



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
OCTOBER 20, 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. 25-244 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. 25-244 was made by Council President Stern, second by Councilwoman Brodsky 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 September 15, 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 September 15, 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 Councilwoman Marsh, second by Councilwoman Margolis, and unanimously approved.

Mark Savastano of the Allendale Green Team and Bergen HUB stated the purpose of the Green Team is to advise the Borough and educate the public on sustainable policies by identifying new opportunities through collaboration with municipal government, local businesses and the citizens of the communities. They would like to partner with Woodcliff Lake to focus on the recycling that is not being picked up curbside, especially packing foam. Councilwoman Margolis asked who disposes of everything that is collected. Mr. Savastano replied that there is no cost to the Borough. They dispose of everything in Ridgewood.

Gail Lasak, Woodcliff Lake, stated that she lives across from the Manor and is looking forward to next week's Land Use Board meeting. Ms. Lasak stated that she has left several messages with the building department but has not received a phone call back. The contractors are opening the site at all hours and things are being dumped in the dumpsters at all hours. Administrator Padilla stated that they oversee those dumpsters so they can allow who they want to dispose of materials.

MOTION to close to the public was made by Councilman Pollack, second by Council President Stern and unanimously approved.

PROCLAMATIONS

Columbus Day and Honoring Paul Bechtel as Italian American of the Year
Diwali
Breast Cancer Awareness Month
Indigenous Peoples' Month

MAYOR'S REPORT

Mayor Rendo stated that October was Wellness Month in Woodcliff Lake, and he had the honor of walking around our park for a mile. Thank you to all those that joined in on the walk and the Mayor encourages everyone to come out to the new park and walk some miles. He is hoping to do more next year.

COUNCIL REPORTS

Councilwoman Marsh stated that the next Land Use Board meeting is next Tuesday at Borough Hall. The Manor is listed on the Agenda as well as a subdivision. The Agenda can be found on our website along with all plans, proposals, and paperwork. Councilwoman Marsh encourages all residents to come out for the meetings to voice their opinions.

Councilman Pollack stated that everyone might have seen on the Borough's social media sites and the website that there are a lot of improvements going on in town. The train station work has begun, and we expect the north parking lot, which comprises the upper and lower lots, to be closed for the balance of the year. Please look at our website to see other locations that you can use for parking such as the parking lot behind Seven Eleven in Montvale. The railroad crossing will be closed on the weekend of November 7, 2025, for signaling and road work. We will be starting a paving project at the end of the week and that will include West Hill, Brookview, Stephen and Lyons. We will also be doing work for the next couple of months on Werimus at the Werimus Land Pump Station. The Police Committee Liaisons and the Mayor completed the Lieutenant interviews. We should be making some announcements later this year for Sergeant and Lieutenant promotions. We continue to work with the PBA negotiations on their contract and look forward to that resolution. Councilman Pollack stated that he wanted to thank the police department for their professionalism. There were several instances this past month regarding mental health issues, and we also had a resident that was bitten by a coyote. The police department did an outstanding job.

Councilman Bonanno stated that the seniors will be having their holiday party on December 4, 2025.

Councilwoman Brodsky stated that the Shade Tree Committee and the NJ Tree Foundation just planted 27 trees in the Borough. With communication and an effort to communicate with residents, the Parks and Recreation Department is looking into adding a free-standing message board at Woodcliff Park and possibly a second location at the train station. Just another way to get communication out to residents. The County is replacing the playground at Wooddale Park. The Halloween Parade will take place at Woodcliff Park on Sunday, October 26th at 3:00 PM. The Reservoir Clean-up is pushed back to the spring due to the train station construction work. Councilwoman Brodsky thanked resident Jeff Schneider for donating to the Recreation Trust Fund.

Councilwoman Brodsky stated that sometimes we use attendance to gauge whether an event was successful or not. We looked at Oktoberfest and said wow, which was a great event. This month we tried something new by running a series of events on health and wellness. While attendance was not what we had hoped for or anticipated, she is not sure that you can apply the same gauge as successful as we do for Oktoberfest. Presenters and content of what they presented was terrific and she would like to thank all those that presented as most were our Woodcliff Lake residents. If any of the activities held or those who presented last week helped one person make a valuable decision towards a healthier lifestyle, then that is success. We will

be launching the official Mayor's Wellness Campaign next year. We look to continue this health and wellness initiative to support our residents towards a healthier lifestyle.

Councilwoman Margolis stated that the DPW has begun leaf pick-up, and they are working on the 2026 schedules. Councilwoman Margolis thanked the DPW. The DPW liaisons had reached out to the DPW regarding a section of the sidewalk on Broadway that was in noticeably big disarray. She did not even know that they fixed it until she ran on it the other day. They did an amazing job. Yesterday, the fire department had its second annual Chili Cook-off. There were 20 chefs, which was different from last year. One of our DPW employees/chef won. We sold t-shirts, had a bake sale and beverages. There are more t-shirts available which will be put on our website for sale. The Hillsdale and Woodcliff Lake police departments had a Breast Cancer walk yesterday morning which raised over \$7,000. The Mayor and Council are looking into creating an Ordinance regarding e-bikes and work with our neighboring communities. Next year is the 250th anniversary of the American Revolution. We applied for a grant to have speakers and other revolutionary activities. We coordinated with other towns so we could all work together and do different things for the town. We are also looking for more location for our Film Ready. Early voting begins on the 25th at the Tice Senior Center. You can vote early up to November 2, 2025. Election Day is November 4th.

Council President Stern stated that he urges all residents to go out and vote during election time.

ENGINEER'S REPORT

(Please see attached report).

ADMINISTRATOR'S REPORT

Administrator Padilla stated that the State puts out a Best Practices Survey/Questionnaire that ties to our financial aid package. We completed our questionnaire, and we did achieve a score of 39 which means that whatever aid we are going to get will not be withheld. Administrator Padilla thanked Debbie, our CFO, and some other department heads who assisted in completing this survey. On the Agenda tonight is a Resolution for updating the Personnel Manual. JIF mandates that we update every 2 years with new requirements.

CONSENT AGENDA

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

ADJOURNMENT

MOTION to adjourn was made by Councilman Pollack, second by Councilwoman Brodsky and unanimously approved. The meeting was adjourned at 6:45 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR
Borough Clerk

PROCLAMATION

WHEREAS, in 1891, 11 Italian Americans were murdered in one of the largest mass lynchings in our Nation's history. In the wake of this horrific attack, President Benjamin Harrison established Columbus Day in 1892. For so many people across our country, that first Columbus Day was a way to honor the lives that had been lost and to celebrate the hope, possibilities, and integrity Italian Americans have contributed to our country since before the birth of our republic; and

WHEREAS, more than a century later, we mark Columbus Day with that purpose – celebrating the heritage of Italian Americans, whose hands helped build our Nation and whose hearts have always carried faith in the American Dream; and

WHEREAS, Italian Americans are educators, service members, doctors, engineers, artists, Government officials, and leaders and innovators in every field. The Italian American community is also a source of strength for our Nation's enduring relationship with Italy; and

WHEREAS, we must recognize that Italian Americans are the source of strength in our country's unshakeable alliance, strategic partnership, and deep friendship with Italy. The ties between our countries are founded on our shared values and principles: democracy, freedom, and respect for human rights.

NOW, THEREFORE, I, Carlos Rendo, do hereby proclaim October 13, 2025, as

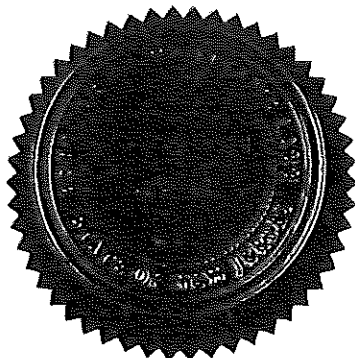
COLUMBUS DAY AND HONOR PAUL BECHTEL AS ITALIAN AMERICAN OF THE YEAR

and honor all the Italian Americans who never walked away from our fundamental creed and who, for generations, have helped realize the full promise of our Nation.

Mayor Carlos Rendo

Councilwoman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern



DIWALI PROCLAMATION

WHEREAS, Diwali comes from Sanskrit word "Deepavali", a row of lights, while the festival known as "festival of Lights", symbolizing the victory of light over darkness, goodness over evil, and knowledge over ignorance, and

WHEREAS, Diwali, is celebrated igniting traditional clay lamps "diyas", in the autumn of each year, at the end of harvest season, during 'Hindu Heritage' month, beginning on a New Moon, the darkest night of the Hindu calendar ("Panchanga"), Diwali date being determined by the Lunar calendar each year; and

WHEREAS, Diwali is celebrated over five days by Indus, Sikhs, Jains, and some Buddhists, throughout Bergen County, and around the world; each with its own significance and traditions, the five days of Diwali being "Dhanteras", "Naraka Chaturdashi", "Diwali", "Govardhan Puja" and "Bhai Dooj"; and

WHEREAS, Diwali includes many traditions, such as charitable giving ("dana"), providing selfless service (seva"), gathering with friends and family for prayer ("Puja"), exchanging gifts eating sweets, setting off fireworks and decorating homes with colorful rice, sand, chalk or flower patterns ('rangolis'); and

WHEREAS, for Hindus, Diwali marks Lord Rama's return to his home, "Ayodhya", after defeating King Ravana and is therefore a celebration of goodness over evil, and light over darkness; and

WHEREAS, for Sikhs, Diwali is the day when the sixth founding Sikh Guru, Guru Hargobind, was released from confinement by the Mughal Emperor Jehangir; and

WHEREAS, for Jains, Diwali symbolizes the attainment of Self-Realization, ("Nirvana"), by Lord Mahavira, the last of the Tirthankaras, who were the great teachers of Jainism; and

WHEREAS, for Buddhists, Diwali represents the day Emperor Ashoka chose the peaceful path of Buddhism over destruction and carnage; and

WHEREAS, the holiday is a uniting force, as it is celebrated by the majority of people from India, regardless of their faith and is celebrated by more than one billion people worldwide; and

WHEREAS, Bergen County is the home to nearly 35,000 Indian-American residents, who strengthen and enrich 70 municipalities with their valued history, culture, heritage and vibrant traditions, while diversity represents one of Bergen County's greatest strengths, and Bergen

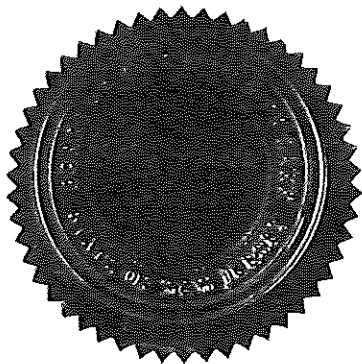
County joins with the people of Asian Indian heritage across New Jersey and those around the world celebrating Diwali.

NOW, THEREFORE, BE IT RESOLVED that I, Carlos Rendo, Mayor on behalf of the Borough of Woodcliff Lake do hereby recognize and proclaim October 18th through October 22nd as 'FIVE DAYS OF DIWALI' with October 20th, 2025 as DIWALI DAY; and we call this observance to the attention of all our residents and public officials, and call upon our residents to learn and recognize the religious, cultural and historical significance of the festival.

Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern



PROCLAMATION

WHEREAS, Breast Cancer touches nearly every family in America. That is why finding cures and addressing the needs of patients and their families is a central pillar. This National Breast Cancer Awareness Month, let us all recommit to the work of ending cancer as we know it. May we honor those we have lost, offer strength to those who continue to live with breast cancer, and work to protect the health of future generations; and

WHEREAS, nearly 300,000 women will be diagnosed with breast cancer this year, and one in eight women in America will be diagnosed with the disease in their lifetimes. We have made enormous progress in our decades-long fight against cancer – discovering new prevention and early-detection measures and exploring medicines and therapies to extend and save lives; and

WHEREAS, improving treatment options is only part of the fight. We also need to make those treatments affordable for everyone who needs them; and

WHEREAS, for the lives we can save and those we have lost, let this National Breast Cancer Awareness Month be a moment of unity that rallies the country to end cancer as we know it. Together, we can give patients, survivors, and their families the care, hope, and support they deserve.

NOW, THEREFORE, I, Carlos Rendo, do hereby proclaim October 2025 as

NATIONAL BREAST CANCER AWARENESS MONTH

and encourage citizens, government agencies, private businesses, nonprofit organization, and other interested groups to join in activities that will increase awareness of what Americans can do to prevent and control breast cancer and pay tribute to those who have lost their lives to this disease.

Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern

PROCLAMATION

WHEREAS, since time immemorial, American Indians, Alaska Natives, and Native Hawaiians have built vibrant and diverse cultures – safeguarding land, language, spirit, knowledge, and tradition across the generations. On Indigenous Peoples’ Day, our Nation celebrates the invaluable contributions and resilience of Indigenous peoples, recognizes their inherent sovereignty, and commits to honoring the Federal Government’s trust and treaty obligations to Tribal Nations; and

WHEREAS, the contributions that Indigenous peoples have made throughout history – in public service, entrepreneurship, scholarship, the arts, and countless other fields – are integral to our Nation, our culture, and our society; and

WHEREAS, on Indigenous Peoples’ Day, we honor America’s first inhabitants and the Tribal Nations that continue to thrive today. I encourage everyone to celebrate and recognize the many Indigenous communities and cultures that make up our great country.

NOW, THEREFORE, I, Carlos Rendo, do hereby proclaim October 13, 2025, as

INDIGENOUS PEOPLES’ DAY

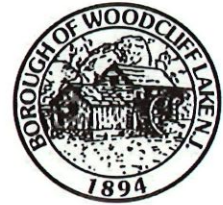
and despite centuries of devastation and turmoil, Tribal Nations continue to thrive and lead in countless ways.

Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern

OCTOBER ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
OCTOBER 13, 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 impacted the overall project schedule. JFC completed temporary electrical service and installation of Borough backup portable pump with controls. Construction to begin at the end of the month with contractor working toward spring 2026 project completion.

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. NJDOT closeout package submitted by Neglia and is under review by NJDOT.

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. Ordinance for new crosswalk on Woodcliff Avenue to the parking provided to Borough/Borough Attorney for review and adoption as required by Bergen County for the crossing. Neglia to obtain price quotes from D&L or work to be included as an alternate in the next bid package.

LYNDHURST

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

MOUNTAINSIDE

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

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

MS4 Stormwater Mapping

Neglia provided a proposal for MS4 Stormwater Mapping to address the latest NJDEP MS4 Regulations to the Borough. Neglia is prepared to proceed with the MS4 Stormwater Mapping once our proposal is approved/authorized by the Borough. This mapping needs to be completed and submitted by **January 1, 2026** for Borough MS4 Compliance. Neglia 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 submitted a 6-month extension from NJDOT to allow for sufficient time for NJDOT approval and PSEG Street lighting coordination prior to bidding. Plans and specifications are ready for bidding pending PSEG approval and confirmation of fees for PSEG street lighting.

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. All work to be completed before the end of the year.

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

Neglia completed plans and specifications for bidding this paving project together with the West Hill Road NJDOT paving project following NJDOT and Borough approval of the same. Neglia met with DPW to add include the replacement of a compromised storm drain in Brookview Drive near the intersection of Colonial Avenue into the bid specifications. Plans approved by NJDOT and bids were opened on July 24, 2025. Pre-Construction meeting was held on 8/20/2025. All work to be completed before the end of the year including the additional paving of Stephen Court and Lyons Court as requested by the Borough. Change order for additional paving of Stephen Court and Lyons Court provided to Borough for review and approval.

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 was completed and payment package no. 1 provided to the Borough for processing. Contractor starting the week of 10/13-10/17 on the north lots and is working to have the project substantially completed and parking areas re-opened by the end of the year.

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	X			
Margolis			X			
Marsh			X			
Pollack			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. 25-244
OCTOBER 20, 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 October 20, 2025 that an Executive Session closed to the public shall be held on October 20, 2025 at 5:30 PM at Borough Hall, 188 Pascack 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 October 20, 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 Clerk

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

RESOLUTION NO. 25-245

OCTOBER 29, 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 9/30/2025	\$ 239,872.05
Payroll Released 10/15/2025	\$ 238,490.37

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:	\$ 1,957,041.86
Affordable Housing:	\$ 1,398.00
Total Trust Funds Other	\$ 2,290.53
Animal Control:	\$ 4.80
General Capital:	\$ 166,239.73
Escrow:	\$ 12,587.43

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.

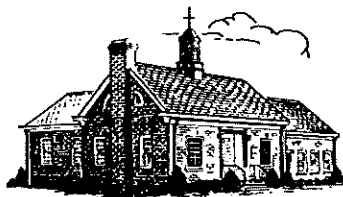
Jonathan DeJoseph
Chief Financial Officer

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 October 20, 2025.



Deborah A. Dakin, RMC, CMR
Borough Clerk



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING CHANGE ORDER #1 FOR ADDITIONAL PAVING OF LYONS COURT AND STEPHEN COURT

**RESOLUTION NO. 25-246
OCTOBER 20, 2025**

WHEREAS, the Borough of Woodcliff Lake and D&L Paving Contractors, Inc. previously entered into a contract agreement for the West Hill Road and Brookview Drive Roadway Improvements (NJDOT & Municipal Funded) Project; and

WHEREAS, Neglia Engineering has submitted Change Order #1 in the amount of \$76,704.32 for the additional paving of Lyons Court and Stephen Court, a copy of which is attached hereto and incorporated herein by reference, to be paid to D&L Paving Contractors, Inc.; and

WHEREAS, the Borough Administrator and Finance Officer have reviewed Change Order #1 attached hereto and incorporated herein by reference, submitted by Neglia Engineering with regard 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 #1 in the amount of \$76,704.32 in Acct. No. C-04-55-934-013, 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 #1 in the amount of \$76,704.32 submitted by Neglia Engineering for the additional paving of Lyons Court and Stephen Court to be paid to D&L Paving Contractors, 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 D&L Paving Contractors Inc. in accord with Change Order #1; and

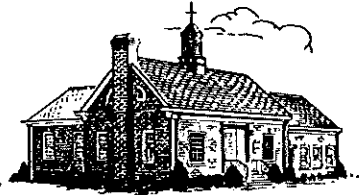
BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to Neglia Engineering and D&L Paving Contractors Inc. upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of October 20, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING NEGLIA ENGINEERING PROPOSAL FOR ENGINEERING SERVICES FOR WATERSHED INVENTORY REPORT, PHASE 1 OF WATERSHED IMPROVEMENT PLAN

**RESOLUTION NO. 25-247
OCTOBER 20, 2025**

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Engineering Services for the Watershed Inventory Report, Phase 1 of Watershed Improvement Plan, a copy of which is attached hereto and incorporated herein by reference, as follows:

- (a) a lump sum cost of \$29,900.00 for Engineering Services;
- (b) a material basis not to exceed \$1,000.00 for reimbursable expenses; and

WHEREAS, the Chief Financial Officer has certified that said funds are available for this matter using accounts 5-01-41-707-099 and C-04-55-946-015; and

WHEREAS, the Borough Administrator and Superintendent of Department of Public Works have reviewed the proposal submitted by Neglia Engineering for Engineering Services for the Watershed Inventory Report, Phase 1 of Watershed Improvement Plan, 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 Services for the Watershed Inventory Report, Phase 1 of Watershed Improvement Plan, 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

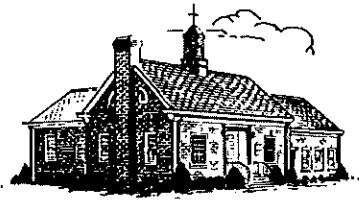
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Neglia Engineering Associates upon its passage.

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 October 20, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

A RESOLUTION AMENDING AND ADOPTING THE EMPLOYEES' HANDBOOK FOR THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 25-248
OCTOBER 20, 2025**

WHEREAS, the Borough of Woodcliff Lake ("Borough") has heretofore adopted an Employee Handbook discussing and setting forth various issues and policies with respect to the employees, volunteers and municipal officials of the Borough; and

WHEREAS, from time to time the Employee Handbook is reviewed and updated as determined necessary or desirable by the Mayor and Council; and

WHEREAS, the Borough's Mayor and Council are entitled to amend and supplement the Employee Handbook and employment policies at their sole discretion; and

WHEREAS, the Mayor and Council have determined it is desirable to make certain amendments and/or supplements to the Employee Handbook and employment policies currently in effect; and

WHEREAS, such amendments and/or supplements have been made and incorporated into the Employee Handbook dated November 1, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the Employee Handbook having a date of November 1, 2025, and all amendments and supplements presently set forth therein, be and hereby is **APPROVED** and **ADOPTED**; and

BE IT FURTHER RESOLVED that the Borough Administrator and the Borough Labor Counsel are authorized to take all appropriate actions so as to implement 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 Mayor and Council at the meeting of October 20, 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

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

RESOLUTION AUTHORIZING THE ADVERTISEMENT OF BIDS FOR THE BROADWAY CORRIDOR STREETSCAPE (NJDOT MA 2024)

RESOLUTION NO. 25-249
OCTOBER 20, 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 Engineering, that the plans & specifications for:

BROADWAY CORRIDOR STREETSCAPE (NJDOT MA 2024)

BOROUGH OF WOODCLIFF LAKE BERGEN COUNTY, NEW JERSEY

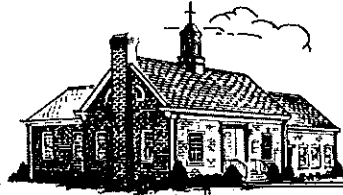
are hereby approved and the Borough Clerk is hereby authorized to advertise for bids. This Resolution shall take effect immediately.

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 October 20, 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	Council Member Administrator	Motion	Second	Yea	Nay	Abstain	Absent	201-391-4977 Fax 201-391-8830
	Bonanno			X				
	Brodsky		X	X				
	Margolis			X				
	Marsh			X				
	Pollack	X		X				
	Stern			X				
	Mayor Rendo							

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

RESOLUTION NO. 25-250
OCTOBER 20, 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 Change Order 2 and Final for the Contract listed below be and is hereby approved. The referenced construction is hereby accepted and payment of invoice 8 in the amount of \$6760.00, invoice 9 in the amount of \$20,280.00, and final payment of invoice 10 in the amount of \$11,760.00 is hereby approved.

WERIMUS LANE SANITARY SEWER BYPASS PUMPING SYSTEM

TITLE OF JOB: WERIMUS LANE SANITARY SEWER BYPASS PUMPING SYSTEM
CONTRACTOR: JOSEPH M. SANZARI INC.
 100 West Franklin Street Hackensack NJ

CHANGE ORDER N°: 2 and Final

ORIGINAL CONTRACT AMOUNT:	\$ 681,000.00
NET CHANGE ORDERS (CO. NO. 1)	\$ 24,714.94
ADJUSTED CONTRACT SUM	\$ 705,714.94
AMOUNT OF CHANGE THIS RESOLUTION:	\$ 140,879.18 Decrease 17.1% (NET)
AMOUNT OF CHANGE TO DATE:	\$ 140,879.18 Decrease 17.1% (NET)
TOTAL ADJUSTED AMOUNT PER CO NO.2	\$ 564,835.76

Dated:

Certified:



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 Governing Body at the meeting of October 20, 2025.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING A REFUND OF ESCROW

**RESOLUTION NO. 25-251
OCTOBER 20, 2025**

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

Justin Cohen
12 Folding Farm Road
Woodcliff Lake, NJ 07677
\$341.40

WHEREAS, all inspections have passed and all work is complete, escrow needs to be returned.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$341.40 to the owner listed below:

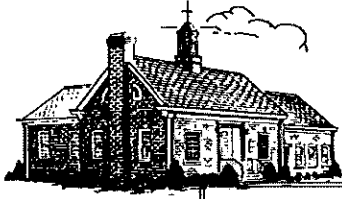
PAYMENT TO:
Justin Cohen
12 Folding Farm Road
Woodcliff Lake, NJ 07677
\$341.40

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 October 20, 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	X			
Margolis			X			
Marsh			X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

201-391-4977
Fax 201-391-8830

RESOLUTION AUTHORIZING A REFUND OF ESCROW

RESOLUTION NO. 25-252

OCTOBER 20, 2025

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

William Necker
11 Birchwood Drive
Woodcliff Lake, NJ 07677
\$250.00

WHEREAS, after all inspections have passed and all work is complete, escrow needs to be returned.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$250.00 to the owner listed below:

PAYMENT TO:

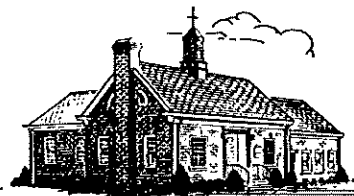
William Necker
11 Birchwood Drive
Woodcliff Lake, NJ 07677
\$250.00

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 20, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING A REFUND OF ESCROW

RESOLUTION NO. 25-253

OCTOBER 20, 2025

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

TriStrux
50 Tice Boulevard
Woodliff Lake, NJ 07677
\$495.00

WHEREAS, after all inspections have passed and all work is complete, escrow needs to be returned.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$495.00 to the owner listed below:

PAYMENT TO:

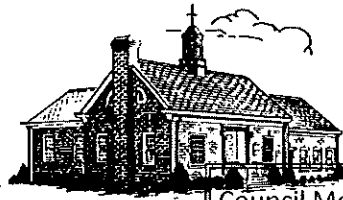
TriStrux
11 Commerce Way, Suite 11B
Totowa, NJ 07512
\$495.00

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 20, 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

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING DONATION OF VEHICLE FOR POLICE DEPARTMENT

RESOLUTION NO. 25-254

OCTOBER 20, 2025

WHEREAS, the Borough of Woodcliff Lake has been notified of a donation from East Coast Dealership for a vehicle for use by the Woodcliff Lake Police Department; and

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

WHEREAS, the Borough Administrator, Police Department and Borough Attorney have reviewed the donation and have determined same is consistent with the laws of the State of New Jersey and recommend the approval of same.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the donation of a vehicle from East Coast Dealership for use by the Woodcliff Lake Police Department, be and is hereby approved; and

BE IT FURTHER RESOLVED that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the donation from East Coast Dealership; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to East Coast Dealership 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 October 20, 2025.



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