

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
DECEMBER 10, 2025
7:00 PM CLOSED SESSION
7:30 PM OPEN SESSION**

CALL TO ORDER

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

ROLL CALL

Mayor Rendo asked for a roll call. Council members Bonanno, Brodsky, Stern and Mayor Rendo were present. John Schettino, Borough Attorney, Tomas Padilla, Borough Administrator and Debbie Dakin, Borough Clerk were present as well. Councilwoman Margolis and Councilwoman Marsh arrived at 7:15 PM. Councilman Pollack arrived at 7:25 PM.

CLOSED SESSION

Resolution No. 25-266 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
- Contract Negotiation

MOTION to approve Resolution No. 25-266 was made by Council President Stern, second by Councilwoman Brodsky and approved by Councilman Bonanno, Councilwoman Brodsky, Council President Stern and Mayor Rendo. Councilwoman Margolis and Councilwoman Marsh arrived at 7:15 PM. Councilman Pollack arrived at 7:25 PM.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

APPROVAL OF MINUTES

MOTION to approve the Minutes of November 10, 2025 (Open) 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.

MOTION to approve the Minutes of November 10, 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.

PROCLAMATION

Honoring Woodcliff Lake Travel Baseball Teams

Mayor Rendo thanked everyone for attending on this miserable night. Mayor Rendo stated that a few years ago when his boys were playing baseball the gold standard was Paramus because they went to the Little League World Series. He always said that Woodcliff Lake had the premier organization because we won championships every year and we continue to win championships every year. We do not see that from Paramus anymore. Mayor Rendo turned it over to Council President Stern for some presentations. Council President Stern stated that what we try to do at the beginning of our meetings is to honor some great achievements and we have a lot of great achievements tonight. Five of our travel teams won their championships – 9U, 10U, 11U, 12U and 13U teams. The 8U team lost a nailbiter in extra innings and came in second. It was one of the most competitive and fun games that he has watched in a long time. Our kids worked tremendously hard this season, and it really showed. It also takes a huge team to have the success that we had this season. We have a tremendous Baseball Association that works hard. We have coaches that spend countless hours with our kids. We have moms that are out there in rain, shine and in darkness. We have a great DPW staff that gets our field in order. We put new scoreboards on the fields. If you look at Resolution No. 25-280, we are hoping to begin the process of turfing the infield of Major beginning after next fall season.

ORDINANCE

Mayor Rendo stated that he personally wanted to thank our experts/professionals Julius Concerni, Paul Lerch, our auditor, Wendy Quiroga, our affordable housing/redevelopment attorney and Fran Reiner, our redevelopment planner. They look out for the Borough's interests, and they are who we depend on. They have vested much time and interest to make sure that Woodcliff Lake has the best possible deal. Mayor Rendo also thanked Council President Josh Stern and Councilwoman Nicole Marsh. When we put this Committee together, he wanted to have two attorneys on this. These are moving parts and very complicated negotiations.

Council President Stern stated that he has a first and second grader at Dorchester as does most of the Council sitting on this dais. For all of us sitting up here, these issues are deeply personal. We share many of the concerns like the residents, but their number one job is to protect the Borough, even on issues that may be unpopular. Council President Stern stated that he wanted to address a few things and then we will turn it over to our Borough professionals. There has

been a lot of chatter and there are some misconceptions on social media. First, a PILOT which stands for a Payment In Lieu of Taxes is not an abatement. It is an alternative way for the Borough to receive revenue. It would be paid quarterly in the same way that taxes are paid. A PILOT has no effect on our local school districts. Whatever budget is set by the schools, they will get that money. While the law mandates that the municipality receive those PILOT payments, it does not prohibit the Borough from sharing money with our school district. In fact, it is our intent to share some of the PILOT money with our local school district. To that extend, we have already had initial meetings with our school district about the sharing of some of the money. There are some benefits to a PILOT. The first real benefit of a PILOT program is that it gives the Borough some control over what gets built at the BMW site. Based on the way the state law is structured, the developers have a lot of leverage on the towns. We have seen this in Park Ridge and Montvale. Boroughs do not have a lot of say on what gets built, except we do have leverage on a PILOT. The initial developer wanted to put 600-700 units at that site. We were able to reduce the number to a more manageable number of 370. Not only did we get the number down to 370, but we have also reduced the number a lot of the bedroom counts. If you look at the apartments, there are ninety plus units, most are 1 or 2 bedrooms. If we had no control, we would end up with a lot of three-bedroom units. Of the 47 townhouses that are being built, 17 of those will have elevators. Elevators make those units more desirable for retirees. Families with children are most likely not going to want to buy a townhouse with an elevator. We have also been able to use the PILOT to put in place a 40-bed supportive housing unit. Those 40 beds are in lieu of 40 affordable housing units. Some of those 40-beds would have been 3-bedroom affordable housing units that really drive the school-aged children's numbers up. In connection with the PILOT, BMW settled all its current tax appeals with the Borough. We have had tax appeals with BMW dating back probably before 2012. The Borough has spent millions of dollars on tax appeals with BMW. As of last year, we had exposure up to \$7 million in tax appeals for BMW. The Borough is getting several different community benefits. The developer has agreed to fund approximately \$2 million for the renovation of the Lydecker House. Both the structure and the grounds. We are going to hopefully start on this right of way and hopefully give us a chance to build a playground at the site. There will also be a community payment where the developer will pay approximately \$900,000 every year until the PILOT comes online.

PRESENTATION ON ORDINANCE NO. 25-12 – led by Paul Lerch and Wendy Quiroga, Esq.

Paul Lerch introduced himself as a partner with the firm Lerch, Vinci, and Bliss. Mr. Lerch introduced Julius Concerni who is also a partner with the firm. Julius has been very involved from day one through all the calculations and negotiations that have gone on. Their firm had the responsibility of determining and negotiating the best possible deal for the Borough, not to come up with the policy. After going through negotiations and revisions for several months, he certainly feels very comfortable that the Borough is in the best possible position.

Presentation of a small power point (see attached).

Administrator Padilla stated that the Mayor would like to see if Ms. Quiroga had any comments, and if not, we will take a motion to open to the public for comments. Ms. Quiroga stated that

Julis and Paul did a great job with giving an overview of it. Administrator Padilla stated that all questions will be answered after all questions and comments are received.

Public Hearing Ordinance No. 25-12
An Ordinance of the Borough of Woodcliff Lake, in the County of Bergen, New Jersey, Authorizing a Financial Agreement Between the Borough of Woodcliff Lake and RW Woodcliff Lake Urban Renewal, LLC

MOTION to adopt Ordinance No. 25-12 was made by Councilman Pollack, second by Councilman Bonanno.

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

Jill Strassberg, Woodcliff Lake, stated that pilot tax payments are required to be allocated for 20 or 30 years, with no money required to go to school costs, and the future developments coming to Woodcliff Lake could bring significant increases, potentially 20 percent of residents and units in our schools, and some might be special education needs, school costs will go up significantly. Residents and businesses could see an increase in our already high property taxes. How will the Mayor and Council allocate taxes to schools? Why is a PILOT needed since Woodcliff Lake is not a blighted town in need of redevelopment?

Josephine Higgins, Woodcliff Lake, thanked Mr. Lerch for the presentation. Ms. Higgins asked why this information was not given to the residents before tonight. She worked very hard on the Master Plan, and they met with the residents. There was nobody who wanted something this large in their community. A lot of the seniors are quite concerned that they will not be able to stay in Woodcliff Lake in the future since taxation falls back on the residents. Will there be any benefit for the seniors?

Alvin Starr, Woodcliff Lake, stated that his comments deal with the issues of the site itself. The site has major limitations. Topography is not shown on the site drawings. Has the Mayor and Council visited the site from the perspective of the Bristol driveway? There are significant slopes along Glen Road and the Garden State Parkway on-ramp. There will have to be major retaining walls construction and many truckloads of soil. Another issue is the ingress and egress on Glen Road. Exiting here could be a death trap. This is a dangerous spot. The chief engineer at the Turnpike Authority should be brought into this matter. There is going to be a lot of water run-off. How will this be handled? Mr. Starr expressed his concern about the traffic on Glen Road.

Alex King, Woodcliff Lake, thanked the auditors for preparing the numbers. It looks like we do not know exactly at yet at what point headcount saturation occurs at the schools. He understands that this is a model-base, so at what point do we reach saturation of the current budget and when would that roll over because that really is the number that most people are going to care about because, as residents, we have to absorb it. Unless, like you stated, there is a chip in from the PILOT money. Do you have a date or an idea of what the chip-in would be of

the sharing because that is a meaningful figure. How long are the auditors and advisors on board for the project? Most municipalities do not have proper controls in place to address things like if they spin off an entity to absorb the rent and we do not have the ability to access the right numbers. Are there any protections in place that are built into the agreement?

Roger Gross, Woodcliff Lake, stated that he wanted to acknowledge that the process that is going on here is terrific. He thinks that the introduction to the project is great. He recognizes that tonight we are talking about the PILOT, not so much about the lack of engineering. Mr. Gross stated that he would suggest that the concerns that are being raised by the public are concerns that ought to have been part of the conversation from the beginning. Mr. Gross had some questions regarding the revenue difference and where it goes. If a portion goes to the municipality and the school where does the difference, go. The auditors stated the regional school. Mr. Gross stated that the projection is 30 years. The first 20 or 23 years, he believes it is at 10 percent of the gross aggregate on most of the revenue that is generated and then it is not until year 24 that it starts to climb to 11, 12, 13, 14 and 15 percent. Council President Stern stated that it is actually year 11 that it goes to 11 percent. Mr. Gross stated that only in year 23 it goes to 12. Council President Stern stated that in year 18 it goes to 12. Mr. Gross stated that there are different parts of it that accelerate at different rates, or is that the aggregate calculation of all the revenue, the apartment phase and the townhome phase? Mr. Lerch replied it is. Council President Stern stated that the percentage is only the apartment phase. The townhome phase has a different percentage based on value. Mr. Gross stated that he feels that the majority of the income to us is weighed at the back end of the 30 years. He would like to see a projection of the entire 30-year process.

Bert Taylor, Woodcliff Lake, stated that he is very grateful for Council President Stern updating us as to what the situation is. He has been looking at this for months. He has a copy of the Ordinance that spells out a lot of the conditions. He was not aware of what we were talking about tonight. Mr. Taylor asked what the revenue will be in year 20 and what it will be for the schools. The public does not know what is going on and we do not know the terms and conditions. Mr. Taylor asked the Mayor and Council not to vote on this tonight.

Alicia Wallace, Woodcliff Lake, and she is a local realtor. She wants to speak about property values. That is her concern. School performance is one of the strongest predictors of property value in an area, especially Woodcliff Lake. The moment there is no funding for kids with an IEP because each kid that requires these individual programs to be drawn up for them costs about \$100,000. Buyers' perspective is that the district is less desirable, which leads to fewer buyers entering the market for this area. Strong schools protect home equity. Weakening school performance does put that at risk. She looks forward to hearing about the revenue sharing program.

Alex King, Woodcliff Lake, stated that he knows the State is tightening the wrenches on us for affordable housing. Can you talk about how that was part of the equation? Was that part of the negotiation to fulfill our obligation?

Jill Strassberg, Woodcliff Lake, stated that the PILOT agreement is defined as based on annual gross revenue, but nowhere is annual gross revenue defined. Can you tell us what that means?

Laura Jeffas, Woodcliff Lake, stated that she sees the financial benefits for the town and it brings up these numbers for 26 through 30. They are short on the \$1.5 million that they are paying now. Where are we going to make that number up? Could you explain how the townhouses will be paying their taxes? Why will be monitoring the audit for the Borough? Are we going to pay for that to be done? Will it be compared to what the developer is giving us? When will the project be complete? Can you tell us how the schools will be funded?

Bert Taylor, Woodcliff Lake, stated that whatever we do tonight we are setting a precedent.

Richard Jigarjian, Woodcliff Lake, stated that it is great that we all share our comments. But at the end of the day, you are going to do what you want. The developers are going to do what they want. We all moved here for a reason. He remembers when we did this process for the townhomes that were built. He stated then that once you put townhouses in Woodcliff Lake, you are going to open yourself up for more townhouses. So now, we are building townhouses, apartments and supportive housing.

Roger Gross, Woodcliff Lake, stated that he wanted to clarify that in year 11, it goes up by 10 percent because we are getting 10 percent of the annual gross revenues. Then through year 23 of a 30-year PILOT, it goes up by another 10 percent. So, in the last 7 years in a 30-year PILOT, there is a total of a 50 percent increase. It is so backweighted in the last 7 years. Mr. Gross stated that his request is to try and level these percentages so that the 30 percent additional revenue that we are getting in the last 7 years we get in the first 23 years.

Laura Jeffas, Woodcliff Lake, asked how the clock works here regarding the townhouses and apartments.

Christina Radu, Woodcliff Lake, asked if existing taxpayers expect their taxes to go up by a certain percentage due to this project.

John Gruss, Woodcliff Lake, stated that we have roughly 6,100 residents in Woodcliff Lake. When these homes are built, he is expecting there to be another 3,000 additional people here. Through this PILOT program everybody has accounted for what roadwork is going to be like. How much are we putting into the DPW? Did we account for police officers, EMTs and firefighter? Did we account for the children that will be part of those 3,000 residents that will be living here? What is in this for the residents?

Annalise Benham, Woodcliff Lake, stated that she moved here 2 years ago for the school system. Why is a 30-year PILOT program necessary? Why can't it only be 10 years? Was independent study done? Are we dealing with one developer or multiple?

John Grosswood, Woodcliff Lake, asked if anyone else conducted any studies on other low

development projects to see how many children do attend those projects so we can see how much we have in this PILOT program to cover these children.

Laura Jeffas, Woodcliff Lake, stated that she knows about affordable housing. This developer has had PILOT programs pulled from him in other municipalities such as Paramus and Hackensack and he has not walked away from anything even though he is not getting these special provisions of a PILOT of program. We should see how all these numbers really break down.

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

Mayor Rendo stated that we are going to take a break before going to let the experts answer the questions.

Mayor Rendo stated that before he hands this over to the experts, he wants to address Mr. Taylor and Mr. King. Mr. Taylor made a comment stating that this is the tip of the iceberg with these developers, and Mayor Rendo agrees with him. That is true. But what he does not agree with is that if we decide today, this will set a precedent. That precedent was set by the State of New Jersey and the Fair Share Housing Act and the regulations coming out of Trenton. They are handcuffing municipalities into these developments. Just look around you as to what happened. We are not unique in Woodcliff Lake. You could take the position of Montvale and challenge these things and take the position of Englewood and challenge these developments. Englewood Cliffs got stuck with 1,500 units. Montvale's immunity was taken away from them. There is legislation right now in Trenton that dictates any houses of worship need overlays of 40 units an acre. That is during the lame duck session of Trenton. One hundred percent of this is being driven by Fair Share Housing and Affordable Housing. The PILOT program is a way of controlling these types of developments. We had developers coming in for that lot for 600-700 units. We fought this and that is how we came up with Mr. Russo, who is a local developer. We control this development through this process. This is 8 months of negotiations going back and forth. This was not a haphazard decision to do this. Washington Township must build 44 units on that small parcel.

Wendy Quiroga stated that she will address the school. She does not think that everyone is understanding is that while these numbers show a difference in projection of the tax revenues that are being collected as far as the PILOT vs. traditional taxes. The schools are not losing money. The schools adopt their budget. Whatever their budget is, the Borough collects taxes and must pay that budget. They are not getting reduced by any amount. That is the first thing that needs to be understood. Although these taxes are being collected in a different manner by payment in lieu of taxes, the schools still get fully funded based on what their adopted budget is. That does not change. That should address a lot of the questions that people are asking about the schools. Ms. Quiroga stated that yes studies have been done. That was presented at the time we were here for consideration of the redevelopment plan, which was the zoning that was adopted for the site. That it when it was indicated that it has been down that the affordable units tend to produce more school children than a market rate unit. That was part of the negotiations for this

project. The PILOT, which, if adopted tonight, will include a PILOT, was also to reduce the number of larger apartments so that it would decrease the number of school children in the market rate units. The schools will be fully funded based on their adopted budget. That being said, this Council has indicated publicly that they are committed to working with the schools and have started those conversations to make sure that some of this money goes to the school. That is not going to be operating budget, because this PILOT is a set time frame. So, you do not want to put something in the operating budget that may not be there after a certain time and then it is relied upon because it will create a hole in their budget. The way that towns can help the schools or work with their schools is if the school has a capital project that is not operational, such as a new roof or new ballfields, etc. That is a perfect opportunity to negotiate with your Borough Council to alleviate the impact of the need so that the school does not have to go to a referendum, because now we have another money source. That is how interplay happens from PILOT payments when a municipality is willing to negotiate and help fix certain issues with the school.

Ms. Quiroga stated that school taxes are not going down. In reality, it is just that, based on what the current assessment is. There is not an additional allocation into the tax dollar. The percentage of your tax dollars that goes to the school will increase, because they are still getting fully funded. But the municipal portion is also decreasing from there.

Paul Lerch stated that under the PILOT program, the school will develop a budget, they will have a tax dollar amount, just like they do every single year, and that dollar amount will get divided by the assessed value of the Borough. We will have a tax rate; they will get the full amount of that dollar value. The school is not going to see a single drop in their tax dollars that they need to operate their budget. The distinction is that on a \$140 million project that that assessed value, that money is going to be primarily given to the municipality. It is not going to be added for the Borough-wide assessed value that everyone would have normally shared in on the project if it was not a PILOT.

Ms. Quiroga stated that she knows that the Mayor has addressed this, but there were comments made about the slippery slope of where we never had townhouses, not we have townhouses, and why do we have apartments? We should not have anything but a single-family home. That is illegal now in the State of New Jersey. That is what Mt. Laurel is based on.

Ms. Quiroga stated that there were some comments about the engineering of the site, but this public hearing tonight is about the PILOT program. There were questions about the audits. There is a requirement under the statute for there to be annual audits. The developer will provide their information first. However, the Borough will have their professionals review, confirm or request additional information to deny whatever was provided by developer. To be clear, this is not being done on your tax dollars. The financial agreement has an escrow, where the developer will be reimbursing any administrative costs of the Borough, not only the audit, but any administrative costs over the term of the PILOT. There was a question about the term of the PILOT. There is a community benefit payment that the developer is agreeing to make to the Borough for up to 5 years. The reason for that is that it may take up to 5 years for the project to be built. And in

between that time, you would otherwise only be getting the value of the land tax because the PILOT payments come after the CO or the TCO, so that is the substantial completion. That is when the project is built and ready to be occupied. In order to make sure that the Borough is not harmed during the construction phase, we have negotiated a community benefit payment to make sure that the Borough is still receiving funding so that the taxpayers are not impacted and your taxes do not go up during that period while you are waiting for construction to happen. Regarding Mr. Taylor's point about having requested the redevelopment agreement and none of this was in there, you may note that on the Agenda tonight, there is a Resolution to approve an amended version of the redevelopment agreement. The reason that why that redevelopment agreement was not executed, and why tonight there will be a new one is because there have been substantial changes made to it. The Borough's professionals at the direction of the Council and the Committee kept negotiating.

Ms. Quiroga stated that the reason the townhouses are getting built and getting a CO is because they are different than an apartment building. The apartment building would have to be substantially complete before anyone can come in. Townhouses can be built one by one, so each one of those townhouses will have a start date from when they sell, and there is a CO. On how the townhouses will be paying their taxes is going to be based on a percentage of what the actual assessed value is. The benefit to the Borough from the taxes being paid in that way, again, is that the municipality can get a larger payment because it is 95 percent of the revenue going to the Borough.

Mr. Reiner stated that he is going to talk a little bit about the site. The developer did have a site plan application presented to the Land Use Board. Those plans were very detailed plans regarding topography, regarding how the buildings were laid out in terms of not only location, but also topography. They are required by law to meet all stormwater management requirements through NJDEP. Regarding the exiting on Glen Road, there is a right in, right out of Glen Road. There were retaining walls that were being provided, elevations, renderings, there were cut sections across Chestnut Ridge Road to the building showing the existing slopes that are going to be maintained as well as maintaining existing trees. Those documents should be at Borough Hall with the Land Use Board Secretary. There were also questions regarding the impact on DPW, police, fire etc. The site had development on it prior, which police and fire were required to maintain as a part of that property. The land has not increased in size. The roads on the interior of the property are going to be private. They are going to be maintained privately. Garbage pickup will be private so there will be no impact on DPW.

Ms. Quiroga stated that she believes the last big question was what is going to happen to the existing residents' taxes. School taxes are always going to go up; the county tax is always going to go up. What she will say is that your taxes are not going to go up because of this project. As a result of the PILOT, it may help keep your municipal taxes at a lower level for a longer period than otherwise, because the Borough will be collecting more money based through this arrangement.

Mayor Rendo stated that with this agreement, the BMW tax appeals go away. When we are

looking at these tax appeals, we are looking at exposure of \$13 million. Our budget is \$14 million. If we lose these tax appeals, the money will be coming from the taxpayers. This was a big part of the negotiations. The community benefit portion protects us when the building is not there. We added that in so that we are level throughout the whole project.

Councilwoman Margolis stated that she thinks it is important to note that none of us wanted BMW, the Hilton, or Party City to go out of business and leave our Borough. That is the most important thing to begin with. We did not choose to build developments. We wanted our businesses to stay, but when our businesses left, we lost a lot of revenue. The property sold and the buyers who bought the property were developers.

Councilwoman Marsh stated that she wanted to thank Paul, Julius, Wendy Fran, these are our experts, and they are here. As Mr. Taylor pointed out, it seems like this has just sprung up on you, but these are 2 years of all our lives that we have been working and negotiating. Councilwoman Marsh stated that she has personally spoke about this at every Council meeting for 2 and a half years. These things are coming and happening, and we have been trying to make you all aware of it and understand. Our experts have spent a great amount of time preparing. We do not take this lightly or seriously. Every question that you presented, we have had the sane questions. We have been addressing and dealing with this back and forth for two years. We are residents of this town, not just representatives. We have advocated the best we can for the residents of this town. Councilwoman Marsh stated that she is happy that everyone came out tonight and asked questions. It is important.

Councilman Pollack stated that he wanted to thank Councilwoman Marsh, Council President Stern, along with the Mayor and our professionals, for all their diligence. The public does not often see is that while we meet perhaps 12 times a year for our Council meetings, the countless hours throughout the workday, or evenings, time away from families and others, that go into working with our professionals, residents, realtors, etc. to see this through. As Councilwoman Marsh pointed out, we are working to protect the interests of the municipality. Four of the six on the dais, from the Council perspective, have children in the schools. We are all taxpayers. We all recognize the impact that this has. What you see in front of you, and he has seen some of the commentary on social media, is why the PILOT. For us, the municipality, it is a tool for us to get more favorable terms that we can build something that we as a municipality could support. From resources that we have available we can use it as an opportunity to get the best possible outcome based on our constitutional obligations with Mount Laurel and others for the municipality. There were questions raised about public safety/police. Council President Stern and Councilman Pollack have been working for the last year on renegotiating the PBA contract with our police department. That is going to be a 5-year contract that you will see on the Agenda tonight. As part of that contract, one of the things that we are doing is changing their schedule with the agreement of the police department, or the members of the police department, from an 8-hour shift to what is called a Pittman 12-hour shift. By doing that, that enables us to put more police officers on the street per shift, while maintaining the current expenditure for salaries and other benefits for the police department. We are getting more police officers on the street to proactively support us for things like this BMW development, in the future for things like the

Hilton property, so that we do not automatically have to torn and say we need to hire more police officers.

MOTION to adopt Ordinance No. 25-12 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.

Resolution No. 25-285 Resolution Approving Modified Redevelopment Agreement with RW Woodcliff Lake Urban Renewal, LLC

MOTION to adopt Resolution No. 25-285 was made by Councilwoman Brodsky, second by Council President Stern and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack, and Council President Stern.

PUBLIC COMMENT

(Limited to 3 minutes per speaker)

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

No comments.

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

MAYOR'S REPORT

Mayor Rendo stated that since this was a very long meeting there will be no Mayor's report this evening.

COUNCIL REPORTS

Councilman Bonanno stated that we recently had our tree lighting and it was so great to see so many families. The Menorah Lighting will be this Sunday at 4:30 PM at Woodcliff Park. As a result of placing second place in last year's County tree decorating contest, the free ice-skating session will take place on Monday, December 22, 2025, at Van Saun Park. The Seniors had a wonderful holiday party this week. The 2026 recycling and sanitation schedule has been finalized and shared via newsletter. The calendars are going out this week. Bulky waste collection will resume in January. All park and field bathrooms are closed for the winter. Please do not put your leaves out. You will have to arrange for your landscaper to take your leaves. The date has passed to put your leaves out. The Werimus Lane pump station construction is being worked on.

Councilwoman Brodsky stated that we do have some exciting news. We are looking to launch a new Woodcliff Lake Community app. We are targeting February as our launch date. Residents

will be able to download the app to their phone plus have the ability to push for notifications, which will be important. Initially the app will include information on all things Park and Rec, including camp information, all events, plus DPW garbage and recycling schedules, Mayor and Council and Land Use meeting dates. It is our hope that we can feel as much information to the app in the future. We will keep the current RAVE system as it is. This way it will help differentiate between emergency and non-emergency information. Jennifer Errity, a Woodcliff Lake resident, has been selected as the 2025 Hometown Hero. Jenn could not make it tonight, but she did want to mention a couple of things about her. She is the co-founder and president of Spoil Me Pink, a non-profit organization dedicated to supporting local individuals diagnosed with breast cancer. She creates uplifting and pampering events, providing moments of joy, rest, and self-care during some of the most challenging times in their lives. Spoil Me Pink has been recognized nationally. Jen also serves on the board of the non-profit organization Josephine's Garden which is dedicated to creating healing spaces and experiences for pediatric cancer patients and their families. She co-founded the Brian Long Memorial Foundation in honor of a local police officer of Park Ridge who tragically lost his battle with cancer. Most recently, she co-founded the Rocco Rodden Memorial Scholarship Foundation in honor of a beloved high school student who attend St. Joe's. Professionally she serves as the District Community Internship Facilitator for the Pascack Valley Regional High School District.

Councilwoman Margolis stated that she just wants to highlight that tomorrow night is the Tice event at Tice Mall, not the senior center. It is their Winter Wonderland from 5-8. Santa will be there as well. The food drive is still going. We have been able to fill many, many bins, both at 50 Tice, who has been a great partner, and Borough Hall. We should keep on the drive. They still need many things. They will also take reusable bags. We are up to 33 families in town who get SNAP benefits. Councilman Bonanno and herself met about the Chamber of Commerce, and they are tacking it the best they can with the information that they have.

Councilwoman Marsh stated that on December 2, 2025, the Land Use Board approved the site plan for 300 Chestnut Ridge Road. All the documents can be found at Borough Hall, and they are on the Land Use Board website page. Our next Land Use Board meeting will be next Tuesday, December 16th at 7:00 PM at Borough Hall and the application for Woodcliff Manor will continue.

Councilman Pollack stated that on the Agenda tonight is the police MOU. He thanked the PBA 206 Collective Bargaining Unit for their work and partnership over the last year working with Council President Stern, Administrator Padilla and himself to see this through. He believes that this is a fair contrast for both the municipality as well as the PBA and sets us up for success over the next 5 years and beyond. Several promotions are on the Agenda this evening as well. Two sergeants will be moving up to the rank of lieutenant, and three police officers will be moving up to the rank of sergeant. Congratulations to them on these well-deserved promotions. We will have a police promotion ceremony next Wednesday. We are hoping to open the train station lot before the end of the year. Additional work will be needed in the spring such as plantings and benches. This Monday, December 18th at 8:00 AM, parking passes will go on sale at the police department. This is a first come first serve basis.

Council President Stern stated that this has been a long meeting. Council President Stern thanked Councilwoman Marsh for the work on the PILOT, affordable housing and on the development. Council President Stern thanked Councilman Pollack for the work on the PBA contract. He believes we did a lot of good work tonight, and he thinks people should be proud of how we protected the Borough.

ENGINEER'S REPORT

(Please see attached report).

ADMINISTRATOR'S REPORT

Administrator Padilla stated hopefully the MOU will be adopted tonight and as part of that one of the new agreements is that all new employees and the last eleven hires in the police department will have to go to the high-deductible health care plan. This will save the Borough money on health benefits.

CONSENT AGENDA

Councilwoman Margolis stated that she has a question on Resolution No. 25-280, which is the Major field improvement. Council President Stern mentioned earlier that the plan is to turf after the next season. Where is the funding coming from? Did we receive any grants, or are we doing anything related to that? Council President Stern stated that as far as the funding, we have not had discussions as to the capital budget, but it is going to come out of the capital budget. Councilwoman Margolis asked if we are planning to pay for it entirely, or is baseball going to be chipping in? Council President Stern stated that we have not had those discussions with baseball yet, but once we get a firm handle of what the pricing will be, we have been having those discussions. He had an early discussion with baseball to let them know that if this proceeds, we would expect a sizable contribution for some component, whether it be fencing or backstops. Councilwoman Margolis stated that it was talked in the past few years, this year and with the Park and Recreation Committee, about working on a recreation plan to fix the other fields as well, Lockwood and Rinzler. Council President Stern stated that they looked at both fields. Rinzler is going to require both turf and a retaining wall, which if he recalls it was more than \$1 million. To turf Lockwood would be around \$1.8 million. These certainly are discussion for the future about what we can afford as far as debt levels and stuff like that, but we do need to come up with a plan as to how we are going to address those projects and the order that they would be done.

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

Mayor Rendo stated that we will be going back into closed session to discuss litigation for approximately one-half hour. Further action may be taken, if necessary.

MOTION to go into closed was made by Councilwoman Margolis, second by Councilwoman Marsh and unanimously approved.

MOTION to go back into open session was made by Council President Stern, second by Councilman Pollack and unanimously approved.

ADJOURNMENT

MOTION to adjourn was made by Council President Stern, second by Councilman Pollack and unanimously approved. The meeting was adjourned at 11:00 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR
Borough Clerk

8 PROCLAMATION HONORING THE WOODCLIFF LAKE BASEBALL ASSOCIATION AND WOODCLIFF LAKE TRAVEL BASEBALL TEAMS

WHEREAS, the spirit of teamwork, perseverance, and sportsmanship lies in the heart of our community's most cherished traditions; and

WHEREAS, the athletes, coaches, and staff of our championship baseball teams have demonstrated dedication, resilience, and discipline throughout the season; and

WHEREAS, during the Fall 2025 Season, all of the Woodcliff Lake's travel baseball teams won trophies for placing first or second in their respective leagues; and

WHEREAS, the Woodcliff Lake 9U, 10U, 11U, and 12U travel teams each won their respective league championships; and

WHEREAS, the Woodcliff Lake 8U travel team finished in second place after losing in extra innings; and

WHEREAS, you will have memories that will last a lifetime. Inspired by your coaches, you believed in yourselves and showed what it really means to be a winner; and

WHEREAS, a season like this does not happen without dozens of coaches, parents, and volunteers, all of whom should be commended. A special thanks and a lot of gratitude to the Baseball Association Board members Joe Block, TJ Churchill, Brian Friedman, Michael McKinley, Chris LaForgia, Anthony Bsales, Gus Guida, Mike Fiorentino, Kevin Portuondo and Chris Poliandro; and

WHEREAS, it is fitting that we publicly recognize and celebrate their success, as well as the support of families, fans, and community members who contributed to this achievement.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake honor you for your achievements and wish you continued success in the future.

Mayor Carlos Rendo

Council President Josh Stern
Councilwoman Julie Brodsky
Councilwoman Nicole Marsh

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

**BOROUGH OF WOODCLIFF LAKE
COUNTY OF BERGEN**

ORDINANCE NO. 25-12

**AN ORDINANCE OF THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, NEW
JERSEY AUTHORIZING A FINANCIAL AGREEMENT BETWEEN THE BOROUGH OF WOODCLIFF
LAKE AND RW WOODCLIFF LAKE URBAN RENEWAL, LLC**

WHEREAS, the Borough of Woodcliff Lakes ("Borough"), in the County of Bergen, New Jersey (the "Borough"), a public body corporate and politic of the State of New Jersey (the "State") is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law"), to determine whether certain parcels of land within the Borough constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, RW Woodcliff Lake Urban Renewal, LLC is a limited liability company established and operated under the laws of the State of New Jersey and is also an urban renewal entity duly qualified as such pursuant to N.J.S.A. 40A:20- 4 (hereinafter "Redeveloper"); and

WHEREAS, the Redeveloper is the contract purchaser of Block 602, Lot 1, as depicted on the official Tax Map of the Borough of Woodcliff Lake (hereinafter referred to as the "Property"); and

WHEREAS, the Property is located within the 300 Chestnut Ridge Road Redevelopment Area; and

WHEREAS, pursuant to the Redevelopment Law the Governing Body of the Borough adopted the "300 Chestnut Ridge Road Redevelopment Plan, Borough of Woodcliff Lake, Bergen County, New Jersey", prepared by FAR Planning, 190 Veteran's Drive, Northvale, New Jersey 07647 (hereinafter referred to as the "Redevelopment Plan") for the 300 Chestnut Ridge Road Redevelopment Area on September 15, 2025, Ordinance No 25-11; and

WHEREAS, in accordance with the requirements of the Redevelopment Plan, the Redeveloper has proposed the development and construction of a multi-phased mixed use project, including two hundred and ninety-seven (297) rental apartment units including 34 affordable units ("Apartment Phase"); a minimum of nine thousand (9,000 sq. ft.) square feet of retail and/or restaurant food/drink establishment or other permitted use ("Retail Phase"); a 40 bed, supportive housing building ("Supportive Housing Phase"); forty-seven (47) townhomes made available to the public as "for sale units" ("Townhome Phase"), together with such outdoor areas, landscaping, venues, parking facilities (including land banked parking) and such common area amenities as are typically part of a project of this caliber (hereinafter the "Project"); and

WHEREAS, the Borough reviewed the Redeveloper's proposed Project and has determined that it represents a beneficial use of the Redevelopment Area and that the development and construction of the improvements would ameliorate the deleterious conditions that were found to prevail upon the land and further provide a substantial benefit to the local community; and

WHEREAS, the Borough has determined that the Redeveloper is an experienced and highly regarded developer of projects throughout the State of New Jersey and has the necessary expertise, skill, ability and financial resources to carry out and guarantee completion of its proposed project; and

WHEREAS, on that basis by Resolution No. 25-263, the Borough designated RW Woodcliff Lake Urban Renewal, LLC to serve as Redeveloper for the Redevelopment Area (hereinafter referred to as the "Project Premises"); and

WHEREAS, pursuant to the Redevelopment Law, improvements to property located within an area in need of redevelopment may qualify for long term tax exemptions under the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTE Law"); and

WHEREAS, in order to enhance the economic viability of and opportunity for a successful project, the Redeveloper submitted to the Mayor an application (hereinafter the "Application"), which is on file with the Borough Clerk, seeking a tax exemption in connection with the Project pursuant to the LTTE Law in exchange for which the Redeveloper proposes to make payments to the Borough of Annual Service Charges in lieu of taxes; and

WHEREAS, said application contained detailed financial information regarding the anticipated costs and expenses to be incurred for the development and construction of the Project, the estimated revenues and operating expenses to be received from the Project once stabilized as well as all other documentation and information required by the LTTE Law; and

WHEREAS, the Application requested a thirty (30) year term for Apartment Phase and Retail Phase of the prescribed payment in lieu of taxes arrangement with the Redeveloper to pay in place of ad valorem taxes an Annual Service Charge as follows:

- 10% of Annual Gross Revenue for Years 1 through 10;
- 11% of Annual Gross Revenue for Years 11 through 17;
- 12% of Annual Gross Revenue for Years 18 through 23;
- 13% of Annual Gross Revenue for Years 24 through 25;
- 14% of Annual Gross Revenue for Years 26 through 27; and
- 15% of Annual Gross Revenue for Years 28 through 30.

WHEREAS, the Application requested a twenty (20) year term for the Townhome Phase portion of the Project for the prescribed payment in lieu of taxes arrangement with the Redeveloper to pay in place of ad valorem taxes an Annual Service Charge to be as follows:

- a. From the 1st day of the month following Substantial Completion of the Townhome Unit until the last day of the fifth (5th) year, the Annual Service Charge of the Townhome Unit shall be the greater of (a) the Minimum Annual Service Charge; or (b) an amount equal to 65% of the Ordinary Taxes;
- b. From the sixth (6th) year following Substantial Completion of the Townhome Unit until the tenth (10th) year, the Annual Service Charge of the Townhome Unit shall be the greater of (a) the Minimum Annual Service Charge; or (b) an amount equal to 70% of the Ordinary Taxes;
- c. From the eleventh (11th) year following Substantial Completion of the Townhome Unit until the fifteenth (15th) year, the Annual Service Charge of the Townhome Unit shall be the greater of (a) the Minimum Annual Service Charge; or (b) an amount equal to 75% of the Ordinary Taxes;
- d. From the sixteenth (16th) year following Substantial Completion of the Townhome Unit until the twentieth (20th) year, the Annual Service Charge of the Townhome Unit shall be the greater of (a) the Minimum Annual Service Charge; or (b) an amount equal to 80% of the Ordinary Taxes;

WHEREAS, The Supportive Housing Phase is intended to be exempt from taxation pursuant to the LTTE Law in the event it is conveyed to a non-profit tax-exempt entity, which is entitled to statutory exemption from real estate taxation pursuant to N.J.S.A. 54:4-3.6 and Advance Housing, Inc. v. Teaneck, 215 N.J. 549 (2013), however, the Supportive Housing Phase shall be subject to the same annual service charge as the Apartment Phase, to the extent applicable to a one hundred (100) percent affordable housing project; and

WHEREAS, the information and documentation provided to the Borough by Redeveloper has been thoroughly reviewed and analyzed by the Borough's professional consultants who have concluded that based on the information and documentation received that the Borough would substantially benefit from this long-term tax exemption arrangement; and

WHEREAS, the terms and conditions under which this payment in lieu of taxes arrangement will prevail are contained in a detailed financial agreement negotiated between the Redeveloper and the Borough a copy of which was an attached document to the above-referenced Application; and

WHEREAS, the Mayor submitted the Application to the Governing Body with a recommendation for approval; and

WHEREAS, upon review of the Application and the recommendations of the Mayor and Borough professionals, the Governing Body has made the following findings with respect to the Project pursuant to N.J.S.A. 40A:20-11:

1. The Project will be beneficial to the overall community. It is anticipated that development of the Project will create approximately two hundred (100) construction jobs and ten (10) permanent jobs.
2. The Project will also further the goals and objectives of the Redevelopment Plan; will help revitalize the Redevelopment Area; which will improve the quality of life for the community; and will enhance the economic development of the Borough.
3. The benefits to the Borough accruing as a result of the Project, including the revitalization of the Redevelopment Area, and the generation of municipal revenues, will substantially outweigh any incremental costs to the Borough resulting from the long-term tax exemption granted herein.
4. The Borough's approval of the long-term tax exemption set forth in the Financial Agreement is essential to the success of the Project because, without the exemption, the Redeveloper would not be able to finance, reclaim and construct the Project.
5. The tax exemption permits the development of underutilized property and provides a stream of revenue in the form of the Annual Service Charges. The relative stability and predictability of the Annual Service Charges will allow the Redeveloper and, by extension, the lessees, of the Project to stabilize their expenses, which will ensure the likelihood of the success of the Project and ensure that it will have a positive impact on the surrounding area.
6. The relative stability and predictability of the Annual Service Charge makes the Project more attractive to investors and lenders needed to finance the Project. The tax exemption permits the development of the Project in an area that cannot otherwise be developed by reducing the expenses associated with the operation of the Project.

WHEREAS, in accordance with the provisions of the LTTE Law, the Governing Body desires to approve the Application and the Financial Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Woodcliff Lakes, County Of Bergen, New Jersey As Follows:

Section 1. The aforementioned Recitals are incorporated herein as though fully set forth at length.

Section 2. The Application submitted by RW Woodcliff Lake Urban Renewal, LLC is hereby approved in accordance with Section 8 of the LTTE Law.

Section 3. The Mayor is hereby authorized and directed to execute the Financial Agreement together with such additions, deletions and other modifications deemed necessary upon consultation with counsel to the Borough, and prepare, amend or execute any other agreements necessary to effectuate this ordinance, subject to modification or revisions, as deemed necessary and appropriate.

Section 4. The Borough Clerk is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Borough upon such document.

Section 5. The Borough Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Borough in accordance with Section 12 of the Exemption Law.

Section 6. In accordance with Section 12 of the LTTE Law, within ten (10) days following the later of the effective date of this Ordinance or the execution of the Financial Agreement by the Entity, the Borough Clerk also shall transmit a certified copy of this Ordinance and the Financial Agreement to the Chief Financial Officer of Bergen County and to the Bergen County Counsel for informational purposes.

Section 7. The Mayor and Borough Clerk are hereby authorized to take such action and to execute such other documents, on behalf of the Borough, in consultation with Borough Redevelopment Counsel, as is necessary to effectuate the terms of the Financial Agreement.

Section 8. The Project shall conform with all federal, state, and municipal law, ordinances and regulations relating to construction and use.

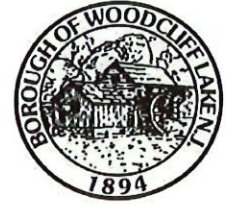
Section 9. The Redeveloper shall, in the operation of the Project, comply with all laws so that no person of race, religious principles, color, national origin or ancestry will be subject to discrimination.

BE IT FURTHER ORDAINED, that the provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any portion thereof, which shall remain in full force and effect; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately upon final passage and publication in accordance with the law; and

BE IT FURTHER ORDAINED, that all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

DECEMBER ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
DECEMBER 5, 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 and final payment/project closeout package has been provided to Borough for processing.

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 impacted the start date and overall project schedule. Ongoing work on site with the contractor working towards project completion and anticipated startup in spring 2026.

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 was submitted by Neglia and is under review by NJDOT for final payment reimbursement.

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

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.

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. Neglia has completed and submitted the mapping to NJDEP for review.

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. Neglia is proceeding with the preparation of this report in accordance with our proposal and Resolution No. 25-247 and will be submitted to NJDEP by the end of the year.

MS4 Updated Municipal Stormwater Management Plan (MSWMP)

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). Neglia is proceeding with the preparation of this report in accordance with our proposal and Resolution No. 25-247.

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

The Borough of Woodcliff Lake received a grant in the amount of \$233,364.00 from the NJDOT for the Broadway Corridor Streetscape Improvements Project (Prospect to Campbell) as per the November 1, 2023 NJDOT grant award letter. Neglia has completed the design and bid documents and made the required NJDOT pre-bid submission. Neglia has submitted to PSEG for street lighting. Neglia submitted a 6-month extension from NJDOT to allow for sufficient time for NJDOT approval and PSEG Street lighting coordination prior to bidding that was granted. Plans and specifications are ready for bidding (Resolution to Advertise No. 25-249) pending Borough approval of the same so that project can be awarded to meet the NJDOT extended award deadline of April 2026.

7. West Hill Road (NJDOT MA-25) and Brookview Drive Roadway Improvements

The Borough of Woodcliff Lake received a grant in the amount of \$133,035.00 from the NJDOT for West Hill Road Improvements Project as per the November 13, 2024 grant award letter. Neglia completed plans and specifications for bidding included NJDOT pre-bid submissions for West Hill Road. 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. Project awarded to D&L Paving in the amount of \$542,132.02.11 for the Base Bid – West Hill Road (\$161,979.19) and Alternate Bid 1 – Brookview Drive (\$380,152.82). Change Order No. 1 for additional paving of Lyons Court and Stephen Court (\$76,704.32) was approved as per Resolution No 25-246. Pre-Construction meeting was held on 8/20/2025. Paving of West Hill Road, Stephen Court, Lyons Court, and Brookview Drive was completed. Punch list, NJDOT final inspection of West Hill, final payment and project closeout is remaining.

8. 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. Ongoing work with the contractor working towards completing all sitework for the re-opening of parking areas by the end of the year with landscaping and punch list to be completed in spring 2026.

9. Woodcliff Lake Tennis Courts

Neglia understands that the Borough of Woodcliff Lake intends to pursue upgrades to the existing tennis court complex locate within Block 1401 Lot 5 in the Borough of Woodcliff Lake. Survey was completed and a 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 and resent following our meeting with the Borough to review the preliminary pricing obtained by the Borough from Vendors. Neglia is prepared to proceed with the design and the NJDEP pre-bid submissions once our proposal is approved/authorized by the Borough.

10. Digital Tax Maps

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

11. Woodcliff Avenue & Woodcliff Middle School Drainage Improvements

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

12. Major Field Improvements

We understand the Borough is considering improvements to Major Field including but not limited to infield turf conversion, new backstop with possible relocation, new fencing, drainage improvements, new dugouts and associated site improvements and site restoration. Neglia has provided a proposal for Survey and Preliminary Engineering Services for the Major Field Improvements Project to confirm the scope of work, dimensions for possible backstop relocation and a preliminary engineer's estimate for review and evaluation by the Borough.

13. Overlook Drive Section 1 NJDOT 2026 Paving Project

The Borough of Woodcliff Lake received a grant in the amount of \$172,747.00 from the NJDOT for the Overlook Drive Section 1 paving project as per the November 17, 2025 grant award letter. A proposal for design, bidding and construction management has been provided. Neglia is prepared to proceed with the design and the required NJDOT pre-bid submissions once our proposal is approved/authorized by the Borough so that paving can be completed in the 2026 paving season.

14. Year 2026 Municipal Paving Project

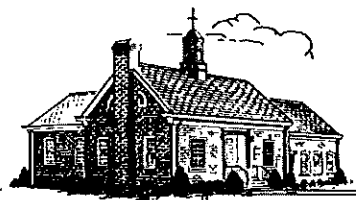
Neglia provided preliminary engineer's estimates for Hunter Ridge Road, Clairmont Road, and Somerset Road as requested by the Borough. Borough to select and confirm roads to be paved and Neglia can provide a proposal for design, bidding, and construction administration services so that paving can be completed in the 2026 paving season.

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

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

201-391-4977
Fax 201-391-8830

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

**RESOLUTION NO. 25-266
DECEMBER 10, 2025**

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

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

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

_____1. Matters Required by Law to be Confidential. Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

_____2. Matters Where the Release of Information Would Impair the Right to Receive Funds. Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

_____3. Matters Involving Individual Privacy. Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing,

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

___4. Matters Relating to Collective Bargaining Agreements. Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

_____5. Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds. Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed specifically with respect to _____. The minutes will be released on or before _____, 20__ when the issues pertaining to the property located at _____ have been approved and finalized.

_____6. Matters Relating to Public Safety and Property. Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

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

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 December 10, 2025 that an Executive Session closed to the public shall be held on December 10, 2025 at 7:00 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 December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 25-267
DECEMBER 10, 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 11/15/2025 \$ 232,762.61
Payroll Released 11/30/2025 \$ 266,754.79

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:	\$ 1,521,774.12
Affordable Housing:	\$ 9,585.95
Total Trust Funds Other	\$ 875.00
Animal Control:	\$ 708.00
General Capital:	\$ 330,198.24
Escrow:	\$ 19,097.75

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.



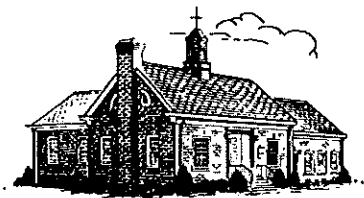
 Jonathan DeJoseph
 Chief Financial Officer

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 December 10, 2025.



Deborah A. Dakin, RMC, CMR
Borough Clerk



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT FOR THE MAINTENANCE AND REPAIR OF FIRE DEPARTMENT VEHICLES BY AND BETWEEN THE BOROUGH OF PARAMUS AND THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 25-268
DECEMBER 10, 2025**

WHEREAS, the Borough of Paramus and the Borough of Woodcliff Lake seek to enter into an Interlocal Agreement wherein the Borough of Paramus will provide labor and maintenance services on vehicles owned by the Borough of Woodcliff Lake; and

WHEREAS, both of the parties to such an Agreement are authorized by law to enter into an agreement with one another to provide jointly for any lawful service to and for the residents of the respective municipalities pursuant to the provisions of the "Interlocal Services Act" N.J.S.A. 40:8A-1 et seq.; and

WHEREAS, the governing bodies of the Borough of Paramus and the Borough of Woodcliff Lake recognize that the implementation of an Interlocal Agreement to provide labor and maintenance services is in the best interest of the taxpayers of the respective municipalities.

NOW, THEREFOR BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorizes the execution of an Interlocal Services Agreement with the Borough of Paramus for a period of one (1) year.

BE IT FURTHER RESOLVED, that the Agreement shall commence on January 1, 2026 and end on December 31, 2026.

BE IT FURTHER RESOLVED, that the cost of same shall be as set forth in the agreement, which is attached hereto.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize the execution of an Interlocal Services Agreement with the Borough of Paramus, subject to the approval of the Woodcliff Lake Borough Attorney.

BE IT FURTHER RESOLVED, that the Agreement shall take effect upon the execution of same and adoption of Resolutions by both parties as provided by law.

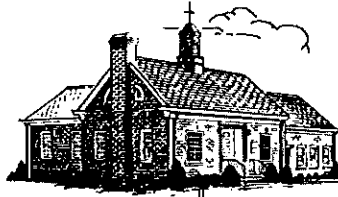
BE IT FURTHER RESOLVED, that a copy of the Agreement be maintained on file and open to public inspection at the office of the Borough Clerk.

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 December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING CHANGE ORDER #2 AND FINAL RESOLUTION FOR GALAXY GARDEN PHASE II – PARK IMPROVEMENTS FOR PROJECT CLOSEOUT

RESOLUTION NO. 25-269 DECEMBER 10, 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 in the amount of \$ 83,697.06 is hereby approved.

TITLE OF JOB: GALAXY GARDEN PHASE II – PARK IMPROVEMENTS

CONTRACTOR: APPLIED LANDSCAPE TECHNOLOGIES
145 River Road, Montville, NJ 07045

CHANGE ORDER NO: 2 and Final

AMOUNT OF CHANGE THIS RESOLUTION:	\$ Decrease – 1.67%	-\$45,899.39
AMOUNT OF CHANGE TO DATE:	\$ Decrease – 1.67%	-\$45,899.39
FINAL PAYMENT AND RETAINAGE:	\$ 83,697.06	

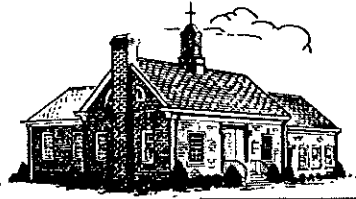
REASON FOR CHANGE: Reduction – Adjustment in Contract quantities

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of December 10, 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 TAX APPEAL SETTLEMENT FOR THE BOROUGH OF WOODCLIFF LAKE

**RESOLUTION NO. 25-270
DECEMBER 10, 2025**

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

- Block 1803, Lot 8 on the Borough Tax Map, with an address of 117 Rose Avenue, owned by Rose Realty Estate Investing LLC for the tax years 2018 and 2019, Docket Nos. 013170-2018 and 006672-2019. The approximate tax refund in this matter is \$4,110.

The approximate tax refund of \$4,110 will be paid within ninety (90) days of the date of Judgment.

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

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

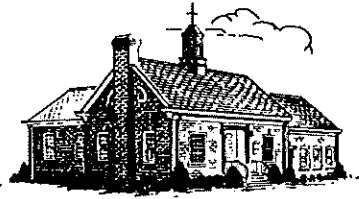
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, that the Mayor be and is hereby authorized and directed to execute any and all documents necessary in order to facilitate the payment for the above stated Stipulations of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

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING PURCHASE OF BULK ROCK SALT

RESOLUTION NO. 25-271

DECEMBER 10, 2025

WHEREAS, the Borough of Woodcliff Lake seeks to purchase bulk rock salt through the Bergen County Coop Contract Purchasing System #CK04 in an amount not to exceed \$80,000; and

WHEREAS, the Bergen County Coop Contract Purchasing System #CK04 has a contract period October 1, 2025 through September 30, 2026; and

WHEREAS, the Borough Administrator and Chief Financial Officer have reviewed this matter and recommend the purchase of the bulk rock salt in an amount not to exceed \$80,000; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available for the purchase of same in Account No. 5-01-26-290-124, a copy of said certification being attached hereto.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the purchase of bulk rock salt through the Bergen County Coop Contract Purchasing System #CK04 in an amount not to exceed \$80,000.00 be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator take all steps necessary to necessary to effectuate the purchase of the bulk rock salt; and

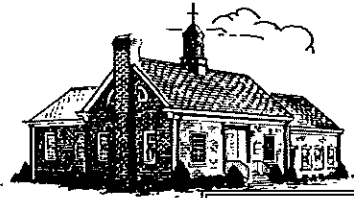
BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the County of Bergen, Division of Purchasing, upon its passage.

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 December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

A RESOLUTION APPROVING SHARED SERVICES AGREEMENT WITH BOROUGH OF OLD TAPPAN FOR MECHANIC SERVICES

**RESOLUTION NO. 25-272
DECEMBER 10, 2025**

WHEREAS, the Borough of Woodcliff Lake (hereinafter "Woodcliff Lake") desires to enter into a Shared Services Agreement with the Borough of Old Tappan (hereinafter "Old Tappan") in order to utilize Old Tappan's Public Works mechanic to perform maintenance repairs to vehicles owned and/or operated by the Borough of Woodcliff Lake; and

WHEREAS, the Shared Services Agreement, a copy of which is attached hereto and incorporated herein by reference, outlines the terms and conditions of said Agreement between the Borough of Woodcliff Lake and the Borough of Old Tappan; and

WHEREAS, the term of the Shared Services Agreement shall be for one (1) year commencing January 1, 2026 and terminating December 31, 2026; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Shared Services Agreement between the Borough and the Borough of Old Tappan in order to utilize Old Tappan's Public Works mechanic to perform maintenance repairs to vehicles owned and/or operated by the Borough of Woodcliff Lake, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

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

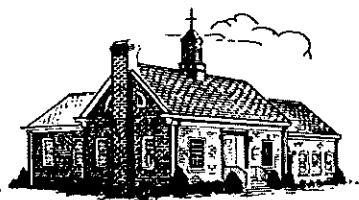
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to the Borough of Old Tappan upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING RETIREMENT PAYOUT

RESOLUTION NO. 25-273 DECEMBER 10, 2025

WHEREAS, Sergeant Dennis DeAngelis will be retiring from his position with the Woodcliff Lake Police Department effective January 1, 2026; and

WHEREAS, Sergeant Dennis DeAngelis is entitled to the following in accord with his contract with the Borough: (a) 3.5 sick days, paid at 2 for 1, totaling \$1,228.11 (b) 18 vacation days totaling \$12,632.04; and (c) 10.5 hours compensatory time totaling \$921.08 for a total payout of \$14,781.23; and

WHEREAS, this will be paid out to him with the December 31, 2025 payroll; and

WHEREAS, the Borough Administrator has reviewed this matter and approves of the total payout to Sergeant Dennis DeAngelis in the amount of \$14,781.23 to be paid in the manner referenced herein.

NOW THEREFORE BE IT RESOLVED, that Sergeant DeAngelis' total payout as referenced above in the amount of \$14,781.23 be and is hereby approved to be paid to him with the December 31, 2025 payroll; and

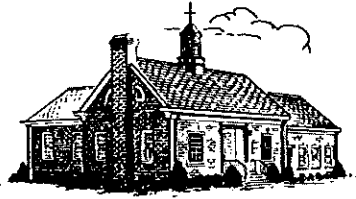
BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Woodcliff Lake Police Department and Sergeant DeAngelis upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING PROMOTION OF SERGEANT KEITH KALMBACH TO LIEUTENANT

**RESOLUTION NO. 25-274
DECEMBER 10, 2025**

WHEREAS, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Lieutenant; and

WHEREAS, after interviews and a review of candidates, the Police Chief and Police Committee desire to promote Keith Kalmbach to the position of Lieutenant; and

WHEREAS, Sergeant Keith Kalmbach possesses all the qualifications necessary for the position of Lieutenant for the Woodcliff Lake Police Department; and

WHEREAS, the Police Chief and Police Committee have reviewed this matter and recommend that Sergeant Keith Kalmbach be promoted to the position of Lieutenant in the Woodcliff Lake Police Department.

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 Sergeant Keith Kalmbach be and is hereby promoted to the position of Lieutenant in the Woodcliff Lake Police Department effective December 15, 2025; and

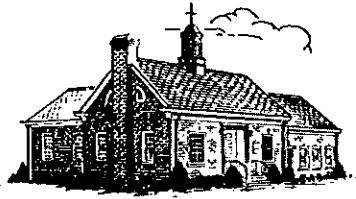
BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Police Chief and Sergeant Keith Kalmbach upon its passage.

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 December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING PROMOTION OF SERGEANT MICHAEL CHARNESKY TO LIEUTENANT

**RESOLUTION NO. 25-275
DECEMBER 10, 2025**

WHEREAS, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Lieutenant; and

WHEREAS, after interviews and a review of candidates, the Police Chief and Police Committee desire to promote Michael Charnesky to the position of Lieutenant; and

WHEREAS, Sergeant Michael Charnesky possesses all the qualifications necessary for the position of Lieutenant for the Woodcliff Lake Police Department; and

WHEREAS, the Police Chief and Police Committee have reviewed this matter and recommend that Sergeant Michael Charnesky be promoted to the position of Lieutenant in the Woodcliff Lake Police Department.

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 Sergeant Michael Charnesky be and is hereby promoted to the position of Lieutenant in the Woodcliff Lake Police Department effective December 15, 2025; and

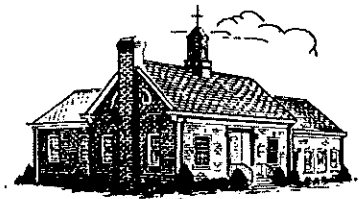
BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Police Chief and Sergeant Michael Charnesky upon its passage.

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 December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING PROMOTION OF POLICE OFFICER MICHAEL MATOVSKI TO SERGEANT

**RESOLUTION NO. 25-276
DECEMBER 10, 2025**

WHEREAS, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Sergeant; and

WHEREAS, after interviews and a review of candidates, the Police Chief and Police Committee desire to promote Michael Matovski to the position of Sergeant; and

WHEREAS, Officer Michael Matovski possesses all the qualifications necessary for the position of Sergeant for the Woodcliff Lake Police Department; and

WHEREAS, the Police Chief and Police Committee have reviewed this matter and recommend that Officer Michael Matovski be promoted to the position of Sergeant in the Woodcliff Lake Police Department.

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 Officer Michael Matovski be and is hereby promoted to the position of Sergeant in the Woodcliff Lake Police Department effective December 15, 2025; and

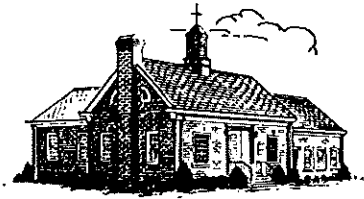
BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Police Chief and Officer Michael Matovski upon its passage.

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 December 10, 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 Administrator	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh		X	X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

RESOLUTION APPROVING PROMOTION OF POLICE OFFICER ERIC INGOGLIA TO SERGEANT

RESOLUTION NO. 25-277 DECEMBER 10, 2025

WHEREAS, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Sergeant; and

WHEREAS, after interviews and a review of candidates, the Police Chief and Police Committee desire to promote Eric Ingoglia to the position of Sergeant; and

WHEREAS, Officer Eric Ingoglia possesses all the qualifications necessary for the position of Sergeant for the Woodcliff Lake Police Department; and

WHEREAS, the Police Chief and Police Committee have reviewed this matter and recommend that Officer Eric Ingoglia be promoted to the position of Sergeant in the Woodcliff Lake Police Department.

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 Officer Eric Ingoglia be and is hereby promoted to the position of Sergeant in the Woodcliff Lake Police Department effective December 15, 2025; and

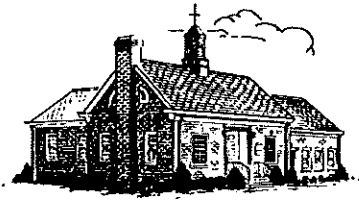
BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Police Chief and Officer Eric Ingoglia upon its passage.

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 December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING PROMOTION OF POLICE OFFICER SIMON SHERFER TO SERGEANT

RESOLUTION NO. 25-278 DECEMBER 10, 2025

WHEREAS, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Sergeant; and

WHEREAS, after interviews and a review of candidates, the Police Chief and Police Committee desire to promote Simon Sherfer to the position of Sergeant; and

WHEREAS, Officer Simon Sherfer possesses all the qualifications necessary for the position of Sergeant for the Woodcliff Lake Police Department; and

WHEREAS, the Police Chief and Police Committee have reviewed this matter and recommend that Officer Simon Sherfer be promoted to the position of Sergeant in the Woodcliff Lake Police Department.

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 Officer Simon Sherfer be and is hereby promoted to the position of Sergeant in the Woodcliff Lake Police Department effective December 15, 2025; and

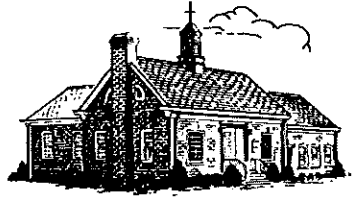
BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Police Chief and Officer Simon Sherfer upon its passage.

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 December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE BOROUGH OF WOODCLIFF LAKE AND THE PBA

RESOLUTION NO. 25-279 DECEMBER 10, 2025

WHEREAS, the Collective Bargaining Agreement (“CBA”) between the Borough of Woodcliff Lake (“Woodcliff Lake”) and the Woodcliff Lake Police Department Local 206 (“PBA”) expires on December 31, 2025; and

WHEREAS, Woodcliff Lake and the PBA have engaged in ongoing negotiations to discuss and agree upon the terms and conditions of a successor CBA; and

WHEREAS, as part of the negotiations for a successor CBA, a Memorandum of Understanding (“MOU”) between Woodcliff Lake and the PBA was negotiated between the parties for the term January 1, 2026 through December 31, 2030; and

WHEREAS, the PBA has indicated its approval of the terms and provisions of the MOU by executing the same; and

WHEREAS, Woodcliff Lake wishes to memorialize its approval of the terms and provisions of the MOU by adoption of this Resolution; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the Memorandum of Understanding as between the Borough of Woodcliff Lake and the PBA for the term January 1, 2026 through December 31, 2030, be and hereby is **APPROVED**; and

BE IT FURTHER RESOLVED that the Mayor, the Chief Financial Officer, and the Borough Labor Attorney 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 Governing Body at the meeting of December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASSACK 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 NEGLIA ENGINEERING PROPOSAL FOR SURVEYING AND PRELIMINARY ENGINEERING SERVICES FOR MAJOR FIELD IMPROVEMENTS PROJECT

**RESOLUTION NO. 25-280
DECEMBER 10, 2025**

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Surveying and Preliminary Engineering Services for the Major Field Improvements Project as follows:

1. on a lump sum basis for a cost of \$15,900.00 representing Phase I-Surveying and Preliminary Engineering Services.
2. on a material basis for a cost not to exceed \$1,000.00 for Phase III-Reimbursable Expenses; and

WHEREAS, the Chief Financial Officer has certified that said funds are available for this matter in Acct. #5-01-20-165-029, said certification being attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Superintendent of Department of Public Works have reviewed the proposal submitted by Neglia Engineering for Surveying and Preliminary Engineering Services for the Major Field Improvements Project, a copy of which is attached hereto and incorporated herein by reference and recommend the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal submitted by Neglia Engineering Associates for Surveying and Preliminary Engineering Services for the Major Field Improvements Project be and is hereby approved as follows:

1. on a lump sum basis for a cost of \$15,900.00 representing Phase I-Surveying and

Preliminary Engineering Services.

2. on a material basis for a cost not to exceed \$1,000.00 for Phase III-Reimbursable Expenses; and

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

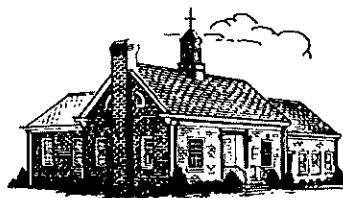
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Neglia Engineering Associates upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASGACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING EMPLOYEES WHO WAIVE THE BOROUGH'S HEALTH BENEFITS TO RECEIVE WAIVER BENEFIT PAYMENT

RESOLUTION NO. 25-281 DECEMBER 10, 2025

WHEREAS, there is a program offered to municipal employees/plan participants eligible for health benefits through the Borough Employee Health Benefit Program to waive participation in consideration of an annual financial incentive; and

WHEREAS, in consideration of the following incentive, an employee eligible for medical benefits through the Borough may elect to waive coverage; and

WHEREAS, the annual financial incentive is 25% of the net plan premium up to \$5,000, whichever is less.

WHEREAS, following the election of waiver of benefits, payment of the annual financial incentive by the Borough will be made semi-annually – in June and in December.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake to certify the following list of eligible employees and authorize payments to them with the December 15, 2025 payroll:

Name	Payment
Michael Charnesky	\$2,083.35
Joseph English	\$1,421.15
John Kurz	\$1,407.93

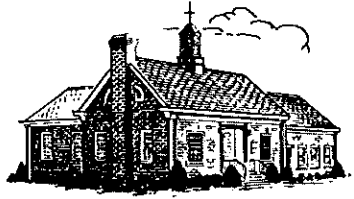
Hailey Mirkovic	\$1,421.15
Gervonna Ragland	\$2,500.00
Francis Savino	\$1,421.15
Kyle Tammen	\$1,705.38
Megan Wilson	\$2,500.00

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 Governing Body at the meeting of December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING TRANSFERS BETWEEN BUDGET APPROPRIATIONS

**RESOLUTION NO. 25-282
DECEMBER 10, 2025**

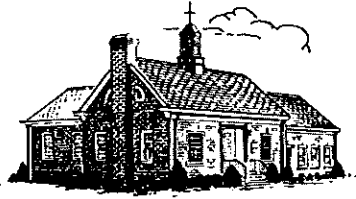
	Current Fund		
Account Number	Description	FROM	TO
5-01-36-481-000	RESERVE FOR TAX APPEALS PENDING	\$ 190,000.00	
5-01-45-925-000	Payment of Bond Anticipation Note		\$ 190,000.00
	P&R-OTHER EXPENSES		
5-01-28-370-029	Other Contractual Items	\$ 17,000.00	
	ENGINEERING-OTHER EXPENSES		
5-01-20-165-029	Professional Services		\$ 17,000.00
	DPW-SALARIES AND WAGES		
5-01-26-290-011	Full Time	\$ 30,000.00	
5-01-26-290-015	Other Pay/Snow ot	\$ 10,000.00	
	DPW-OTHER EXPENSES		
5-01-26-290-025	Maintenance of Motor Vehicles		\$ 40,000.00
	Total	\$ 247,000.00	\$ 247,000.00

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 Governing Body at the meeting of December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

**RESOLUTION AUTHORIZING THE INSERTION IN BUDGET OF SPECIAL ITEM OF REVENUE AND
APPROPRIATION – CHAPTER 159
2025 DRIVE SOBER OR GET PULLED OVER
YEAR END HOLIDAY CRACKDOWN**

**RESOLUTION NO. 25-283
DECEMBER 10, 2025**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of Local Government Services may approve insertion of any Special Item of Revenue in the budget of any municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Borough of Woodcliff Lake has been awarded \$7,000.00 from the 2025 Drive Sober or Get Pulled Over Year End Holiday Crackdown Grant Program and wishes to include this amount as a revenue item.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, hereby requests the Director of the Division of Local Government Services to approve insertion of an item of revenue in the budget of the year 2025 in the sum of \$7,000.00 which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services: Public and Private Revenues Offset with Appropriations:

2025 Drive Sober or Get Pulled Over Year End Holiday Crackdown

BE IT FURTHER RESOLVED that a like sum of \$7,000.00 be and is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from "CAPS"

Public and Private Offset by Revenues:

2025 Drive Sober or Get Pulled Over Year End Holiday Crackdown

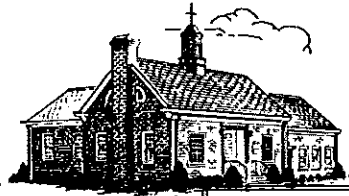
BE IT FURTHER RESOLVED, that the Borough Certified Municipal Finance Officer shall provide an electronic certified copy of this resolution to the Director of Local Government Services for approval.

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 December 10, 2025.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING INSPIRA FINANCIAL PROPOSAL FOR FLEXIBLE SPENDING ACCOUNT

RESOLUTION NO. 25-284 DECEMBER 10, 2025

WHEREAS, the Borough is in receipt of a proposal from Inspira Financial for a Flexible Spending Account ("FSA") for Borough employees for calendar year 2026; and

WHEREAS, the proposal, a copy of which is attached hereto and incorporated herein by reference, includes all flexible spending account options available to employees at a cost of \$3.55 per participant, per month with a not to exceed amount of \$2,000.00; and

WHEREAS, the Borough Administrator and Chief Financial Officer have reviewed the proposal submitted by Inspira Financial attached hereto and incorporated herein by reference and recommend the approval of same; and

WHEREAS, the Chief Financial Officer has certified that the funds are available for this matter in budget Acct. No 6-01-23-220-195, said certification being attached hereto.

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 Inspira Financial for a Flexible Spending Account for Borough employees at a cost of \$3.55 per participant per month with a not to exceed amount of \$2,000.00 for calendar year 2026, attached hereto and incorporated herein by reference be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the Flexible Spending Account for Borough employees; and

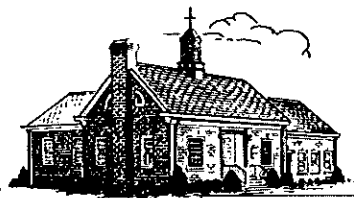
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to Inspira Financial upon its passage.

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 December 10, 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			
Stern		X	X			
Mayor Rendo						

201-391-4977
Fax 201-391-8830

RESOLUTION APPROVING MODIFIED REDEVELOPMENT AGREEMENT WITH RW WOODCLIFF LAKE URBAN RENEWAL, LLC

**RESOLUTION NO. 25-285
DECEMBER 10, 2025**

WHEREAS, on November 10, 2025, the Borough of Woodcliff Lakes (“Borough”) adopted Resolution No. 25-263 approving a redevelopment agreement with RW Woodcliff Lake Urban Renewal LLC and designating a redeveloper for the property identified as Block 602, Lot 1 in the Borough; and

WHEREAS, the redevelopment agreement is subject to such additions, deletions, modifications and/or amendments as may be deemed necessary by the Borough Attorney and/or Redevelopment Attorney; and

WHEREAS, the Redevelopment Attorney has recommended modifications to the redevelopment agreement, a copy of which is attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Woodcliff Lakes, County of Bergen and State of New Jersey as follows:

Section 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. The Governing Body hereby approves the modified redevelopment agreement, a copy of which is attached hereto and incorporated herein by reference.

Section 3. The Mayor, Borough Administrator, Borough Clerk, Borough Attorney, Redevelopment Counsel and other appropriate Borough officials are hereby authorized and directed to take any and all other necessary action and to execute any document, instrument, certificate or agreement reasonably necessary to effectuate the transactions contemplated by the modified redevelopment agreement and to effectuate the purposes of this Resolution.

Section 4. 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 December 10, 2025.



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