

**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
SEPTEMBER 15, 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**

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. 25-232      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. 25-232 was made by Council President Stern, second by Councilman Pollack and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

Mayor Rendo stated that a Housing Element and Fair Share Plan is a document required by the FHA to be adopted by each municipality in the state to identify and address their respective, allocated need for safe and adequate housing for low- and moderate-income households. The HEFSP establishes the manner and means by which the Borough of Woodcliff Lake will satisfy its State-mandated affordable housing or fair share obligation as that obligation is established in the

Settlement Agreement. This is comprised of three components: The Present Need, the Fourth Round Prospective Need and a “review” of the Borough’s satisfaction of its prospective Need obligations from the First, Second, and Third Rounds. In 2024, Governor Murphy signed into law a bill which amended Fair Housing Act to abolish the Council on Affordable Housing (COAH) and set the processes by which municipal affordable housing obligations will be determined and satisfied for the Fourth Affordable Housing Round (beginning on July 1, 2025 and terminating on June 30, 2035) and beyond. The Borough’s Fourth Round Prospective Need obligation is 329 units. This number was challenged by the New Jersey Builders’ Association and Fair Share Housing Center and Woodcliff Lake settled at 360 units.

**PRESENTATION – 300 CHESTNUT RIDGE ROAD, led by Ed Russo**

Mayor Rendo stated that we will open to the public for questions. You must state your name and town you live in. We will be having our professionals answer all the questions that they are able to answer at the end of all questions. There will be questions asked more than once. Therefore, please wait until the end for answers. Everyone will be given 3 minutes to speak. Borough Attorney will keep track of time and will let everyone know when they have 30 seconds left to speak.

**ORDINANCE**

Public Hearing 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 adopt Ordinance No. 25-11 was made by Councilwoman Marsh, second by Councilman Pollack.

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

Stefan Pomygalski, Woodcliff Lake, stated that if it were 4 levels high, do we have a ladder truck that would reach four levels. Where will they get their water? Will Woodcliff Lake have to hire more teachers and police?

Bert Taylor, Woodcliff Lake, stated that he has had the opportunity to meet individually with Council and attend some meetings. Mr. Taylor stated that everything the Mayor said is true. We must put these plans into action now. This was all mandated by the Courts and every town in Bergen County must develop. Mr. Taylor stated that we are going to have expenses, problems and difficulties. Right now, there is a problem with Park Ridge with water pressure because of their development. Mr. Taylor stated that Woodcliff Lake has had years to put this together. Mayor Rendo stated to Mr. Taylor that he must address the Mayor and County, not the public because the Mayor and Council cannot hear him. Council President Stern stated that we have

100 people here to speak. Council President Stern met with Mr. Taylor for 2 hours to go over all his questions. Mr. Taylor stated that he is not going to stop talking. Everyone must have a turn. Mr. Taylor stated that everyone needs to know the definition of a PILOT program. Councilwoman Marsh stated that we have our professionals here and they will answer all questions after everyone speaks, including what the definition of a PILOT program. Councilwoman Marsh stated that there is a big misconception of what a PILOT program is. We currently do not have a PILOT program for this site. Mr. Taylor asked if it was necessary to put these plans into action now. We know that this was mandated by the court, but everything is at the last minute. Mr. Taylor asked about the water pressure from Park Ridge.

Nancy Wernikoff, Woodcliff Lake, stated that her concern is the amount of traffic this will encounter. In addition, what are the services that will be provided to these residents? What has happened to our community? Chestnut Ridge Road used to be a 2-lane highway, and it is now a 6-lane highway. We do not have a lot of places to eat, and we do not have a convenience store.

Leslie Maltz, Woodcliff Lake, stated that she moved to Woodcliff Lake to get out of living in a townhouse development, 626 to be exact. She moved here to what Woodcliff Lake was. Ms. Maltz stated that she does not see any caring going on about what is happening to our community. We should be looking at taking excess office space and making that residential, just like New York is doing. The developer must pay for all expenses, such as new schools, roads, ambulances, police, etc. and not be a burden on the existing taxpayers.

Alex Couto, Woodcliff Lake, asked what the expected valuation and yearly taxes will be for this development. How do residents qualify for affordable housing? Where are these residents from that could qualify? Will there be any stores at this site or all residential? Will there be additional staff needed for police, DPW and fire?

Alvin Starr, Woodcliff Lake, stated that there are many deviations from the existing site. One of the things that you do not see is the topography. Mr. Starr asked if anyone was looking at the stormwater runoff. Who is going to regulate it? Will there be retaining walls? Has the developer received Turnpike Authority approval? The site is very permeable right now. Traffic studies should be done on all roads since they will all be impacted. What about additional services for police, fire, and EMS?

Rich Jigarjian, Woodcliff Lake, stated that he would rethink moving to Woodcliff Lake today. They moved here primarily for education, and his children received a great education. Mr. Jigarjian stated that in New Jersey supportive housing, which is part of this project is for people with special needs, including those who are homeless, mental health or have developmental needs, are elderly, have physical disabilities, including HIV and AIDS, or are youth aging out of foster care or the juvenile justice system, and ex-offenders re-entering the community. This housing provides affordable homes, permanent homes with access to services like case management, job training and health care and promoting independent living within communities. We are inviting this into our beautiful community. He wishes someone would have the guts to go against this Mount Laurel project. A lot of this is being done so their kids can get a better education. Why

do they not fix the education system in bad towns such as Paterson and Camden?

Josephine Higgins, Woodcliff Lake, stated that she just celebrated 51 years on the Ambulance Corps. The Ambulance Corps are all volunteers. The roads need to be managed. We bond for a lot of our roads. How much money will the developer put into the road system? There will be a lot of traffic going in and out and it will be destroying the roads even more. Housing for special needs will increase the number of calls for the Ambulance Corps. The roads are hard getting in and out now.

Fran Reiner, Borough Planner, stated that he wants to clarify something because he thinks it is important to make sure everybody is understanding. Supportive housing does not include people with addictions, mental health, or people who have domestic issues such as domestic violence or runaways. The definition of supportive housing which is permitted by the State is regulated by the Department of Developmental Disabilities and is a type of affordable housing that provides support services for people with different special needs, such as people with physical development or learning disabilities, or people with chronic illness that need help managing their diet or medicine property. Many of these residents are people, as one operator has aptly described it would be that society would be of more danger to them than they are to society. This type of housing helps these residents access better healthcare or assist them in continuing living in their home community and the aim is to help these residents live a more stable, productive, and independent life. When you talk about the mental health portion of it, domestic violence portion of it, the addiction portion of it, that is typically referred to as transitional housing. This is not transitional housing. This is supportive housing. So just to clarify that for the record so everybody understands that.

Lauren McKinley, Woodcliff Lake, stated that she moved here from living in a condominium. Can our schools handle 20 percent more students? Right now, there are no empty classrooms. What are you going to do to keep our class sizes small? There must be a plan in place for our children because that is why we moved here for small class sizes.

Stacey Lazar, Woodcliff Lake, stated that she understands that affordable housing is mandated by the State and thanked the Council for educating the residents. Ms. Lazar stated that many residents did not know about this project until it was underway, until just this past week. How many students will there be from supportive and affordable housing? What will the affordable housing units be paying per month? What is the household income?

Raj Sangoi, Woodcliff Lake, stated that maybe he misunderstood something in the presentation, but one property will give us \$1.7 million in tax. Are we talking about the 40 condominiums, or are you talking about 300 and 407 units? Mr. Russo stated that the \$1.5 million in taxes that he was referring to is what the taxes are currently for the property, for the office building and the parking garage.

Alicia Gibson, Woodcliff Lake, stated that she is having some difficulty reconciling affordable housing and this whole positioning around affordable housing and then we are talking about 40

units supportive and then some that are affordable. What is the rest of this? They do not need water features and specialty parks. Affordable housing is affordable housing. This is luxury housing, not affordable housing.

Laura Jeffas, Woodcliff Lake, stated that she is well versed in affordable housing, builders' remedies and the affordable housing legislation that our wonderful governor signed that puts us further into this hole that we are already in. Is this area and Area in Need of Redevelopment? Has a PILOT program already been put into place on this property? This site is going to create a large amount of pollution. Why did Woodcliff Lake not join in the Montvale lawsuit against the State? Do we have any kind of rent control for Woodcliff Lake? Why are we addressing this plan only? Why don't we have one site for all affordable housing units like Saddle River did?

Ulises Cabrera, Woodcliff Lake, asked when the residents will receive answers? After the development is built, how much open space will there be? What are the taxes being paid on BMW now? What happens if we do not fulfill the number of special needs that are allocated? The developer mentioned that the traffic would be the same in and out of the complex as it is today and Mr. Cabrera does not agree. The traffic is not comparable. Those that work there are 9 to 5, and this will be open 24/7 with residents and restaurants.

Gabriel Miani, Woodcliff Lake, stated that intelligent planning, project planning, the planning of the town for the next 20 to 30 years, has this been tackled? Is the Borough thinking beyond, long range? What about police, fire, EMT? What about stormwater? There does not seem to be a lot of impervious coverage. What do traffic studies look like? Who will the water company be and the capacity there? Will there be all electricity or will gas be provided? I would like to see where we wind up with our affordable mandate.

Jeff Levin, Woodcliff Lake, stated that there have been a number of references for the Hilton property. Mr. Levin asked if we will be back here in a few weeks for the Hilton property?

Joan Herman, Woodcliff Lake, stated that she believes the traffic will be horrendous considering where the entrance to the Garden State Parkway is and where they are planning the entrance to the development. The potential for accidents there is going to be a lot of trouble. She believes that affordable housing needs to be split up more than just the BMW and Hilton sites.

Stefanie Wong, Woodcliff Lake, stated that many of the local and high school Board members are here and we are ready to work in cooperation with you so that we have enough in our facilities and the schools so that we can have property instructions for everybody.

Nancy Gross, Woodcliff Lake, stated that you spoke earlier about working with the developers in the design. Her question is about the aspect of the Green Team and their efforts to be mindful about environmental effects. The question is about the water feature and how it falls in line with that. It does not seem like it would really be environmentally friendly, although lovely, looks nice, but it does not seem to be really answering what we had mandated a long time ago to assure that we would be looking out for that. Is the water feature necessary? Ms. Gross stated that lots

of things have changed in the schools she calls on the Mayor to ask that he take advantage of the opportunities to tour the school that have been provided to you and ask that you take advantage of that. Go tour the schools, speak with the Superintendent, and see for yourself.

Miryam Mandelman, Woodcliff Lake, stated that you referred to affordable housing referring to the teacher, firefighter, educator but when she quickly looked up a three person, that ranges of income from \$32,000 to \$108,000 by the State as to what they consider affordable housing for a family of three. That is a big range. Will there always be medical staff for supportive housing 24/7 on hand? She urges the Mayor to speak with the schools. What will the ratio of teachers to children be with 20 percent more students? There are many resources that we do not have such as a library and now we will be stretched even more.

Laura Lundgren, Woodcliff Lake, stated that many of the points that have already been raised around infrastructure and civil services, all the things that make our town beautiful and a wonderful place to live. Ms. Lundgren stated that she wanted to add one more component about rebalancing the whole town for community use spaces, like recreational fields. We look at the camps that are fun out of the Old Mill, our ballfields, our beautiful new park. People having been making the point around a Master Plan or holistic development that not only ensures that we have essential services, but also community spaces, quality of life.

Etta Litroff, Woodcliff Lake, stated that Centennial Way is a bad memory for her. She stated that they were fortunate enough at that time to be able to sell off a considerable amount of our affordable housing. What they did not foresee at the time, and what she is concerned about, is there was one child who was severely disabled. It had the impact that that had on our school system of \$275,000 per year. What that created was a deficit in our taxes. We did not get that money from New Jersey. Is there any support system that New Jersey is mandating this on that? If we fall into this situation again, our taxes do not have to be raised to support this one family?

Corrado Belgiovine, Woodcliff Lake, stated that as residents, is there anything that they can do to stop this type of forced development. While this project is beautiful, and he is sure that it is a large investment for the developer, we only wind up with a small number of affordable housing units but that is what makes it fiscally possible. The State is mandating this for us. But what, as residents, to try and assist the Mayor and Council and give you guys the tools to not have this forced this down our throats. He knows that other towns fought against this type of development and did not get anywhere. What can the residents do to help the Mayor and Council?

Wendy Miller, Woodcliff Lake, asked if it could be explained how a PILOT program works and what a PILOT program is? Ms. Miller asked how the revenue streams in, do we have to subsidize some portion before we start seeing any revenues generated? Is there a timing difference between what we get and what we must put out for the schools? Given the size of this development plus the other developments that are being anticipated and considered, will we have to move from volunteer services have to paid EMTs and fire?

Scott Cohen, Woodcliff Lake, stated that Mr. Russo mentioned that one third of the assessed

value of the BMW parcel is where he was basing his number so he is just curious if that is the same portion of the assessment value that the Hilton project will be using their numbers and for our income? Just thinking about traffic, would a right turn off Exit 171 help?

Rich Jigarjian, Woodcliff Lake, stated that having an entrance from Glen Road would not work. There are too many accidents already with people making a left turn on Chestnut Ridge Road onto Glen Road.

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

Borough Attorney Schettino stated that he wrote down most of the questions and they could go through them.

Mr. Schettino stated that one of the questions was whether a fire truck would have to be purchased because it is a four-level building. Many of the questions that dealt with the site cannot be answered tonight because that detail is not going to be provided until they go to the Land use Board for site approval. At the Land Use Board meeting, all the questions dealing with traffic, student impact, roads, and the improvements that must be made... all those questions will have to be answered when they present their application to the Land Use Board. Not only will their experts have to answer those questions, but the Board has their own experts to review those answers and advise the Board as to whether they agree or disagree with the testimony being presented by the applicant so that the residents of the community are fully represented. There will be experts at those hearings on the Borough's behalf to question the testimony dealing with many of these site questions that were asked here tonight. With respect to fire issues, when the plan is presented to the Board, the fire department reviews the plan and the building department, in terms of fire safety, reviews the plan. Council President Stern stated that we do have an answer to this. In order not to leave anyone in doubt, the maximum height provided in the development plan is 50 feet he believes. We do have a 95-foot ladder truck so that can be serviced by the fire department.

Mr. Schettino stated that with respect to a stormwater plan, this will be presented to the Land Use Board. Just so the public is aware, any cost involved with the utilities must be 100 percent paid for by the developer. That is not passed on to the taxpayers. They must figure out how to get the utilities to the site, and they must pay for the cost of whatever infrastructure is involved to connect those services.

The next question was about a PILOT program. Mr. Schettino asked Wendy Quiroga and Fran Reiner to give a brief description of a PILOT program. Ms. Quiroga stated that by basic definition, PILOT means Payment in Lieu of Taxes. There is something called a Long-Term Tax Exemption Law which allows a PILOT to be given when you have an Area in Need of Redevelopment. Globally speaking what it is, instead of collecting taxes the way your regular real estate taxes are, where a portion goes to the municipality, a portion goes to your local school district, a portion goes to

the regional school district, and a portion goes to the county, .95 cents of every dollar that is collected goes to the Borough instead. Five percent goes to the county. It is calculated based on a percentage of revenues versus assessed value, or if it can be done, in some cases, when you have condominium ownership, based on assessed value. She cannot talk as to specifics for this project because that would be done before the public again with another Ordinance. That is how a financial agreement is what sets forth the payment in lieu of taxes are made. It is done through a financial agreement. As far as the way school taxes are done, and the way the school budget is done, the school determines its budget based on their rules and regulations of what they are allowed to increase annually. Whatever the school budget is, the borough collects taxes and writes the check for that number. The PILOT does not impact what that number is. The PILOT is just a different way of collecting monies to the borough. Mr. Schettino asked Ms. Quiroga if she is aware of anything that can legally be done to stop any affordable housing development in the community and if there has been a challenge in the past and have, they had any success? Ms. Quiroga stated that there were questions as to why we are coming with only one piece of the puzzle tonight instead of the whole puzzle. The whole puzzle was presented in June. Anybody that does not know what is in the Borough plan, the Borough's plan is posted on the website, it is called the Housing Element and Fair Share Plan. To bring it into a broader context of people asking about master planning, it is one element out of the Borough's Master Plan, which is a planning document. In June, we went ahead and did a Joint Meeting of both the Mayor and Council and the Land Use Board acting as the Planning Board because the housing element fair share plan is one element of the Master Plan that actually has to get endorsed by Resolution of the Governing Body. The Borough is mandated by State law to have a Master Plan, and they have mandated to look at that Master Plan every 10 years. The Housing Element and Fair Share Plan must be adopted by this new Statute that was signed into law by Governor Murchy, on every 5-year cycle. So, 2025, we had a mandate that we had to adopt something by June 30<sup>th</sup>. There was another question about pocket parks or different other recreational spaces, which is also looked at the Master Plan level. There is an open space element that is in that Master Plan. So, the Hilton and the BMW site, these both sites were put forth as the Borough's Plan in the June document that was adopted here. Ms. Quiroga stated that right now the Borough's obligation is 360 units. We do have limited space, which is why we are required to look at properties that are prime for redevelopment, because we do not have enough open space. When you do that, it is called Vacant Land Analysis. The Borough's Plan does not anticipate hitting all 360. It anticipates hitting the realistic development potential plus the 25 percent that is mandated in the law. That is why the numbers are not going to add up to 360 affordable housing units in this plan. That will move forward as our unmet need. Because we have that unmet need, we must continue to look every time land becomes available to see whether it is appropriate and is being brought forth and promoted to the Borough as a potential site for inclusionary or 100 percent affordable housing. You can try to fight this back, which the Borough took the position of instead of joining in a litigation that Town is have put money into, but at no step in this litigation have municipalities gotten a real win. Additionally, the State is dragging its feet into litigation to make sure that everybody must comply with this deadline, in her opinion, or lose immunity in the process. Even the towns that are part of this litigation are going through this process to develop plans that they feel are appropriate, because if you do not meet these deadlines, then you lose your immunity from these developer lawsuits. Mr. Schettino stated that somebody asked the question about

what the qualifications are in Bergen County. Ms. Quiroga stated that we do have our plan online and it is included in the Housing Element and Fair Share Plan. When you look at the plan, there will be a chart. As she previously stated, there are different buckets. There is 50 percent moderate income, and then 50 percent low, very low. To break it down further, 13 percent is the very low income and that is what the one resident was alluding to that was a three-person household would have been just under \$34,500. That is 13 percent of the units would have to accommodate that very low income. On a three-person household, a moderate income would be \$91,600 and that low income, which is 30-50 percent, allows you an income up to \$57,250. She likes to personally use the four-person incomes because she thinks that it is more indicative of a full family that can benefit from these and a four-person moderate income would be at \$101,000 plus. Mr. Schettino asked if this site is for affordable and luxury units. Ms. Quiroga replied that she does not know about luxury units right now, we will see what goes there, but it is what is called an inclusionary site, which has market rate units as well as affordable units.

Ms. Quiroga stated that there are no school-aged children coming out of supportive housing. Mr. Reiner stated that supportive housing is for adults with needs, not children.

Mr. Reiner stated that he will go through some of the planning questions. We already answered the question regarding the fire truck. A lot of residents made comments about not wanting to impact community facilities, not wanting residents to pay for additional teachers, fire and police that may or may not occur. Mr. Reiner stated that everybody sitting on this dais does not want to have an impact on any of the existing residential neighborhoods either. If a financial agreement comes as part of this process, the details of that will be put into place where the public will be able to see exactly what is being proposed from a financial standpoint.

Mr. Reiner stated that there was a question regarding as to why we do not take excess office space and convert it to residential. The issue here is that the office space in Woodcliff Lake is significantly wider than a residential building would allow for the conversion, so an office building, a residential building of this type, would be a maximum of 70 feet wide. The existing office buildings in Woodcliff Lake are significantly wider, meaning that the depth of a residential unit would not allow for a conversion of existing office space.

Mr. Reiner stated that there was a question regarding the fact that residential multi-family could be transient, and he is going to put Mr. Russo on the spot here, because he knows he has built thousands of residential units. Do you have any understanding or knowledge about how long your residence typically stays in your multi-family? If you cannot answer that, we could do that as part of a site plan application and Land Use Board. Mr. Russo stated that, in general, the length that residents tend to stay in their apartments is partly driven by market versus affordable, and then it is also driven by the size of the units. Residents in studios or one-bedroom apartments tend to stay for shorter periods of time. Normally, residents sign 12-month lease terms. A one-bedroom renter, on average, might be staying for 2, 3 or 4 years. Market rate for residents renting a 2-bedroom, 2 bedrooms plus den or 3 bedrooms could be staying, on average, 5, 6 or 7 years. Affordable residents tend to stay even longer than market rate. Mr. Reiner asked Mr. Russo, as part of site plan application, to come in with hard data from your other projects that

you have built.

Mr. Reiner stated that there was a question regarding floor height from Chestnut Ridge Road. It is a 4-story building. As viewed from Chestnut Ridge Road, as was presented, the berm that is on Chestnut Ridge Road will stay along with the vegetation. That will be shown as part of the site plan application.

Mr. Reiner stated that the valuation questions and taxes will be part of the financial questions.

Mr. Reiner stated that there was a question of whether stores are being proposed. There are stores being proposed that are required as part of this redevelopment plan. There were a number of questions regarding stormwater management concerns, traffic impact concerns, and substation concerns. Mr. Reiner stated that he will stay that as part of a site plan application, the developer will be providing specific and very detailed plans about that. Typically, as part of a site plan application they will go and reach out to the water company and get a letter that says whether there is availability in terms of pressure and water as well as utilities for the site plan application. The project requires that there be a maximum of 30 percent building coverage, and a minimum of 45 percent pervious coverage, meaning that 45 percent of the site must be what we deem as being pervious, which typically would be grass, that type of use.

Mr. Reiner stated that there were a number of questions regarding school-aged children. That will be provided in greater detail when the site plan application is submitted.

Regarding as to whether the property is designated, the property has been designated. Mr. Reiner stated that tonight's meeting is about a redevelopment plan, not a PILOT plan. A financial agreement would have to be presented by the Mayor and Council and to the public.

Mr. Reiner stated that there are 40 supportive beds, 26 units and 34 affordable housing units to meet the 74 needed to make the 20 percent set-aside.

Regarding traffic considerations, as was indicated, both roads are county roads, so the county will be heavily involved with any improvements that are provided along the county roads to make sure that they are safe. This would be part of the site plan application.

Regarding stormwater management and regarding the EV, all of these will have to meet the state requirements. NJDEP has very stringent requirements for stormwater that is permitted to flow off the site. These requirements have been bolstered within the last year. The requirements are far greater today than they were even two years ago, so as part of a site plan application, the developer will have to prove that the stormwater management requirements are met. Regarding the Hilton, a number of questions were asked. Mr. Reiner stated that the Borough has gone through and updated its Master Plan in 2024. An amendment was adopted. That Master Plan is located on the Borough's website. Regarding the water feature at the BMW site, this is part of the site plan application. The applicant will talk about sustainable design practices, as well as environmental considerations it is taking. The redevelopment plan does require a significant

design standard to ensure higher quality development, and that, as Wendy indicated, is both for the market rate and for the affordable. I am sure the answer regarding what the Mayor and Council can do, as well as what residents can do, will be something the Mayor and Council will look forward to discussing and bringing back to the community.

Mr. Reiner stated that he does not know the answer to the third assessed value versus Hilton, that he stated that as part of any financial discussions that are had, they will be done in front of the public. That will be presented and discussed in greater detail.

Mr. Schettino stated that one of the questions was if the affordable units will have rent controls on them. Ms. Quiroga stated that a person must meet the income requirements that the State sets and maximum rental amounts be set every year by the State. That is part of the affirmative marketing that is out of our hands. There was also a question about where a person would be coming from. Who is eligible to apply for affordable housing? Woodcliff Lake is in Region 1 so that pulls from Bergen County, Hudson County, Sussex and Passaic. Right now, the State does not give us preference to residents in town. Going back to what the Mayor and Council may want residents to do to help with this, talk to your legislators. There was another question about having affordable housing at multiple sites as opposed to a site that only has affordable housing. Ms. Quiroga stated that with 100 percent affordable housing, something to keep in mind is that the Round 4 rules require substantial financial contribution by the municipality. It could be land costs; it is a certain percentage of what the construction cost is. That is something that more than likely would fall on the taxpayers, because the Borough would have to bond for that money to support the 100 percent affordable housing. In this round, the requirements of what you had to have in place before your plan can be accepted with one of those types of projects was extremely high. There needed to be a contracted developer, you had to have a secure funding source in plan in place, and you would have to have a construction schedule. We did not have the land available that the town owned to either purchase or donate for this. We do have a 100 percent affordable site from Round 3 that is still not developed, and a large portion of your trust funds are already reserved to make sure that those units from Round 3 come to fruition. Councilman Pollack stated that he just wanted to double-click on that point to make sure that everybody understood it. What you're saying, if we were to put in a new set of affordable housing, a building somewhere in town that is 100 percent affordable, the taxpayers would have to pay for a portion of it, versus this scenario, where a developer is paying for a portion of it? Ms. Quiroga stated that that is correct. And you would have to be willing to bond for any shortfall that the 100 percent developer then had thereafter.

Mayor Rendo stated that so you could see how our hands are tied by State law. So, there was a question by Laura Jeffas and Corrado Belgiovine, as to what we could do as a community to stop this madness. The question was why we do not join the Montvale lawsuit. There are 34, 35 municipalities that have joined Montvale to fight this mandate. They filed in Superior Court, and I can tell you, at every single level of Court all the way from the Superior Court to the Supreme Court of New Jersey, Montvale has been rebuffed and denied. They spend countless amounts of legal funds to prosecute this action. Now they are trying to go on to the Federal courts to see if they have relief. If they are successful, and we all hope that they are successful, every single

town, the 565 municipalities in the State of New Jersey will benefit without our taxpayers spending a penny on litigation. So far, the State of New Jersey has denied every single one of their petitions.

Mayor Rendo turned the discussion over to Mr. Russo to see if he had any answers to any questions that were asked. Mr. Russo explained that the comment about the \$1.5 million a year in annual taxes that are being generated for the site is based on a \$70 million assessment of the property which is significantly more than what the land is worth vacant. What he means is that 90 percent of that \$70 million assessment is assigned to the improvements on the property, not the land. So, you could argue that the land, based on the current assessment, is only 10 percent of the total. They assume a little bit more of the middle ground that the land assessment would be somewhere in the range of about one third of the current assessment. And that was the number that they used to calculate what the realistic taxes for the property would be in the future, because \$1.5 million a year is not sustainable for this property. It is based on a very high assessment given the current use. If the property were not to be developed, you could argue that the current taxes would be about a third of the existing taxes, which would only be \$500,000 a year.

Mr. Russo stated that there was a question about gas at the facility. They do normally build residential communities with gas because residents prefer gas, both from an energy efficiency point of view and convenience. There was a question about water and sewer. They have spoken to Park Ridge Water and had discussions with them. They are water purveyors for this area. They would have to make an application to them. They would have to approve the application and DEP. Same applies for sewer. Sewer is provided by the BCUA which is a regional sewer authority in Bergen County. We would have to get their approval and then the DEP. Based on their investigations to date, there is adequate sewer capacity to serve the project.

There was a question regarding the Glen Road driveways and the proximity to the Parkway, but we will get into that more during the Land Use Board testimony.

Mayor Rendo stated that we are going to take a break now. We will continue with the rest of the meeting in 15 minutes.

Mayor Rendo asked for roll call to resume the meeting. Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern were present.

### **ORDINANCE**

Public Hearing 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 adopt Ordinance No. 25-11 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.

**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.

Leslie Maltz, Woodcliff Lake, stated that she urges that we please share more information and publicize meetings. She wants to hear when something is going to affect their future. Council President Stern stated that all our information is posted on our website. Agenda, minutes, and notices are all posted on the website. Council President Stern stated that there are residents that are posting inaccurate information on Facebook. If everyone looked at the website, all information could be located there. Communication is a two-way street. Councilwoman Margolis stated that we will look and see if there are any changes we could make.

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

**APPROVAL OF MINUTES**

MOTION to approve the Minutes of August 18, 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 August 18, 2025 (Closed) was made by Councilwoman Margolis, second by Councilwoman Brodsky, and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack and Council President Stern.

**PROCLAMATION**

Patriot Day 2025, The 24<sup>th</sup> Anniversary of the September 11 Terrorist Attacks

**MOMENT OF SILENCE FOR THE DRYERMAN FAMILY**

**FIRE DEPARTMENT APPOINTMENT**

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

Mayor Rendo stated that since it is so late, we will not be doing full reports this evening.

## **COUNCIL MEMBERS' REPORTS**

Councilwoman Marsh stated that our next Land Use Board meeting is on September 30<sup>th</sup> at 7:00 PM and is on the website.

Councilman Pollack stated that in the Engineer's report it states that a portion of the train station will be tentatively closed for paving on September 19<sup>th</sup> and September 20<sup>th</sup>. That date has been postponed and will be announced when we get a new date. Councilman Pollack stated that the annual Flu Clinic is Wednesday, September 17<sup>th</sup> from 10AM to 12PM at Borough Hall. The link is on the website.

Councilwoman Brodsky stated that just coming off our six-week Summer Series on Wednesdays, she is happy to say that Oktoberfest will be on September 27<sup>th</sup> from 3PM to 8PM at Rinzler Field. We will have a series of events for Health and Wellness for the month of October. Please check our website and social media for more information. Our Halloween Parade this year will be held on October 25<sup>th</sup> at the new park. Activities and goodies for the kids. Information for all events can be found on our website.

Councilwoman Margolis stated that we have a Shredding Day this Sunday, September 21<sup>st</sup> from 9AM to 1PM outside of the Ecology Center. The Fire Department Open House is from 6PM to 8PM on October 9<sup>th</sup>. All are welcome. On October 19<sup>th</sup> we will have our Second Annual Chili Cook-off at the Fire House from 1PM to 4PM and a bake sale. Please sign up now.

## **ENGINEER'S REPORT**

(Please see attached report).

## **CONSENT AGENDA**

MOTION to add Resolution No. 25-243, Resolution Approving Payment from BMW & Turner Construction Company to the Consent Agenda was made by Councilwoman Marsh, second by Councilwoman Margolis and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

MOTION to approve the Consent Agenda as amended 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 Council President Stern, second by Councilman Pollack and unanimously approved. The meeting was adjourned at 10:15 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR  
Borough Clerk

**PROCLAMATION  
PATRIOT DAY 2025, THE 24<sup>th</sup> ANNIVERSARY  
OF THE SEPTEMBER 11 TERRORIST ATTACKS**

**WHEREAS**, September 11, 2001, will forever live in the collective consciousness of those who witnessed four commercial jetliners converted into weapons of terror to target innocent Americans on a beautiful Tuesday morning in September, 24 years ago; and

**WHEREAS**, at 8:46 a.m., the first plane-Flight 11 from Boston, Massachusetts – hit the North Tower of the World Trade Center. Seventeen minutes later, at 9:03 a.m., Flight 175, also from Boston, struck the South Tower. At 9:37 a.m., Flight 77 from Washington, D.C., smashed into the Pentagon. Twenty-two minutes later, the South Tower collapsed, and shortly thereafter the North Tower fell with it. Ultimately, 2,753 people perished in New York City and 184 perished in Arlington, Virginia; and

**WHEREAS**, hearts sank as word started to spread. There was one plane still accounted for – Flight 93 from Newark, New Jersey – slowly advancing toward the heart of Washington, D.C., carrying 40 innocent souls. In the face of certain death, these ordinary men and women devised an extraordinary plan to deny evil from another victory. Their final act was to say a last goodbye to their loved ones, some leaving voicemails that can still be heard today. With the rallying cry, “Let’s roll,” they stormed the cockpit to overcome the terrorists, forcing the plane to crash in a field in southwestern Pennsylvania. Their bravery saved countless lives and preserved our Nation’s capital as a symbol of the enduring strength of our Republic. Their uncommon courage will never be forgotten, and the hallowed ground in Pennsylvania, their final destination, serves as a lasting reminder that the United States will never yield to forces of evil; and

**WHEREAS**, twenty-four years later, we renew our resolve to ensure that we never again face such a ruthless attack. Today, we honor and remember the souls who perished on September 11, 2001, and those who succumbed to illness and injury in the days, months, and years that followed. We pray for the grieving families who carry their memories and for the survivors who bear enduring scars. We praise the countless firefighters, law enforcement officers, and other first responders who ran into flames, sought the injured to save lives and offer comfort, and searched through rubble for signs of life.

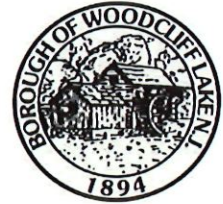
**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake do hereby proclaim September 11, 2025, as Patriot Day 2025.

Mayor Carlos Rendo

Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack

Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh  
Council President Josh Stern

SEPTEMBER ENGINEERS REPORT  
BOROUGH OF WOODCLIFF LAKE  
SEPTEMBER 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. Final punch list items to be completed with project closeout to follow.

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 for footings and foundations to October 2025. JFC completed temporary electrical service and installation of Borough backup portable pump with controls.

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, bond provided, and final payment and project closeout approved at 8/18/2025 meeting. Neglia proceeding with NJDOT closeout for final invoice reimbursement.

4. Werimus Road/Woodcliff Avenue Pedestrian Improvements

Neglia prepared plans and details for proposed pedestrian improvements to enhance pedestrian safety at the Werimus Road/Woodcliff Avenue/Old Mill intersection consisting of striping, signage, ADA ramps, missing sidewalk connection for review and comment by Bergen County and Borough in accordance with our proposal and Resolution No. 25-244 dated August 18. Once approved by BC and Borough, Neglia can obtain price quotes for the work upon request.

**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

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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 asap 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 is proceeding with the design and bid documents for NJDOT pre-bid submission. Neglia submitted to PSEG for street lighting coordination and to NJDOT for pre-bid review. Neglia is requesting NJDOT a 6-month extension from NJDOT to allow for sufficient time for NJDOT approval and PSEG Street lighting coordination prior to bidding.

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. Pre-Construction meeting was held on 8/20/2025. Neglia to confirm start date with Contractor and Borough prior to proceeding.

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. Pre-Construction meeting was held on 8/20/2025. Neglia to confirm pricing for additional paving of Stephen Court and Lyons Court as requested by the Borough. Neglia to confirm start date with Contractor and Borough prior to proceeding.

**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 with Borough, NJ Transit, and Contractor was held on 8/7/2025. Milling and paving of the south parking lot across street is tentatively scheduled for 9/19-9/20. Contractor anticipates receiving the wall block by the end of month/beginning of October at which time the demolition/wall preparation/lot closure schedule will start pending confirmation of the wall block.

**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**

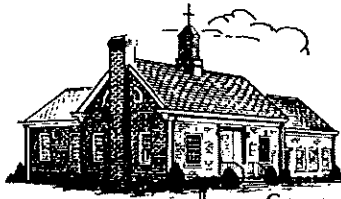
As requested, Neglia provided a proposal to the Borough for survey, design, and NJDEP Land Use permitting to perform a drainage study for the purposes of designing proposed drainage improvements to address storm drainage conveyance issues and concerns both upstream and downstream of Woodcliff Avenue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

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

**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. 25-232  
SEPTEMBER 15, 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 September 15, 2025 that an Executive Session closed to the public shall be held on September 15, 2025 at 6:00 PM at Tice Senior Center, 411 Chestnut Ridge Road, Woodcliff Lake, New Jersey, 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 September 15, 2025.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

### RESOLUTION NO. 25-233 SEPTEMBER 15, 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 8/31/2025	\$ 286,483.97
Payroll Released 9/15/2025	\$ 225,357.45

**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:	\$ 1,767,688.25
Affordable Housing:	\$ 456.00
Total Trust Funds Other	\$ 1,060.00
Animal Control:	\$ 6.00
State Unemployment:	\$ 8,840.84
General Capital:	\$ 191,835.31
Escrow:	\$ 26,647.93

### 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

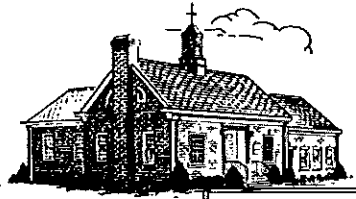
CERTIFICATION

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 September 15, 2025.



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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 WOODCLIFF LAKE PARK PERMIT APPLICATION

**RESOLUTION NO. 25-234  
SEPTEMBER 15, 2025**

**WHEREAS**, the Borough of Woodcliff Lake desires to have any group of ten (10) or more individuals desiring to use the Woodcliff Park to complete and sign a permit application for use of same; and

**WHEREAS**, the permit application, a copy of which is attached hereto and incorporated herein by reference sets forth the necessary information for the event being held; and

**WHEREAS**, the Borough Administrator and Parks and Recreation Commission have reviewed the attached permit application and recommend the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the Permit Application for Use of the Woodcliff Park, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that an Applicant will be unable to proceed with the event if a completed permit application is not submitted to the Borough in accord with the time frame set forth in the application; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to keep a copy of the completed Permit Application for Use of Woodcliff Park on file in the Borough Clerk's office.

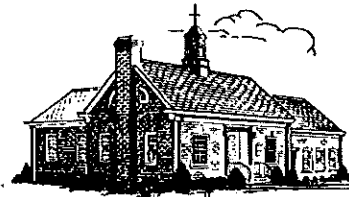
**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of September 15, 2025.

*Deborah Dakin*

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING ADVERTISEMENT OF PLANS AND SPECIFICATIONS FOR BROADWAY CORRIDOR STREETScape (NJDOT MA 2024)

**RESOLUTION NO. 25-235  
SEPTEMBER 15, 2025**

**WHEREAS**, the Borough of Woodcliff Lake previously authorized Neglia Engineering to prepare the plans and specifications for the Broadway Corridor Streetscape (NJDOT MA 2024) project; and

**WHEREAS**, the plans and specifications, a copy of which are attached hereto and incorporated herein by reference are complete and ready for advertisement; and

**WHEREAS**, the Borough Administrator and Borough Engineer have reviewed the attached plans and specifications and recommend the approval of same; and

**WHEREAS**, the Governing Body has authorized the Borough Administrator to advertise plans and specifications for the Broadway Corridor Streetscape (NJDOT MA 2024).

**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 plans and specification for the Broadway Corridor Streetscape (NJDOT MA 2024) be and are hereby approved for advertisement upon final review by the Borough Attorney; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to advertise the plans and bid specifications for the Broadway Corridor Streetscape (NJDOT MA 2024) upon final review and approval by the Borough Attorney; and

**BE IT FURTHER RESOLVED**, that a copy of this Resolution shall be kept on file in the Office of the Clerk.

**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 September 15, 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 SIX MONTH EXTENSION TO AWARD BROADWAY CORRIDOR STREETScape (NJDOT MA 2024) PROJECT

**RESOLUTION NO. 25-236  
SEPTEMBER 15, 2025**

**WHEREAS**, the Borough of Woodcliff Lake previously authorized Neglia Engineering to prepare the plans and specifications for the Broadway Corridor Streetscape (NJDOT MA 2024) project; and

**WHEREAS**, the plans and specifications are complete and ready for advertisement; and

**WHEREAS**, upon the recommendation of Neglia Engineering, the Borough desires to award a six-month extension to award the subject project; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed this matter and recommend the approval of the six-month extension to award the project.

**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 a six-month extension to award the Broadway Corridor Streetscape (NJDOT MA 2024) project and is hereby approved; and

**BE IT FURTHER RESOLVED**, that a copy of this Resolution shall be kept on file in the Office of the Clerk.

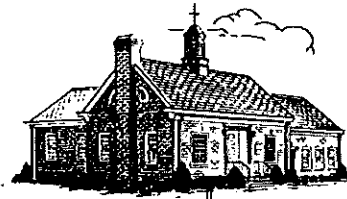
**CERTIFICATION**

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 September 15, 2025.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING PURCHASE OF SCOTT CYLINDERS FOR WOODCLIFF LAKE FIRE DEPARTMENT

RESOLUTION NO. 25-237  
SEPTEMBER 15, 2025

WHEREAS, the Borough of Woodcliff Lake is in receipt of a quote from AAA Emergency Supply Co., Inc. in the amount of \$124,995.00 for Scott Cylinders for the Woodcliff Lake Fire Department; and

WHEREAS, AAA Emergency Supply's quote, a copy of which is attached hereto and incorporated herein by reference, is being submitted under NJ State Contract #24-FLEET-61850; and

WHEREAS, the Borough Administrator and the Woodcliff Lake Fire Department have reviewed the quote attached from AAA Emergency Supply Co., Inc. in the amount of \$124,995.00, and recommend the approval of same; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and AAA Emergency Supply Co., Inc. 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 this award in Account No. C-04-55-946-007, said certification being attached hereto.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the quote submitted by AAA Emergency Supply Co., Inc. for Scott Cylinders for the Woodcliff Fire Department in the amount of \$124,995.00 be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Woodcliff Lake Fire Department take all steps necessary to effectuate the purchase with AAA Emergency Supply Co., Inc. for the Scott Cylinders; 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 quote and contract to AAA Emergency Supply Co., Inc. upon its passage.

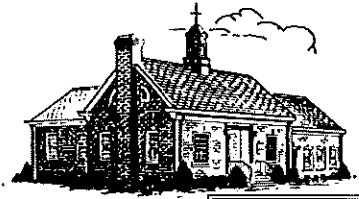
**CERTIFICATION**

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 September 15, 2025.



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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING CHANGE ORDER #2 FINAL FOR WERIMUS LANE SANITARY SEWER BYPASS PUMPING SYSTEM

**RESOLUTION NO. 25-238  
SEPTEMBER 15, 2025**

**WHEREAS**, the Borough of Woodcliff Lake and Joseph M. Sanzari Inc. previously entered into a contract agreement for the Werimus Lane Sanitary Sewer Bypass Pumping System Project; and

**WHEREAS**, Neglia Engineering has submitted Change Order #2 Final in the amount of \$564,835.76, a copy of which is attached hereto and incorporated herein by reference, to be paid to Joseph M. Sanzari Inc.; and

**WHEREAS**, the Borough Administrator and Finance Officer have reviewed Change Order #2 Final attached hereto and incorporated herein by reference, submitted by Neglia Engineering with regards to this matter and recommend the approval of same; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available for Change Order #2 Final, said certification being attached hereto and incorporated herein by reference.

**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 Change Order #2 in the amount of \$564,835.76 submitted by Neglia Engineering for the Werimus Lane Sanitary Sewer Bypass Pumping System to be paid to Joseph M. Sanzari Inc. be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate payment to Joseph M. Sanzari Inc. in accord

with Change Order #2 Final; 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 Neglia Engineering and Joseph M. Sanzari, Inc. upon its passage.

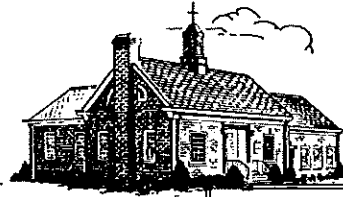
**CERTIFICATION**

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 September 15, 2025.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

**RESOLUTION AUTHORIZING THE LAND USE BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 2601, LOTS 15, 16 AND 17 QUALIFY FOR DESIGNATION AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

**RESOLUTION NO. 25-239  
SEPTEMBER 15, 2025**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of an "area in need of redevelopment"; and

**WHEREAS**, to make such a determination under the Redevelopment Law, the Borough Council (the "Council") of the Borough of Woodcliff Lake (the "Borough"), must first authorize the Borough Land Use Board to conduct a preliminary investigation of the area and make recommendations to the Council; and

**WHEREAS**, on September 16, 2024, by Resolution No. 24-210, the Mayor and Council authorized and directed the Land Use Board to conduct an investigation of the property identified on the tax maps of the Borough as Block 2601, Lot 15, commonly known as 240 Broadway, along with all streets and rights of way appurtenant thereto (collectively, the "Study Area"), and to determine whether all or a portion of the Study Area meets the criteria set forth in the Redevelopment Law, N.J.S.A. 40A:12A-5, and whether all or a portion of said Study Area should be designated as an area in need of redevelopment; and

**WHEREAS**, the Council believes it is in the best interest of the Borough that the Study

Area be expanded to include the investigation of the adjacent properties identified on the tax maps of the Borough as Block 2601, Lots 16 and 17, commonly known as 258 and 264 Broadway, along with all streets and rights of way appurtenant thereto (together with Block 2601, Lot 15 collectively, the "Expanded Study Area"); and

**WHEREAS**, the Council therefore authorizes and directs the Land Use Board to conduct an investigation of the Expanded Study Area to determine whether all or a portion of the Expanded Study Area meets the criteria set forth in the Redevelopment Law, N.J.S.A. 40A:12A-5, and whether all or a portion of said Expanded Study Area should be designated as an area in need of redevelopment; and

**WHEREAS**, the redevelopment area determination requested hereunder would authorize the Borough to use all those powers provided by the Redevelopment Law for use in a redevelopment area, excluding the power of eminent domain, and any redevelopment area so designated shall be referred to as a "Non-Condensation Redevelopment Area," pursuant to N.J.S.A. 40A:12A-6.

**NOW THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Woodcliff Lake, in the County of Bergen, New Jersey, as follows:

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** The Land Use Board is hereby authorized and directed to conduct an investigation, pursuant to N.J.S.A. 40A:12A-6, to determine whether all or a portion of the Expanded Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5, and whether said Expanded Study Area should be designated a "Non-Condensation Redevelopment Area."

**Section 3.** As part of its investigation, the Land Use Board shall prepare a map showing the boundaries of the Expanded Study Area and the location of the parcels contained therein and appended thereto shall be a statement setting forth the basis of the investigation.

**Section 4.** The Land Use Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundaries of the Expanded Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Expanded Study Area shall be an area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination does not authorize the Borough to exercise the power of eminent domain to acquire any property in the delineated area, for the Expanded Study Area is being investigated as a possible Non-Condensation Redevelopment Area.

**Section 5.** At the public hearing, the Land Use Board shall hear from all persons who are

interested in or would be affected by a determination that the Expanded Study Area is a redevelopment area. All objections to a determination that the Expanded Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Land Use Board and shall be made part of the public record.

**Section 6.** After conducting its investigation, preparing a map of the Expanded Study Area, and conducting a public hearing at which all objections to the proposed designation are received and considered, the Land Use Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with supportive documentation to the Council as to whether the Borough should designate all or a portion of the Expanded Study Area as a Non-Condemnation Redevelopment Area.

**Section 7.** The Borough Clerk shall forward a certified copy of this Resolution to the Chief Financial Officer, Borough Land Use Board and Land Use Board Secretary.

#### 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 September 15, 2025.



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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

**RESOLUTION AUTHORIZING THE BOROUGH OF WOODCLIFF LAKE MAYOR AND CLERK TO SIGN AN ESCROW FUNDING AGREEMENT WITH J. ROCKER DEVELOPMENT, LLC, TO FUND THE COSTS AND EXPENSES IN CONNECTION WITH EXPLORING THE REDEVELOPMENT OF BLOCK 2601, LOTS 15, 16 and 17**

**RESOLUTION NO. 25-240  
SEPTEMBER 15, 2025**

**WHEREAS**, the Borough of Woodcliff Lake ("Borough") is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") to determine whether certain parcels of land within the Borough constitute an "area in need of redevelopment"; and

**WHEREAS**, by Resolution 25-239 the Borough Council directed the Borough's Land Use Board to undertake a preliminary investigation of Block 2601, Lots 15, 16 and 17 ("Property") to determine whether the Property constitutes an area of non-condemnation redevelopment; and

**WHEREAS**, J. Rocker Development, LLC, the contract purchaser of the Property, and the Borough of Woodcliff Lake desire to enter into an Escrow Agreement to fund the costs and expenses in connection with exploring the redevelopment of the Property; and

**WHEREAS**, the Borough by entering into the Escrow Funding Agreement does not provide any assurance of a particular result, the intent being only to defray the costs and expenses of exploring the potential for redevelopment of the Property.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough of Woodcliff Lake as follows:

1. The Mayor and Clerk are hereby authorized to execute an Escrow Funding Agreement with J. Rocker Development, LLC, to undertake the preliminary investigation of the Property and to take other actions reasonably connected with the investigation and

potential designation and redevelopment of the Property, subject to review and approval of Redevelopment Counsel and the Mayor as to final form and content of the Escrow Funding Agreement.

2. The Resolution takes effect immediately upon adoption.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of September 15, 2025.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

**RESOLUTION APPROVING REFUND TO OLD TAPPAN PTO  
RESOLUTION NO. 25-241  
SEPTEMBER 15, 2025**

**WHEREAS**, the Old Tappan PTO is requesting a refund for their rescheduled Pool Party held at the Old Mill Pool in June 2025; and

**WHEREAS**, after a review of same, the Park and Recreation Commission seek to issue the refund in the amount of \$700.00; and

**WHEREAS**, the refund shall be issued from budget line item 5-01-55-618-000; and

**WHEREAS**, in accord with the Borough Auditor's guidelines for same, said refund shall be authorized by resolution.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of Woodcliff Lake, County of Bergen and State of New Jersey, that a refund in the amount of \$700.00 to the Old Tappan PTO for the rescheduled Pool Party at the Old Mill Pool in June 2025 be and is hereby approved; and

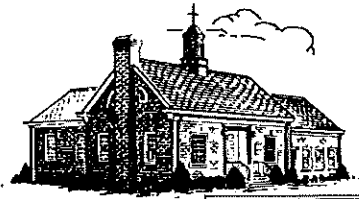
**BE IT FURTHER RESOLVED**, that the Park and Recreation Commission take the necessary steps to refund the amount of \$700.00 to the Old Tappan PTO upon the passage of this resolution.

**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 September 15, 2025.

*Deborah Dakin*

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING TITLE VI NON-DISCRIMINATORY POLICY

**RESOLUTION NO. 25-242  
SEPTEMBER 15, 2025**

**WHEREAS**, the Borough of Woodcliff Lake (“Borough”) is a municipality in the County of Bergen, State of New Jersey; and

**WHEREAS**, to receive money from the Federal Transit Administration as recipient or sub-recipient, the Borough is required to implement a non-discrimination policy to ensure compliance with Title VI of the Civil Rights Act of 1964 (herein referred to as “the Act”); and

**WHEREAS**, the Borough has drafted a Title VI policy to ensure continued compliance with the Act, which was subsequently reviewed by the New Jersey Department of Transportation and found to be fully compliant with federal requirements; and

**WHEREAS**, the Borough’s Mayor and Council must approve the approved Title VI Policy in order to be in full compliance with the Act.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough of Woodcliff Lake as follows:

1. The Brough of Woodcliff Lake accepts the attached Title VI Non-Discriminatory Policy as approved by the New Jersey Department of Transportation.
2. The mayor and Municipal Clerk are hereby authorized to execute any and all documents necessary to ensure compliance with this Resolution.

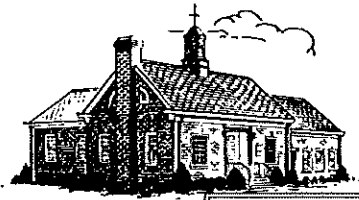
**CERTIFICATION**

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 September 15, 2025.

*Deborah Dakin*

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING PAYMENT FROM BMW & TURNER CONSTRUCTION COMPANY

### RESOLUTION NO. 25-243 SEPTEMBER 15, 2025

**WHEREAS**, BMW of North America (BMW) has obtained site plan approval for certain improvements to its South Campus located at 200 Chestnut Ridge Road; and

**WHEREAS**, the Planning Board Resolution of approval and no further action (exemption) from the Bergen County Planning Board included the installation of sidewalks along a portion of BMW's property fronting on West Saddle River Road; and

**WHEREAS**, subsequent to Board approvals, it was determined the installation of the sidewalk would require significant tree removal and the installation of a retaining wall; and

**WHEREAS**, BMW requested and received a field change to permit the removal of the sidewalk from the plans; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-42, in lieu of the sidewalk construction, BMW has been requested to pay into the Borough's sidewalk fund the sum of \$100,000.00; and

**WHEREAS**, BMW has forwarded to the Borough a check from BMW in the amount of \$40,000.00 and Turner Construction Company check in the amount of \$60,000.00 payable to the Borough of Woodcliff Lake;

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of Woodcliff Lake, County of Bergen and State of New Jersey, hereby accepts the payment of \$100,000.00 from BMW and Turner Construction Company to be paid into the Borough's sidewalk fund in lieu of the sidewalk construction along a portion of BMW's property fronting on West Saddle River Road; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of the resolution to the Land Use Board Secretary and Borough Engineer.

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 September 15, 2025.

*Deborah Dakin*

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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK