could mean for the borough and the details of the PILOT agreement, municipal services and school needs to be planned.

Frankly, I am surprised that the Land Use Application board did not highlight their concerns for the increase in utilization of a significant population increase. The document gives the broad scope of planned construction and use but not of the costs. There are drawings of what the units will look like when completed but not will need to be done to accomplish this plan. The 41 pages are for the board but the costs of the construction and impact on municipal services need to be thoroughly investigated and calculated with engineering and legal review. The general public can't be expected to review every facet of the development but should have a plan for what the municipal government will due and what the impact will be on services and budgets for this period, including once the units are fully occupied. If not properly evaluated and discussed, there is opportunity for significant tax increases for the existing residents of the borough and they need to be aware of that and what the municipality plans to do to respond to that.

Bert Taylor
1 Stratford Ct
Woodcliff Lake, NJ

Having become aware of the need to provide authorization in advance, please put this document into the public record. If there are an answers to these concerns that I bring up, I would appreciate a written response before the actual presentation of the plan for final review. There is insufficient time provided to provide answers at the public meeting, let alone ask the questions within the allotted public speaking time. The development at 188 Broadway was minor in impact compared to these documents. There was a formation of a SHINE group that was composed of local residents opposed to the plan. Unless addressed to inform the residents of the impact, there could be a similar situation with the approval and implementation of these new plans.

AUGUST ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
AUGUST 12, 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. All remaining punch list items to be completed by the end of the month with final payment and project closeout to occur in September.

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. JFC has submitted the temporary electrical service application to the Borough and will proceed with the temporary electrical service work once permit is in hand with remaining site preparation work and start of foundations to follow once materials are received.

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.

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 provided updated concept plan showing tree and shrub removals at the intersection to improve sight distance along with supplemental

ornamental grass plantings to be coordinated with property owner. Neglia provided proposal to finalize design and construction details for quote solicitation for pedestrian improvements consisting of new curb, sidewalk, ADA ramps, signage, striping, and required submissions to Bergen County for Borough review and authorization.

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 proceeding with this work in accordance with the authorized proposal and supporting resolution.

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 proceeding with the design and bid documents for NJDOT pre-bid submission. Neglia to submit to PSEG for street lighting coordination and to NJDOT for pre-bid review by the end of the month. We anticipate submitting to NJDOT for a 6 month extension to allow for sufficient time for PSEG Street lighting coordination to be incorporated into the final bid documents.

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 bids were opened on July 24, 2025. Award recommendation package recommending award to D&L paving provided to Borough for award at 8/18/25 meeting with pre-construction meeting to follow.

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 bids were opened on July 24, 2025. Award recommendation package recommending award to D&L paving provided to Borough for award at 8/18/25 meeting with pre-construction meeting to follow.

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

NJDEP Land Use Approval was received on 4/16/2025. All pre-bid submissions and approvals have been received. Bids were opened on June 26, 2025 and recommendation package recommending award of contractor to AJM Contracting in the amount of \$635,995.00 pending available funds, attorney review and Borough approval of the same. Pre-Construction meeting with Borough, NJ Transit, and Contractor was held on 8/7/2025. Contractor to provide detailed schedule and anticipated start date as discussed at the pre-con meeting. Neglia to follow up.

9. Woodcliff Lake Tennis Courts

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

10. Digital Tax Maps

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

11. Woodcliff Avenue & Woodcliff Middle School Drainage Improvements

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


12. 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. 25-10

AN ORDINANCE TO AMEND CHAPTER 240 ENTITLED "PARKS AND PLAYGROUNDS" OF THE BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY

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 240 of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Parks and Playgrounds 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 240. Parks and Playgrounds.
Article 1. General Regulations.

Sec. 240-2. Definitions.

WOODCLIFF PARK – to be classified as a passive park focusing on relaxation, nature enjoyment and low-intensity activities, i.e., walking, picnicking and wildlife observation.

Sec. 240-12. Establishment of rules and regulations.

Add a new Paragraph:

B. Establishment of rules and regulations for parks defined as passive parks.

Hours of Operation:

The park will be open from dawn to dusk, unless a Borough-run event is taking place.

Permits Required:

A permit is required for any group or organization consisting of ten (10) or more individuals wishing to hold an event or function in the park. These permits must be filed with the Parks and Recreation Department for review and approval. Permits are available at Borough Hall Offices.

Dog Policy:

All dogs must be kept on leashes at all times while in the park.

Alcohol Policy:

Alcoholic beverages are prohibited, except for Borough-run events.

Park Rules and Regulations:

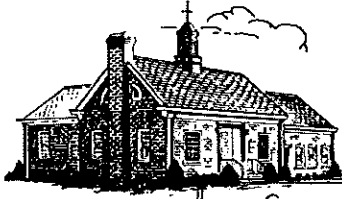
1. **Littering:**
No person shall litter or deposit garbage, refuse, or rubbish in or upon any public area except in the receptacles provided by the Borough.
2. **Noise:**
All PA systems, amplified sounds, Bluetooth speakers and/or boomboxes are prohibited unless approved for a Borough held event.
3. **Smoking:**
Smoking is prohibited in all areas of the park, including adjacent sidewalk areas.
4. **Gambling:**
Gambling is strictly prohibited.
5. **Defacement of Property:**
Defacement of park property (e.g., vandalism) is prohibited.
6. **Fires:**
Open fires (including making or kindling any open fire) are prohibited, additionally no cooking is allowed.
7. **Vending:**
Vending is prohibited unless a special permit is obtained from the Recreation Department.
8. **Signs and Circulars:**
Signs and circulars may not be posted, pasted, or affixed within the park.
9. **Motorized Vehicles:**
Minibikes, snowmobiles, and motor vehicles of any kind are prohibited anywhere in the park.
10. **Parking:**
Vehicles must be legally parked in designated parking lot area attached to park. No parking will be allowed for park in the neighboring Church parking lot.
11. **Obstruction.**
Obstruction of any walkway, path or area in the park is prohibited in order to maintain access to the park for all park users and not interfere with any patrons who may be walking.

Enforcement:

The Director of Recreation and Police Officers are responsible for the enforcement of these rules and regulations as part of their duties.

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

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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

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

201-391-4977
Fax 201-391-8830

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

**RESOLUTION NO. 25-209
AUGUST 18, 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 August 18, 2025 that an Executive Session closed to the public shall be held on August 18, 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 August 18, 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 AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 25-210
AUGUST 18, 2025**

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

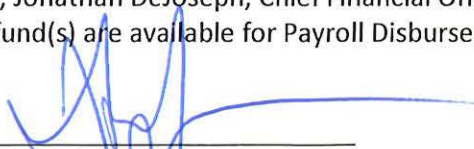
Payroll Released 7/31/2025	\$ 242,544.43
Payroll Released 8/15/2025	\$ 255,640.38

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

Current Fund:	\$ 1,699,352.76
Affordable Housing:	\$ 4,936.00
Total Trust Funds Other	\$ 884.01
Animal Control:	\$ 11.40
General Capital:	\$ 79,256.85
Escrow:	\$ 8,382.65

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.



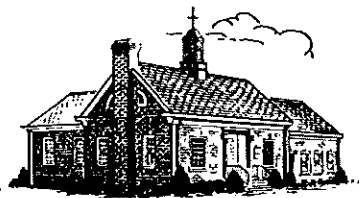
 Jonathan DeJoseph
 Chief Financial Officer

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 August 18, 2025.

Deborah A. Dakin

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 NEGLIA ENGINEERING PROPOSAL FOR PHASE II CONSTRUCTION ADMINISTRATION SERVICES FOR OLD BARN SITE IMPROVEMENTS PROJECT

**RESOLUTION NO. 25-211
AUGUST 18, 2025**

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Phase II Construction Administration Services for the Old Barn Site Improvements Project as follows: (a) on a time and material basis cost not to exceed \$52,900.00 representing Phase II-Construction Administration Services; and (b) on a material basis for a cost not to exceed \$5,000 representing Reimbursable Expenses; and

WHEREAS, the Chief Financial Officer has certified that said funds are available for this matter in Acct. No. C-04-55-946-099, 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 Phase II Construction Administration Services for the Old Barn Site Improvements Project, a copy of which is attached hereto and incorporated herein by reference and recommend the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal submitted by Neglia Engineering Associates for Phase II Construction Administration Services for the Old Barn Site Improvements Project as follows: (a).on a time and material basis cost not to exceed \$52,900.00 representing Phase II-Construction Administration Services; and (b) on a material basis for a cost not to exceed \$5,000 representing Reimbursable Expenses, 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

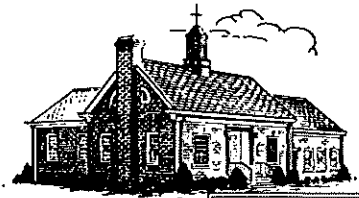
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Neglia Engineering Associates upon its passage.

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 August 18, 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						

AGREEMENT TO RENEW MEMBERSHIP IN THE BERGEN COUNTY MUNICIPAL JOINT INSURANCE FUND

**RESOLUTION NO. 25-212
AUGUST 18, 2025**

WHEREAS, the Borough of Woodcliff Lake is a member of the Bergen County Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2025 unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Municipality desires to renew said membership.

NOW, THEREFORE BE IT RESOLVED, as follows:

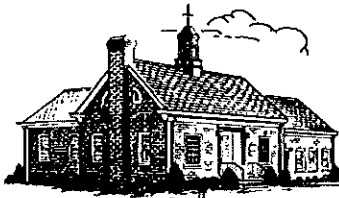
1. The Borough of Woodcliff Lake hereby renews its membership with the Bergen County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Bergen County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

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 August 18, 2025.

Deborah Dakin

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



BOROUGH OF WOODCLIFF LAKE

188 PASCAK 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 AWARDING CONTRACT FOR WEST HILL ROAD AND BROOKVIEW DRIVE ROADWAY IMPROVEMENTS

RESOLUTION NO. 25-213 AUGUST 18, 2025

WHEREAS, the Borough has advertised for the receipt of bids for West Hill Road and Brookview Drive Roadway Improvements; and

WHEREAS, the Borough received the following bids: (a) D&L Paving Contractors in the amount of \$542,132.01 (base bid & alternate bid 1); (b) 4 Clean Up in the amount of \$542,142.10 (base bid and alternate bid 1); (c) Frank Macchione Construction in the amount of \$544,680.43 (base bid and alternate bid 1); (d) AJM Contractors in the amount of \$766,977.54 (base bid and alternate bid 1); and (e) DLS Contracting in the amount of \$888,101.05 (base bid and alternate bid 1); and

WHEREAS, the Borough Engineer has reviewed the bids submitted and recommends that the bid be awarded to D&L Paving Contractors in the total bid amount of \$542,132.01 (base bid and alternate bid 1) 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, 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 D&L Paving Contractors, 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 D&L Paving Contractors in the total bid amount of \$542,132.01 (base bid and alternate bid 1) for the West Hill Road and Brookview Drive Roadway Improvements be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk/Administrator are hereby authorized and directed to execute the attached Contract Agreement between the Borough and D&L Paving Contractors on behalf of the Borough; and

BE IT FURTHER RESOLVED that the Borough Clerk/Administrator be and is hereby authorized and directed to forward a certified copy of this resolution together with the contract agreement to D&L Paving Contractors 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 August 18, 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 THE APPOINTMENT OF MUNICIPAL REPRESENTATIVES TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE

**RESOLUTION NO. 25-214
AUGUST 18, 2025**

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

WHEREAS, said Agreement requires that the Municipal Council appoint a representative and alternate and that the Mayor appoint a representative and alternate for the PY 2025-2026 term starting July 1, 2025, and ending on June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council hereby appoints Tomas Padilla as its representative and Deborah Dakin as its alternate and that the Mayor hereby appoints Josh Stern as his/her representative and Julie Brodsky as his/her alternate to serve on the Community Development Regional Committee for PY 2025-2026; and

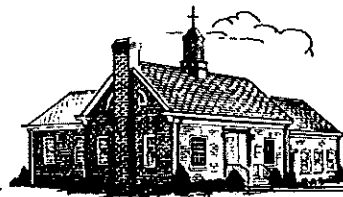
BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed to Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor; Hackensack, New Jersey 07601 | resposito@co.bergen.nj.us.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 18, 2025.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

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

201-391-4977
Fax 201-391-8830

RESOLUTION AUTHORIZING THE HIRING OF CROSSING GUARD

RESOLUTION NO. 25-215

AUGUST 18, 2025

WHEREAS, there presently exists an opening for Crossing Guards in the Borough; and

WHEREAS, the Borough has received an application from Mark Durst for the position of Crossing Guard; and

WHEREAS, the Detective Bureau has completed its background investigation of the applicant and approve of same; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends the hiring of Mark Durst at an hourly rate of \$23.00 per hour.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the hiring of Mark Durst as Crossing Guard at an hourly rate of \$23.00 per hour be and is hereby approved retroactive to July 15, 2025; 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 Police Department 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 August 18, 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 APPROVING AGREEMENT WITH COUNTY OF BERGEN FOR FLU VACCINATION CLINICS

**RESOLUTION NO. 25-216
AUGUST 18, 2025**

WHEREAS, the Borough of Woodcliff Lake desires to enter into an Agreement with the County of Bergen for the purpose of providing flu vaccination clinics for its residents; and

WHEREAS, the County of Bergen has provided a services agreement to the Borough outlining the costs and credits for administering the vaccination for the year 2025, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Borough Attorney have reviewed the Agreement between the Borough and the County of Bergen for flu vaccination clinic and recommend the approval of same.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the Agreement with the County of Bergen for the year 2025 for flu vaccination clinic, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

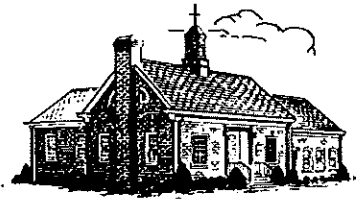
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the executed Agreement to the County of Bergen upon its passage.

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 August 18, 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 APPROVING PROMOTION PROCESS/POLICY OF THE WOODCLIFF LAKE POLICE DEPARTMENT

RESOLUTION NO. 25-217 AUGUST 18, 2025

WHEREAS, the Borough of Woodcliff Lake Police Department seeks to conduct a Lieutenant Promotional Process commencing on August 19, 2025; and

WHEREAS, the Woodcliff Lake Police Department Standard Operating Procedure for the Promotional Process, a copy of which is attached hereto and incorporated herein by reference, has been provided for review; and

WHEREAS, the Borough Administrator, Police Chief and Police Commissioners have reviewed the Standard Operating Procedure for the Lieutenant Promotional Process, 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 attached Woodcliff Lake Police Department Standard Operating Procedures for the Lieutenant Promotional Process be and are hereby approved; and

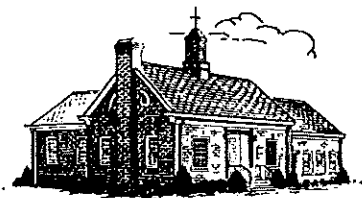
BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to the Chief of Police upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of August 18, 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 AUTHORIZING A REFUND OF PERMIT FEES

RESOLUTION NO. 25-218

August 18, 2025

WHEREAS, Dutra Excavating, the contractor for Mr. & Mrs. Dutra of property at 6 Ackerman submitted a permit to replace their sewer and water lines and paid a permit fee of \$156.00 (Permit 24-400); and

WHEREAS, the permit was issued but the permit was no longer needed as the job was no longer being performed; and

WHEREAS, the contractor/owner has requested a refund of the permit fees; and

WHEREAS, the DCA fees (\$6.00) and the 20% plan review fee (\$30.00) of the permit fees remain with the Borough, and the amount of \$120.00 be returned to Christopher Dutra.

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 \$120.00 to the contractor listed below:

PAYMENT TO:

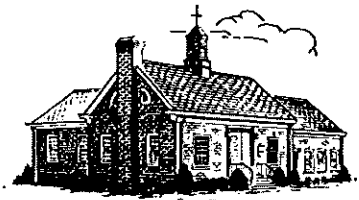
**Christopher Dutra
78 Rose Avenue
Woodcliff Lake NJ 07677**

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 August 18, 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 AUTHORIZING CHANGE ORDER #1 AND FINAL FOR THE CAMPBELL AVENUE ROADWAY IMPROVEMENTS (NJDOT FUNDED) AND 2023 MUNICIPAL ROAD PROGRAM

**RSOLUTION NO. 25-219
AUGUST 18, 2025**

BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, upon the recommendation of the Borough Engineer, Neglia Group, that the Change Order for the Contract listed below be and is hereby approved:

TITLE OF JOB: CAMPBELL AVENUE ROADWAY IMPROVEMENTS (NJDOT FUNDED) and 2023 MUNICIPAL ROAD PROGRAM

CONTRACTOR: D&L PAVING CONTRACTORS, INC.
675 Franklin Avenue, Nutley, NJ 07110

CHANGE ORDER N°: 1 and Final

AMOUNT OF CHANGE THIS RESOLUTION:	\$	Decrease – 17.22%	- \$95,564.28
AMOUNT OF CHANGE TO DATE:	\$	Decrease – 17.22%	- \$95,564.28

REASON FOR CHANGE: Reduction – Adjustment in Contract quantities

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 18, 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 AUTHORIZING FINAL PAYMENT FOR
CAMPBELL AVENUE ROADWAY IMPROVEMENTS (NJDOT FUNDED) and
2023 MUNICIPAL ROAD PROGRAM**

**RESOLUTION NO. 25-220
AUGUST 18, 2025**

BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey that the contract for the **Campbell Avenue Roadway Improvements (NJDOT Funded) and 2023 Municipal Road Program** project has been completed by **D&L Paving Contractors, Inc., 675 Franklin Avenue, Nutley, NJ 07110** in accordance with the Plans and Specifications and any approved change orders, as directed by the Borough Engineer. The above referenced construction is hereby accepted and final payment including retainage in the amount of \$9,190.82 is hereby approved.

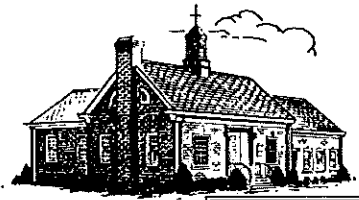
This Resolution to take effect immediately.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 18, 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 THE HIRING OF CROSSING GUARD

**RESOLUTION NO. 25-221
AUGUST 18, 2025**

WHEREAS, there presently exists an opening for Crossing Guards in the Borough; and

WHEREAS, the Borough has received an application from Anthony Trimarchi for the position of Crossing Guard; and

WHEREAS, the Detective Bureau has completed its background investigation of the applicant and approve of same; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends the hiring of Anthony Trimarchi at an hourly rate of \$23.00 per hour.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the hiring of Anthony Trimarchi as Crossing Guard at an hourly rate of \$23.00 per hour be and is hereby approved retroactive to July 15, 2025; 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 Police Department 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 August 18, 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 AUTHORIZING SALE OF BOROUGH EQUIPMENT AND VEHICLES

RESOLUTION NO. 25-222

AUGUST 18, 2025

WHEREAS, the Borough desires to sell the following municipal property thru GovDeals as same are no longer needed or utilized by the Borough:

- a. One (1) 1997 Mack MR with Leach 31YD Rear load body, VIN 1M2K195C4VM10006

WHEREAS, the Superintendent of the Department of Public Works has certified that the above referenced equipment and vehicle is no longer needed or utilized by the Borough, said certification being attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends that the above referenced municipal property be sold at auction thru GovDeals as same are no longer needed or utilized by the Borough.

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 following municipal property be sold at auction thru GovDeals:

- a. One (1) 1997 Mack MR with Leach 31YD Rear load body, VIN 1M2K195C4VM10006

BE IT FURTHER RESOLVED, that the Borough Administrator and/or the Superintendent of the Department of Public Works be and are hereby authorized and directed to take all steps necessary to effectuate the sale of the above referenced municipal property at auction through GovDeals; and

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

forward a certified copy of this resolution to GovDeals 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 August 18, 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 APPROVING GENERATOR MAINTENANCE SERVICES WITH ELECTRICAL POWER SYSTEMS INC.

RESOLUTION NO. 25-223 AUGUST 18, 2025

WHEREAS, the Borough of Woodcliff Lake is in receipt of generator maintenance contracts from Electrical Power System, Inc. for the following locations:

- (a) Onan DSFAD-1405699 Generator at the DPW at a cost of \$713.00;
- (b) Kohler 30RZG Generator at Glenn Road Pump at a cost of \$565.50;
- (c) Kohler 60RZG Generator at the Maria Road Pump at a cost of \$575.50;
- (d) Generator Joe 150KW Generator at the Police Department at a cost of \$5,151.08;
- (e) Kohler 35RZ02 Generator at Stonewall Court Pump in the amount of \$565.50;
- (f) Kohler 80RZG Generator at Tice Senior Center at a cost of \$585.50;
- (g) Kohler 80RZG Generator at Woodcrest Road Pump at a cost of \$585.50; and

WHEREAS, each maintenance contract is for the term commencing July 1, 2025 thru June 30, 2026; and

WHEREAS, the total costs paid to Electrical Power System, Inc. shall not exceed \$16,000.00 for the above referenced term; and

WHEREAS, the Borough Administrator and Department of Public Works have reviewed the general maintenance contracts referenced above, copies of which are attached hereto and incorporated herein by reference and recommend the approval of same; and

WHEREAS, the Borough Attorney has prepared an agreement between the Borough and Electrical Power System 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 that the general maintenance contracts submitted by Electrical Power System, Inc. for the term July 1, 2025 thru June 30, 2026 for a total not to exceed amount of \$16,000.00 at the following locations, be and is hereby approved:

- (a) Onan DSFAD-1405699 Generator at the DPW at a cost of \$713.00;
- (b) Kohler 30RZG Generator at Glenn Road Pump at a cost of \$565.50;
- (c) Kohler 60RZG Generator at the Maria Road Pump at a cost of \$575.50;
- (d) Generator Joe 150KW Generator at the Police Department at a cost of \$5,151.08;
- (e) Kohler 35RZ02 Generator at Stonewall Court Pump in the amount of \$565.50;
- (f) Kohler 80RZG Generator at Tice Senior Center at a cost of \$585.50;
- (g) Kohler 80RZG Generator at Woodcrest Road Pump at a cost of \$585.50; and

BE IT FURTHER RESOLVED, that the Borough Administrator and/or Department of Public Works take all steps necessary to effectuate the agreements with Electrical Power System, Inc.; and

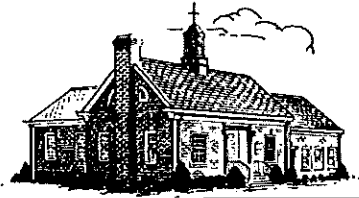
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed agreements to Electrical Power System, Inc. upon its passage.

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 August 18, 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 APPROVING NEGLIA ENGINEERING PROPOSAL FOR ENGINEERING DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR WERIMUS ROAD/WOODCLIFF AVENUE PEDESTRIAN IMPROVEMENTS

RESOLUTION NO. 25-224
AUGUST 18, 2025

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Engineering Design and Construction Management Services for the Werimus Road/Woodcliff Avenue Pedestrian Improvements project, a copy of which is attached hereto and incorporated herein by reference, as follows:

- (a) a lump sum cost of \$6,900.00 for Phase I-Design Services; and
- (b) a time spent basis not to exceed \$6,900.00 for Phase II-Construction Management Services; and
- (c) 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 Werimus Road/Woodcliff Avenue Pedestrian Improvements project, a copy of which is attached hereto and incorporated herein by reference and recommend the approval of same.

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

Engineering Associates for Engineering Design and Construction Management Services for the Werimus Road/Woodcliff Avenue Pedestrian Improvements project as outlined hereinabove and in accord with the attached proposal 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 August 18, 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 APPROVING RESCINDING WITHDRAWAL FROM THE PASCACK JOINT MUNICIPAL COURT

RESOLUTION NO. 25-225
AUGUST 18, 2025

WHEREAS, on or about December 16, 2024, the Governing Body of the Borough of Woodcliff Lake adopted a resolution approving their withdrawal from the Pascack Joint Municipal Court; and

WHEREAS, upon further review, the Borough desires to rescind the prior resolution of withdrawal and remain in the Pascack Joint Municipal Court as same is in the best interests of the Borough; and

WHEREAS, the Joint Court Committee has reviewed this matter 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 prior resolution dated on or about December 16, 2024 approving the withdrawal from the Pascack Joint Municipal Court be and is hereby rescinded; and

BE IT FURTHER RESOLVED, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the intent of this resolution by forwarding a copy of same to the State of New Jersey Administrative Office of the Courts, the Assignment Judge of the Bergen County Superior Court, the Joint Court and the Borough of Montvale and Borough of Park Ridge 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 August 18, 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 AUTHORIZING THE TAX COLLECTOR TO APPLY PROPERTY TAX CREDITS DUE TO SUCCESSFUL COUNTY BOARD TAX JUDGMENTS

**RESOLUTION NO. 25-226
AUGUST 18, 2025**

WHEREAS, the attached list of owners have been successful in their appeal to The Bergen County Board of Taxation and having agreed upon a settlement adjusting their assessed values; and

WHEREAS, this has resulted in credits which will be applied to the 4th quarter 2025, 1st and 2nd quarter 2026; and

WHEREAS, they have been awarded this judgment and therefore are entitled to a credit.

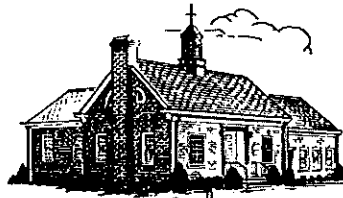
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the Tax Collector be authorized to credit their property taxes accordingly per attached list.

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 August 18, 2025

Deborah Dakin

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



BOROUGH OF WOODCLIFF LAKE

188 PASSACK 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 ACCUMULATED SICK DAYS DRAWN DOWN INTO 457 ACCOUNT

RESOLUTION NO. 25-227

AUGUST 18, 2025

WHEREAS, Sergeant Dennis DeAngelis will be applying 115.5 accumulated sick days towards the Terminal Leave Sick Day Draw-Down Program; and

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

WHEREAS, Sergeant Dennis DeAngelis has requested that \$36,600.00 be applied to his 457 Plan. He will be paid-out \$40,500.00, which is equivalent to 115.5 sick days, to also cover payroll taxes, which will be completed with the August 29, 2025 payroll; and

WHEREAS, the Borough Administrator has reviewed this matter and approves of the 115.5 sick days to Sergeant Dennis DeAngelis to be paid in the manner referenced herein.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the Governing Body hereby approves the pay of \$40,500.00, equivalent to 115.5 sick days, for Sergeant Dennis DeAngelis with \$36,600.00 to be deposited into his 457 Plan, while the rest of the pay covers the payroll taxes; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Woodcliff Lake Police Department

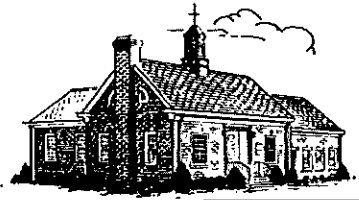
and Sergeant Dennis DeAngelis upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 18, 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 TAX APPEAL SETTLEMENT FOR THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 25-228
AUGUST 18, 2025

WHEREAS, it is upon the advice and recommendation of the Borough Tax Counsel, Tax Assessor, and Appraisal Expert to seek formal approval of the Stipulation of Settlement for the properties with matters pending before the Tax Court of New Jersey; to wit

- Block 1701, Lot 1.02 on the Borough Tax Map, with an address of 36 Birchwood Drive, owned by Howard & Cathy Barnett for the tax year 2019, Docket No. 000802-2019. The approximate tax refund in this matter is \$3,970. The appeal involves the tax year 2019.

The approximate tax refund of \$3,970 will be paid within ninety (90) days of the date of Judgment.

WHEREAS, it is in the best interest of the Borough to approve the proposed Stipulation of Settlement, based upon the cost & uncertainty of litigation, as well as other equitable issues; and

WHEREAS, the refund to be paid in accordance with the recommendation of the Borough CFO.

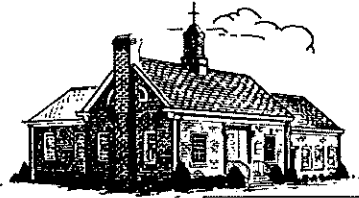
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that the Mayor be and is hereby authorized and directed to execute any and all documents necessary in order to facilitate the payment for the above stated Stipulations of Settlement.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 18, 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 APPROVING T AND M ASSOCIATES PROPOSAL FOR AFFORDABLE HOUSING PLANNING SERVICES

**RESOLUTION NO. 25-229
AUGUST 18, 2025**

WHEREAS, the Borough is in receipt of a proposal from T and M Associates for Affordable Housing Planning Services, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the proposal outlines the scope of services to be provided, which includes but is not limited to: challenges to the Fourth Round HEFSP, amendments to the Fourth Round HEFSP and Ordinance amendments together with deliverables and costs; and

WHEREAS, the Borough Administrator has reviewed the proposal submitted by T and M Associates for affordable housing planning services 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 proposal submitted by T and M Associates for Affordable Housing Planning Services, 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 be and is hereby authorized and directed to execute the attached proposal on behalf of the Borough; and

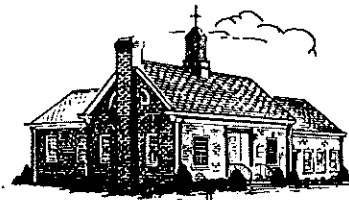
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to T and M Associates upon its passage.

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 August 18, 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 APPROVING RETIREMENT PAYOUT

RESOLUTION NO. 25-230

AUGUST 18, 2025

WHEREAS, Sergeant Sean Hammel will be retiring from his position with the Woodcliff Lake Police Department effective September 1, 2025; and

WHEREAS, Sergeant Sean Hammel is entitled to the following in accord with his contract with the Borough: (a) 15 vacation days totaling \$10,526.70; and

WHEREAS, this will be paid out to him with the August 29, 2025 payroll; and

WHEREAS, the Borough Administrator has reviewed this matter and approves of the total payout to Sergeant Sean Hammel in the amount of \$10,526.70 to be paid in the manner referenced herein.

NOW THEREFORE BE IT RESOLVED, that Sergeant Hammel's total payout as referenced above in the amount of \$10,526.70 be and is hereby approved to be paid to him with the August 29, 2025 payroll; and

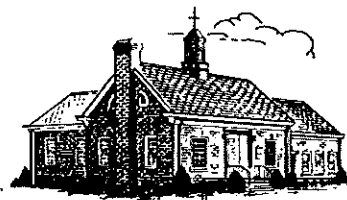
BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Woodcliff Lake Police Department and Sergeant Hammel upon its passage.

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 August 18, 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 NEW JERSEY TRANSIT TEMPORARY ACCESS PERMIT

RESOLUTION NO. 25-231

AUGUST 18, 2025

WHEREAS, the Borough of Woodcliff Lake is in receipt of a temporary access permit from New Jersey Transit with regard to the project located at the train station; and

WHEREAS, it is necessary for the Borough to execute the temporary access permit in order to complete the project; and

WHEREAS, the Borough Administrator has reviewed the temporary access permit, 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 that the new Jersey Transit temporary access permit with regards to the train station project, 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 be and is hereby authorized and directed to execute the attached temporary access permit; 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 executed temporary access permit to New Jersey Transit 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 August 18, 2025.



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