



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA
188 Pascack Road
Woodcliff Lake, New Jersey
FEBRUARY 19, 2026
6:00 PM**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81907262803?pwd=Ab1v4hSwkZWBwSmakii2C4AKNFgAhh.1>

Passcode:07677

CALL TO ORDER

Notice of this meeting, in accordance with the "Open Public Meetings Law, 1975, C. "231", has been posted and two newspapers, The Record and The Ridgewood News, have been notified.

ROLL CALL

Mayor Carlos Rendo
Councilman Christopher Bonanno
Councilwoman Julie Brodsky
Councilwoman Jennifer Margolis
Councilwoman Nicole Marsh
Councilman Benjamin Pollack
Council President Josh Stern

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE – MARIE KETTLER

PRESENTATION – led by Senator Schepisi and Assemblyman Azzariti

APPROVAL OF MINUTES

January 5, 2026 (Sine Die)

January 5, 2026 (Reorganization)

PUBLIC COMMENT

(limited to 3 minutes per speaker)

PROCLAMATIONS

Muslim Heritage Month

International Holocaust Remembrance Day

National Black History Month

PROFESSIONAL APPOINTMENT

Affordable Housing Attorney Wendy R. Quiroga, Esq., Weiner Law Group

ORDINANCES

- Introduction Ordinance No. 26-01
An Ordinance to Fix the Compensations of Certain Officers and Employees of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey
- Introduction Ordinance No. 26-02
Affordable Housing Development Fees
- Introduction Ordinance No. 26-03
An Ordinance to Repeal and Replace Chapter 380, Article V, "Development and Management of Low- and Moderate-Income Housing" in Accordance with Updated Rules at N.J.A.C. 5:80-26.1 et seq. and N.J.A.C. 5:99-1 et seq.
- Introduction Ordinance No. 26-04
An Ordinance Creating the Affordable Housing Overlay 4 Zone District on Block 301, Lot 3.05
- Introduction Ordinance No. 26-05
An Ordinance Amending the Code of the Borough of Woodcliff Lake to Establish an Affordable Housing Set Aside for the THO-II Townhome Overlay District
- Introduction Ordinance No. 26-06
An Ordinance of the Borough of Woodcliff Lake, Bergen County, Adopting the Block 2601, Lots 15, 16 and 17 Redevelopment Plan
- Introduction Ordinance No. 26-07
An Ordinance of the Borough of Woodcliff Lake, Bergen County, Adopting The Block 301, Lot 3.04 Redevelopment Plan

CONSENT AGENDA

- Resolution No. 26-22 Resolution Approving Transfers Between Budget Appropriations
- Resolution No. 26-23 Resolution Authorizing Payroll and Payment of Claims
- Resolution No. 26-24 Mutual Aid & Rapid Deployment Force Interlocal Service Agreement
- Resolution No. 26-25 Resolution Prohibiting the Acceptance of Cash Payments in the Borough of Woodcliff Lake
- Resolution No. 26-26 Tonnage Grant Application
- Resolution No. 26-27 Resolution Authorizing Agreement for Bergen County Department of Health Services Proposal for Public Health Shared Services for the Employee Assistance Program (EAP) for the Borough of Woodcliff Lake
- Resolution No. 26-28 Resolution Approving Top Floor Elevated Solutions LLC
- Resolution No. 26-29 A Resolution of the Borough of Woodcliff Lake Adopting a Form Required to be Used for The Filing of Notices of Tort Claims Against the Borough of Woodcliff Lake in Accordance with the Provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:8-6
- Resolution No. 26-30 Resolution Authorizing Professional Services Agreement with Auditor
- Resolution No. 26-31 Resolution Authorizing Professional Services Agreement with Bond Counsel
- Resolution No. 26-32 Resolution Authorizing Professional Services Agreement with Borough Attorney

Resolution No. 26-33 Resolution Authorizing Professional Services Agreement with Residential Tax Appeal Attorney

Resolution No. 26-34 Resolution Authorizing Professional Services Agreement with Commercial Tax Appeal Attorney

Resolution No. 26-35 Resolution Authorizing Professional Services Agreement with Engineer

Resolution No. 26-36 Resolution Authorizing Professional Services Agreement with Financial Advisor Services

Resolution No. 26-37 Resolution Authorizing Professional Services Agreement with Grant Writer

Resolution No. 26-38 Resolution Authorizing Professional Services Agreement with Labor Counsel

Resolution No. 26-39 Resolution Authorizing Professional Services Agreement with Borough Planner

Resolution No. 26-40 Resolution Authorizing Professional Services Agreement with Risk Manager

Resolution No. 26-41 Resolution Authorizing Professional Services Agreement with Special Conflicts Counsel

Resolution No. 26-42 Resolution Authorizing Professional Services Agreement with Redevelopment Attorney

Resolution No. 26-43 Resolution Authorizing Professional Services Agreement with Special Conflicts Counsel

Resolution No. 26-44 Resolution Authorizing Professional Services Agreement with Special Conflicts Counsel

Resolution No. 26-45 Resolution Authorizing Professional Services Agreement for Administrative Agent for Affordable Housing Compliance

Resolution No. 26-46 Resolution Authorizing Raffle License to Temple Emanuel of the Pascack Valley

Resolution No. 26-47 Resolution Authorizing Cancellation of Old Outstanding Checks – Claims Account

Resolution No. 26-48 Resolution Authorizing Tax Appeal Settlement for the Borough of Woodcliff Lake

Resolution No. 26-49 Resolution Authorizing Execution of Contract with Valley Health Systems

Resolution No. 26-50 Resolution Authorizing the Donation of one (1) Free Family Pool Membership and One (1) Free Family Tennis Membership to the Woodcliff Lake Educational Foundation (WCLEF), Woodcliff Lake PFA and Pascack Hills High School PFA

Resolution No. 26-51 Resolution Authorizing the Renewal of an Interlocal Agreement for Street Sweeping Services By and Between the Borough of Paramus and the Borough of Woodcliff Lake

Resolution No. 26-52 Resolution Approving Neglia Engineering Proposal for Professional Surveying and Preliminary Engineering Services

Resolution No. 26-53 Resolution Approving and Appointing Affordable Housing Planner

Resolution No. 26-54 Resolution Approving Health Benefits Consultant

Resolution No. 26-55 Resolution Amending and Adopting the Employee Handbook for the Borough of Woodcliff Lake

Resolution No. 26-56 Resolution Approving Wellness Ambassador

Resolution No. 26-57 Resolution Approving Option to Renew Agreement with National Maintenance Services

Resolution No. 26-58 Resolution Approving Treatment Works Approval Permit Application for Rosengren Court

Resolution No. 26-59 Resolution Authorizing a Refund of Escrow (Barbara)

Resolution No. 26-60 Resolution Authorizing a Refund of Escrow (Wienz)

Resolution No. 26-61 Resolution Authorizing a Refund of Escrow (Moldoff)

Resolution No. 26-62 Resolution Authorizing a Refund of Escrow (Levani)

Resolution No. 26-63 Resolution Authorizing a Refund of Escrow (Yoskowitz)

Resolution No. 26-64 Resolution Authorizing a Refund of Escrow (Gross)

Resolution No. 26-65 Resolution Authorizing Woodcliff Lake Pool Rates for the 2026 Season

Resolution No. 26-66 Resolution Authorizing Woodcliff Lake Camp Rates for the 2026 Season

Resolution No. 26-67 Resolution Authorizing Woodcliff Lake Tennis-Pickleball Rates for the 2026 Season

Resolution No. 26-68 Resolution Awarding Contract to Northeast Roof Maintenance, Inc.

Resolution No. 26-69 Resolution Approving Multiple Sport Recreation Programs with TGA

Resolution No. 26-70 Resolution Approving Old Mill Pool Party Rates for the 2026 Season

Resolution No. 26-71 Resolution Approving Application for Use of Tice Senior Center

Resolution No. 26-72 Resolution for Seasonal Hires for Camp Co-Directors for the 2026 Camp Algonquin Program

Resolution No. 26-73 Resolution Approving Hiring of Laborer/Driver

Resolution No. 26-74 Resolution Authorizing Professional Services Agreement with Affordable Housing Attorney

- Resolution No. 26-75 Resolution Approving Parks and Recreation Application for Permit and Use of Facilities, Hold Harmless Agreement and Field Use Rates for 2026
- Resolution No. 26-76 Resolution Designating Property Identified as 240, 258 and 264 Broadway (Block 2601, Lots 15, 16 and 17) as a "Non-Condemnation Area in Need of Redevelopment" Pursuant to the New Jersey Local Redevelopment Housing Law (N.J.S.A. 40A:12A-1 et seq.)

ADJOURNMENT

******Disclaimer******

Subject to Additions and/or Deletions

PROCLAMATION

WHEREAS, on January 17, 2026, Governor Phil Murphy signed bipartisan legislation, known as the Illicit Opioid Supply Substances Poisoning Awareness Act, which requires school districts to provide instruction to students in grades 6-12 on the dangers of substances that are the most prevalent or emerging in the illicit opioid supply in New Jersey; and

WHEREAS, this law is named in memory of Max Lenowitz, a 25-year-old from Woodcliff Lake who died on his birthday in 2022 after taking a counterfeit pill laced with fentanyl; and

WHEREAS, by directing our public schools to integrate age-appropriate instruction on illegal drugs, we are equipping our children with the tools necessary to make informed decisions; and

WHEREAS, too many families have already experienced the unimaginable heartbreak of losing a child to the opioid epidemic. Prevention through education must remain a cornerstone of our response to this crisis, because talking to our kids about the dangers of opioids is not optional – it is part of protecting them; and

WHEREAS, this bill would not be possible without the tireless advocacy of Patrice Lenowitz, who turned her grief into activism. Patrice should be applauded for her dedication to honoring her son Max through this legislation and giving children across the state the resources they need to protect their health and well-being; and

WHEREAS, Senator Holly Schepisi stated that she was honored to introduce the “Illicit Opioid Supply Substances Poisoning Awareness Act” in memory of Max Lenowitz of Woodcliff Lake – a beloved son, brother, and friend – and the tens of thousands of other New Jersey residents who have lost their lives to fentanyl or xylazine poisoning.

NOW, THEREFORE, be it resolved that I, Carlos Rendo, Mayor of the Borough of Woodcliff Lake, do hereby proclaim July 14 as

Fentanyl Poisoning Awareness Day

in honor of Max Lenowitz’s birthday.

Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern



PROCLAMATION

WHEREAS, the Borough of Woodcliff Lake takes great pride in the varied religious and cultural traditions of its residents and seeks to afford all people in the Borough of Woodcliff Lake the opportunity to better understand, recognize, and appreciate the rich histories, cultures, and shared principles of Muslim Americans; and

WHEREAS, Muslims have made significant contributions that shape our world, including notable achievements in philosophy, mathematics, astronomy, physics, chemistry, medicine, architecture, music, literature, and the arts; and

WHEREAS, the people of the Borough of Woodcliff Lake benefit from the social benevolence, patriotism, philanthropy, humanitarianism, advocacy, civic engagement, culture, and business of Muslim Americans and Muslim American organizations that operate within the State.

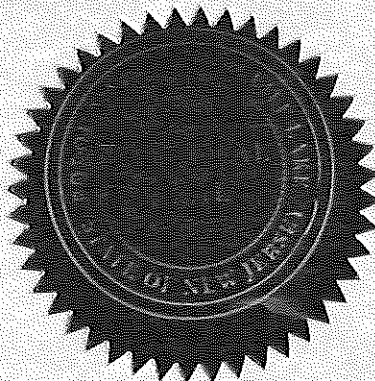
NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake do hereby recognize the month of January as

MUSLIM HERITAGE MONTH

Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern



PROCLAMATION

WHEREAS, Tuesday, January 27, 2026, is International Holocaust Remembrance Day, which marks the nineteenth anniversary of the liberation of the Auschwitz concentration camp; and

WHEREAS, this is a day of remembrance for the six million Jews who were murdered by Nazi Germany between 1933 and 1945; and

WHEREAS, on this anniversary, the Borough of Woodcliff Lake recommits itself to combating the global rise in anti-Semitism; and

WHEREAS, on May 26, 2016, thirty-one member states of the International Holocaust Remembrance Alliance (IHRA), of which the United States is a member, adopted a non-legally binding "working definition" of anti-Semitism; and

WHEREAS, the working definition reads as follows: "Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities;" and

WHEREAS, anti-Semitic attacks are an assault on the humanity of all people, and we should always take time to remember the millions of men, women and children who were killed simply because of their beliefs and their heritage, and we must avow that the atrocities and genocide of the Holocaust never be repeated.

NOW, THEREFORE, be it resolved that I, Carlos Rendo, Mayor of the Borough of Woodcliff Lake, do hereby proclaim January 27, 2026, as

International Holocaust Remembrance Day

Throughout the Borough of Woodcliff Lake, and I urge all citizens to honor the memories of those killed during the Holocaust and reject and condemn acts of anti-Semitism and hatred.

Mayor Carlos Rendo

**Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack**

**Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern**

PROCLAMATION

WHEREAS, this National Black History Month, we celebrate the vast contributions of Black Americans to our country and recognize the Black history in American history and that Black culture, stories, and triumphs are at the core of who we are as a Nation.

WHEREAS, the soul of America is what makes us unique among all nations. We are the only country in the world founded on an idea. It is the idea that we are all created equal and deserve to be treated with equal dignity throughout our lives. Throughout our history, Black Americans have never given up on the promise of America. Unbowed by the forces of hate and undaunted as they fought for centuries against slavery, segregation, and injustice, Black Americans have held a mirror up to our Nation, allowing our country to confront hard truths about who we are and pushing us to live up to our founding ideals.

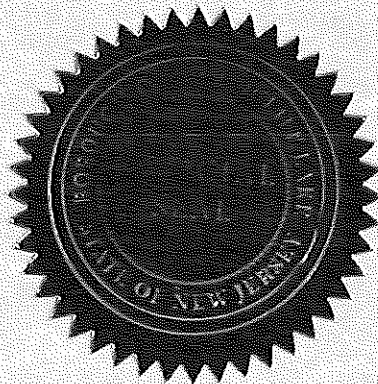
WHEREAS, America is a great Nation because we choose to learn the good, the bad, and the full truth of the history of our Country – histories, and truths that we must preserve and protect for the next generation. This National Black History Month, as we remember where we have been, may we also recognize that our only way forward is by marching together.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake do hereby proclaim February 2026 as National Black History Month.

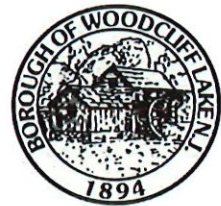
Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern



JANUARY ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
JANUARY 23, 2026



1. Werimus Lane Pump Station Flood Resilient Improvements

Contract awarded to J.Fletcher Creamer and Sons for the amount of \$1,892,500.00. Preconstruction meeting was held January 21, 2025. Ongoing construction with the contractor working towards project completion and anticipated startup in spring 2026 pending receipt of remaining parts and equipment. Payment package #4 provided to Borough for processing.

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

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 completed. NJDOT closeout package was submitted by Neglia on 1/6/2026 and is under review by NJDOT for final payment reimbursement.

3. 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 provided to Borough for adoption as required by Bergen County for the crossing. Neglia to incorporate into next bid package following Borough approval of the same.

4. MS4 Stormwater Mapping, MS4 Updated MSWP, Phase Watershed Improvement Plan

MS4 Stormwater Mapping

Neglia completed the MS4 Stormwater Mapping and submitted to the NJDEP on behalf of the Borough for compliance with Township's MS4 Stormwater Permit. This digital storm drain mapping will be integrated into the Township's GIS system as a resource for the Township to more efficiently manage their storm drainage system in accordance with the NJDEP's latest MS4 Stormwater Regulations.

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. Neglia completed and submitted the Watershed Inventory Report to NJDEP and to the Borough for placement on the Borough stormwater website.

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

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 to be completed prior to submission of this years MS4 annual report

5. 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 along with PSEG street lighting coordination and received NJDOT approval to bid. Plans and specifications are ready for bidding (Resolution to Advertise No. 25-249) pending Borough approval of the same and confirmation of funding so that project can be awarded to meet the NJDOT extended award deadline of April 2026 and construction in 2026.

6. 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.

7. Old Barn Site and Train Station Parking Lot

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. Sitework, temporary paving and striping has been completed for re-opening of parking lot thru winter. Final paving, striping, landscaping and punch list to be completed in spring 2026. Payment package #2 provided to Borough for processing.

8. 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.

9. 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.

10. 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 is proceeding in accordance with our proposal for Survey and Preliminary Engineering Services for the Major Field Improvements Project to confirm the scope of work and a preliminary engineer's estimate for review and evaluation by the Borough. Field work for existing conditions survey has been completed. Neglia working to complete the existing conditions survey map and a preliminary site plan showing infield size, backstop placement and dimensions prior to next meeting.

11. 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.

12. 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.

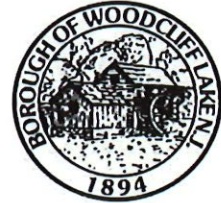
Respectfully submitted,
Neglia Group



Anthony Kurus, P.E., P.P., C.M.E.
For the Borough Engineer
Borough of Woodcliff Lake

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FEBRUARY ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
FEBRUARY 12, 2026



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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 provided to Borough for adoption as required by Bergen County for the crossing. Neglia to incorporate into next bid package following Borough approval of the same.

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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. Neglia completed and submitted the Watershed Inventory Report to NJDEP and to the Borough for placement on the Borough stormwater website.

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 to be completed prior to submission of this years MS4 annual report

5. 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 along with PSEG street lighting coordination and received NJDOT approval to bid. Bid date schedule for March 5, 2026 with anticipated award at the 3/16 meeting pending receipt of a favorable bid.

6. 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.

7. Old Barn Site and Train Station Parking Lot

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. Sitework, temporary paving and striping has been completed for re-opening of parking lot thru winter. Final paving, striping, landscaping and punch list to be completed in spring 2026. Payment package #2 provided to Borough for processing.

8. Woodcliff Lake Tennis Courts

Preliminary Concept Plan and estimate was provided to the Borough for new courts, drainage, and associated sitework. We understand the Borough will be receiving a Bergen County Open Space grant agreement in the amount of \$80,704. 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.

9. 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.

10. 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 completed the Survey of existing conditions and has provided a preliminary concept plan and engineer's estimate for review by the Borough.

11. 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. Neglia to review roads with DPW such as Woodcrest and Andrea Court for consideration by the Borough. Borough to select and confirm roads to be paved and Neglia will provide a proposal for design, bidding, and construction administration services so that paving can be completed in the 2026 paving season.

12. Overlook Drive Section 1 & Section 2 Paving Project

The Borough of Woodcliff Lake received a NJDOT LA26 grant in the amount of \$172,747.00 for the Overlook Drive Section 1 paving project as per the November 17, 2025 grant award letter. Our engineer's estimate for Overlook Drive Section 1 (Springhouse to Saddle River Road) is approximately \$584,000 and our engineer's estimate for Overlook Drive Section 2 (Municipal border to Springhouse) is approximately \$470,000. We understand the Borough will be applying to the NJDOT for additional funding with the intention of bidding out section 1 and 2 simultaneously prior to the November 2027 NJDOT MA26 grant award deadline for Section 1.

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,
Neglia Group



Anthony Kurus, P.E., P.P., C.M.E.
For the Borough Engineer
Borough of Woodcliff Lake

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

RESOLUTION APPROVING TRANSFERS BETWEEN BUDGET APPROPRIATIONS

**RESOLUTION NO. 26-22
FBRUARY 19, 2026**

WHEREAS, there exist certain budget expenditures with funds available in excess of the amounts approved in the 2025 Budget of the Borough of Woodcliff Lake; and

WHEREAS, N.J.S.A. 40A:4-59 provides that all unexpended balances carried forward after the close of the year are available, until lapsed at the close of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allow transfers to be made from unexpended balances which are expected to be insufficient during the first three months of the succeeding year; and

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 following transfers be made within the 2025 Municipal Budget:

Account Number	Current Fund Description	FROM	TO
5-01-25-240-011	POLICE-SALARIES AND WAGES - FULL TIME	\$110,000.00	
5-01-31-455-031	SEWER-OTHER EXPENSES – CHEMICALS	\$ 8,000.00	
5-01-31-455-050	SEWER-OTHER EXPENSES – Acquisition of Equipment	\$ 10,000.00	

5-01-31-455-058	SEWER-OTHER EXPENSES - Other Equipment and Supplies	\$ 23,000.00	
5-01-31-455-242	SEWER-OTHER EXPENSES - Sewer Repairs	\$ 15,000.00	
5-01-25-255-034	Vol Fire OE - Motor Vehicle Parts and Accessories		\$ 10,000.00
5-01-26-290-124	DPW-OTHER EXPENSES - Sand and Salt		\$ 156,000.00
5-01-31-430-205	ELECTRICITY-OTHER EXPENSES -- Road Department	\$ 10,000.00	\$ -
5-01-31-435-000	STREET LIGHTING		\$ 10,000.00
	Total	\$ 176,000.00	\$ 176,000.00

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

RESOLUTION NO. 26-23

FEBRUARY 19, 2026

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 1/15/2026	\$ 244,294.02
Payroll Released 1/31/2026	\$ 321,150.05
Payroll Released 2/15/2026	\$ 243,696.07

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 which took place on January 27, 2026.

Current Fund:	\$ 519,886.70
Affordable Housing Trust	\$ 5,999.00
General Capital:	\$ 847,938.20
Escrow:	\$ 80,742.20

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 on February 19, 2026.

Current Fund:	\$ 1,635,372.65
Affordable Housing:	\$ 3,973.75
Animal Control:	\$ 61.80
Open Space Trust:	\$ 7,190.00

General Capital:	\$ 778,739.40
Escrow:	\$ 18,807.70

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 February 19, 2026.

Deborah A. Dakin, RMC, CMR
Borough Clerk

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

**MUTUAL AID PLAN & RAPID DEPLOYMENT FORCE
INTERLOCAL SERVICE AGREEMENT**

**RESOLUTION NO. 26-24
FEBRUARY 19, 2026**

WHEREAS, the police departments in Bergen County have a day-to-day responsibility to provide for the security of lives and property, for the maintenance and preservation of the public peace and order; and

WHEREAS, Law Enforcement Officials also have a responsibility to provide for preparedness against natural emergencies, such as floods, hurricanes, earthquakes, major storms, etc., manmade causes, civil unrest, and civil disobedience such as riots, strikes, jail or prison riots, train wrecks, aircraft crashes, major fires, riots, terrorist incidents and bombings, state and national emergencies; and

WHEREAS, the Bergen County Police Chief's Association has proposed a Mutual Aid Plan and Rapid Deployment Force to deal with these emergencies; and

WHEREAS, this Plan will provide a uniform procedure for the coordination of the requesting, dispatching, and utilization of law enforcement personnel and equipment whenever a local law enforcement agency requires mutual aid assistance from any other jurisdiction, both contiguous and non-contiguous, in the event of an emergency, riot or disorder, in order to protect life and property; and

WHEREAS, it is the desire of the Mayor and Council of the Borough of Woodcliff Lake to participate in a Mutual Aid Plan and Rapid Deployment Force in accordance with the Plan as submitted by the Bergen County Police Chief's Association.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the Police Department of the Borough of Woodcliff Lake, under the direction of the Chief of Police, cooperate with the Bergen County Police Chief's Association to create an Interlocal Services Agreement with all municipalities in the County of Bergen in order to put into place the Mutual Aid Plan and Rapid Deployment Force; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the County Executive, the Board of Chosen Freeholders, the County Prosecutor, the County Chief of Police, and all Bergen County Municipalities.

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 February 19, 2026.

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

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

**RESOLUTION PROHIBITING THE ACCEPTANCE OF CASH PAYMENTS
IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 26-25
FEBRUARY 19, 2026**

WHEREAS, the governing body of the Borough of Woodcliff Lake has deemed it necessary to establish a no cash policy restricting Borough business within Borough Hall to personal checks, bank checks, certified checks, money orders or credit card only; and

WHEREAS, it is in the best interests and safety of the staff at the Borough Hall and the fiscal security of the Borough itself and that the Borough of Woodcliff Lake will no longer accept cash payments for Borough business within Borough Hall.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake wish to hereby approve and adopt a no cash policy for the payments for Borough business within Borough Hall; and

BE IT FURTHER RESOLVED that the only acceptable form of payment for Borough business within Borough Hall will be in the form of personal check, bank check, certified check, money order or credit card.

BE IT FURTHER RESOLVED that this resolution shall not apply to, affect, hinder or prevent any payments in any form to the Borough of Woodcliff Tax Collector.

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 February 19, 2026.

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

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

TONNAGE GRANT APPLICATION RESOLUTION

RESOLUTION NO. 26-26

FEBRUARY 19, 2026

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L. 1987, c. 102, has established a recycling fund from which tonnage grant may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, it is the intent and the spirit of the Mandatory source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and

WHEREAS, The New Jersey Department of Environmental Protection is promulgating recycling regulations to implement the Mandatory Source Separation and Recycling Act; and

WHEREAS, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

WHEREAS, a resolution authorizing this municipality to apply for such tonnage grants for calendar year 2025 will memorialize the commitment of this municipality to recycling and to indicate the assent of the Borough of Woodcliff Lake to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

WHEREAS, such a resolution should designate the individual authorized to ensure the application is properly completed and timely filed.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the Borough of Woodcliff Lake hereby endorses the submission of the recycling tonnage grant application to the New Jersey Department of Environmental Protection and designates David Linko to ensure that the application is properly filed for the calendar year 2026; and

BE IT FURTHER RESOLVED that the monies received from the recycling tonnage grant is deposited in a dedicated recycling trust fund to be used solely for the purposes of recycling.

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 February 19, 2026.

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

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

**RESOLUTION AUTHORIZING AGREEMENT FOR BERGEN COUNTY DEPARTMENT OF HEALTH SERVICES
PROPOSAL FOR PUBLIC HEALTH SHARED SERVICES FOR THE EMPLOYEE ASSISTANCE PROGRAM
(EAP) FOR THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 26-27
FEBRUARY 19, 2026**

WHEREAS, there exists a need for the Borough of Woodcliff Lake Health Department to provide state mandated public health services of a technical professional nature; and

WHEREAS, the Bergen County Department of Health Services can provide duly qualified personnel to carry out these public health services; and

WHEREAS, the Bergen County Department of Health Services has agreed to provide public health services through a one-year contract agreement with the Borough of Woodcliff Lake Department of Health for their Employee Assistance Program (EAP).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Woodcliff Lake as follows:

1. That the Mayor or Administrator is hereby authorized and directed to execute an agreement with the Bergen County Department of Health Services for the Employees Assistance program (EAP).
2. This contract is established in accordance with the Uniform Shared Services and Consolidation Act, P.L.2007, c.63 N.J.S.A. 40A:65-1 et seq.

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 February 19, 2026.

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

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

RESOLUTION APPROVING TOP FLOOR ELEVATED SOLUTIONS LLC

**RESOLUTION NO. 26-28
FEBRUARY 19, 2026**

WHEREAS the Borough of Woodcliff Lake is in receipt of a proposal from Top Floor Elevated Solutions LLC (T.F.E.S.) to perform inspections and witnessing of tests of elevators, escalators, dumbwaiters, stairway chair lifts and wheelchair lifts etc., in the Borough; and

WHEREAS, T.F.E.S.’s proposal shall be for a fee based on eighty-five (85%) percent of the fee schedule established by the Department of Community Affairs and in accord with N.J.A.C. 5:23-4.20 with the Borough receiving fifteen (15%) percent of the fees collected as an administrative fee; and

WHEREAS, the term of the Agreement with T.F.E.S. shall be for one year commencing January 1, 2026 through December 31, 2026; and

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the proposal submitted by Top Floor Elevated Solutions LLC for Elevator Subcode Inspections/Inspector be and is hereby approved; and

BE IT FURTHER RESOLVED T.F.E.S.’s fee shall be based on eighty-five (85%) percent of the fee schedule established by the Department of Community Affairs and in accord with N.J.A.C. 5:23-4.20; and

BE IT FURTHER RESOLVED that the Borough Administrator be and is hereby authorized and directed to execute the proposal submitted by Top Floor Elevated Solutions on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to Top Floor Elevated Solutions, LLC 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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

A RESOLUTION OF THE BOROUGH OF WOODCLIFF LAKE ADOPTING A FORM REQUIRED TO BE USED FOR THE FILING OF NOTICES OF TORT CLAIMS AGAINST THE BOROUGH OF WOODCLIFF LAKE IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY TORT CLAIMS ACT, N.J.S.A. 59:8-6

**RESOLUTION NO. 26-29
FEBRUARY 19, 2026**

WHEREAS, the New Jersey Tort Claims Act, N.J.S.A.. 59:8-6, provides that a public entity may adopt a form to be completed by claimants seeking to file a Notice of Tort Claim against the public entity; and

WHEREAS, the Borough of Woodcliff Lake is a public entity covered by the provisions of the New Jersey Tort Claims Act; and

WHEREAS, the Borough of Woodcliff Lake deems it advisable, necessary, and in the public interests to adopt a Notice of Tort Claim form in the form attached hereto and made a part hereof.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake assembled in public session the 26th day of January, 2026, that the attached Notice of Tort Claim form be and hereby is adopted as the official Notice of Tort Claim form for the Borough of Woodcliff Lake; and

BE IT FURTHER RESOLVED, that all persons making claims against the Borough of Woodcliff Lake, pursuant to the New Jersey Tort Claims Act, N.J.S.A. 59:8-1, et. seq., be required to complete the form herein adopted as a condition of compliance with the notice requirement of the New Jersey

Tort Claims Act.

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 February 19, 2026.

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

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

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH AUDITOR

**RESOLUTION NO. 26-30
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026, the Governing Body approved and appointed Lerch, Vinci & Bliss as the Borough Auditor for the year 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Lerch, Vinci & Bliss as the Borough Auditor for the year 2026; and

WHEREAS, this Agreement is awarded to the Borough Auditor as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Borough Auditor attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the Professional Services Agreement between the Borough and Lerch, Vinci & Bliss, LLP as the Borough Auditor for the year 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Professional Services Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to Lerch, Vinci & Bliss upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH BOND COUNSEL

**RESOLUTION NO. 26-31
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026, the Governing Body approved and appointed Rogut McCarthy as Bond Counsel for a one-year term commencing January 1, 2026 through December 31, 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Rogut McCarthy as Bond Counsel for the year 2026; and

WHEREAS, this Agreement is awarded to the Bond Counsel as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Bond Counsel attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as

required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Rogut McCarthy as Bond Counsel for a one-year term commencing January 1, 2026 through December 31, 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Rogut McCarthy upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT
WITH BOROUGH ATTORNEY**

**RESOLUTION NO. 26-32
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026, the Governing Body approved and appointed John Schettino, Esq. as the Borough Attorney for the year 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with John Schettino, Esq. as the Borough Attorney for the year 2026; and

WHEREAS, this Agreement is awarded to the Borough Attorney as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Borough Attorney attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as

required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the Professional Services Agreement between the Borough and John Schettino, Esq. as Borough Attorney for the year 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Professional Services Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to John Schettino, Esq.; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH
RESIDENTIAL TAX APPEAL ATTORNEY**

**RESOLUTION NO. 26-33
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026 the Governing Body approved and appointed Kenneth Porro, Esq. of Chasan, Lamparello Mallon & Cappuzzo as Residential Tax Appeal Attorney for a one-year term commencing January 1, 2026 through December 31, 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Kenneth Porro of Chasan, Lamparello Mallon & Cappuzzo, P.C. as Residential Tax Appeal Attorney for the year 2026; and

WHEREAS, this Agreement is awarded to the Residential Tax Appeal Attorney as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the Professional Services Agreement between the Borough of Woodcliff Lake and the Residential Tax Appeal Attorney attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and

incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Kenneth Porro, Esq. of Chasan, Lamparello Mallon & Cappuzzo, P.C. as Residential Tax Appeal Attorney for a one year term commencing January 1, 2026 through December 31, 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Kenneth Porro, Esq., of Chasan, Lamparello, Mallon & Cappuzzo upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

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

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH
COMMERCIAL TAX APPEAL ATTORNEY**

**RESOLUTION NO. 26-34
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026 the Governing Body approved and appointed Kenneth Porro, Esq. of Chasan, Lamparello Mallon & Cappuzzo as Commercial Tax Appeal Attorney for a one-year term commencing January 1, 2026 through December 31, 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Kenneth Porro of Chasan, Lamparello Mallon & Cappuzzo, P.C. as Commercial Tax Appeal Attorney for the year 2026; and

WHEREAS, this Agreement is awarded to the Commercial Tax Appeal Attorney as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the Professional Services Agreement between the Borough of Woodcliff Lake and the Commercial Tax Appeal Attorney attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and

incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Kenneth Porro, Esq. of Chasan, Lamparello Mallon & Cappuzzo, P.C. as Commercial Tax Appeal Attorney for a one year term commencing January 1, 2026 through December 31, 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Kenneth Porro, Esq., of Chasan, Lamparello, Mallon & Cappuzzo upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

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

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

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH ENGINEER

**RESOLUTION NO. 26-35
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026, the Governing Body approved and appointed Neglia Engineering as the Borough Engineer for the year 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Neglia Engineering as the Borough Engineer for the year 2026; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Borough Engineer attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, this Agreement is awarded to the Borough Engineer as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will

be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the Professional Services Agreement between the Borough and Neglia Engineering as the Borough Engineer for the year 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Professional Services Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to Neglia Engineering upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT FOR
FINANCIAL ADVISOR SERVICES**

**RESOLUTION NO. 26-36
FEBRUARY 19, 2026**

WHEREAS, at the Mayor and Council meeting of January 5, 2026, a resolution was approved appointing Acacia Financial Group, Inc. as the Borough's Financial Advisor for the year 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into an Agreement with Acacia Financial Group, Inc. as the Borough's Financial Advisor for the year 2026; and

WHEREAS, the Mayor and Council have reviewed the attached Agreement between the Borough and Acacia Financial Group Inc. attached hereto and incorporated herein by reference and recommend the approval of same.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the Agreement between the Borough and Acacia Financial Group, Inc. as the Borough's Financial Advisor for the year 2026, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to Acacia Financial Group, Inc. upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for

Professional Services.

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 February 19, 2026.

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

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

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT FOR GRANT WRITER

**RESOLUTION NO. 26-37
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026, the Governing Body approved and appointed Millennium Strategies as Grant Writer for the year 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Millenium Strategies as Grant Writer for the year 2026; and

WHEREAS, the Mayor and Council have reviewed the Professional Services Agreement between the Borough of Woodcliff Lake and the Grant Writer attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Professional Services

Agreement between the Borough and Millenium Strategies as Grant Writer for the year 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Professional Services Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to Millenium Strategies upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH LABOR COUNSEL

**RESOLUTION NO. 26-38
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026, the Governing Body approved and appointed Wiss Law P.C. as Labor Attorney for a one-year term commencing January 1, 2026 through December 31, 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Wiss Law PC as Labor Attorney for the year 2026; and

WHEREAS, this Agreement is awarded to the Labor Attorney as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Labor Attorney attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as

required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Wiss Law, PC as Labor Counsel for a one year term commencing January 1, 2026 through December 31, 2026 be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Wiss Law, PC upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH BOROUGH PLANNER

**RESOLUTION NO. 26-39
FEBRUARY 19, 2026**

WHEREAS, at the Mayor and Council meeting of January 5, 2026, the Governing Body approved and appointed Francis Reiner of FAR Planning as Borough Planner for the year 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into an Agreement with Francis Reiner of FAR Planning as Borough Planner for the year 2026; and

WHEREAS, this Agreement is awarded to the Borough Planner as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Agreement between the Borough and the Borough Planner attached hereto and incorporated herein by reference and recommend the approval of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and

the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the Agreement between the Borough and Francis Reiner of FAR Planning as Borough Planner for the year 2026, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to Francis Reiner of FAR Planning upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH RISK MANAGER

**RESOLUTION NO. 26-40
FEBRUARY 19, 2026**

WHEREAS, at the Mayor and Council meeting of January 5, 2026, the Governing Body approved and appointed World Insurance Associates as the Borough’s Risk Manager Consultant for the year 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into an Agreement with World Insurance Associates as the Borough’s Risk Manager Consultant for the year 2026; and

WHEREAS, the Mayor and Council have reviewed the attached Agreement between the Borough and World Insurance Associates attached hereto and incorporated herein by reference and recommend the approval of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality’s Chief Financial Officer first certifies in writing to the municipality’s Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough

of Woodcliff Lake that the Agreement between the Borough and World Insurance Associates as the Borough's Risk Manager Consultant for the year 2026, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to World Insurance Associates upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH
SPECIAL CONFLICTS COUNSEL**

**RESOLUTION NO. 26-41
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026, the Governing Body approved and appointed Brent R. Pohlman, Esq. of Mandelbaum Barrett as Special Conflicts Counsel for a one-year term commencing January 1, 2026 through December 31, 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Brent R. Pohlman, Esq. of Mandelbaum Barrett as Special Conflicts Counsel for the year 2026; and

WHEREAS, this Agreement is awarded to the Special Counsel as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Special Conflicts Counsel attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and

incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Brent R. Pohlman, Esq. of Mandelbaum Barrett as Special Conflicts Counsel for a one-year term commencing January 1, 2026 thru December 31, 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Brent R. Pohlman, Esq. of Mandelbaum Barrett upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

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

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH
REDEVELOPMENT ATTORNEY**

**RESOLUTION NO. 26-42
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026, the Governing Body approved and appointed Wendy R. Quiroga, Esq. of Weiner Law Group as Redevelopment Attorney for a one-year term commencing January 1, 2026 through December 31, 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into Professional Services Agreements with Wendy R. Quiroga, Esq. of Weiner Law Group as Redevelopment Attorney for the year 2026; and

WHEREAS, this Agreement is awarded to the Redevelopment Attorney as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the Professional Services Agreement between the Borough of Woodcliff Lake and the Redevelopment Attorney attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and

incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Wendy R. Quiroga, Esq. of Weiner Law Group as Redevelopment Attorney for a one-year term commencing January 1, 2026 through December 31, 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Wendy R. Quiroga, Esq. of Weiner Law Group upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

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

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH
SPECIAL CONFLICTS COUNSEL**

**RESOLUTION NO. 26-43
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026, the Governing Body approved and appointed Henry Klingeman, Esq. of Klingeman Cerimele as Special Conflicts Counsel for a one-year term commencing January 1, 2026 through December 31, 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Henry Klingeman, Esq. of Klingeman Cerimele as Special Conflicts Counsel for the year 2026; and

WHEREAS, this Agreement is awarded to the Special Counsel as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Special Conflicts Counsel attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Henry Klingeman, Esq. of Klingeman Cerimele as Special Conflicts Counsel for a one-year term commencing January 1, 2026 through December 31, 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Henry Klingeman of Klingeman Cerimele upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH
SPECIAL CONFLICTS COUNSEL**

**RESOLUTION NO. 26-44
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026, the Governing Body approved and appointed Kenneth Porro of Brach Eichler as Special Conflicts Counsel for a one-year term commencing January 1, 2026 through December 31, 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Kenneth Porro of Brach Eichler as Special Conflicts Counsel for the year 2026; and

WHEREAS, this Agreement is awarded to the Special Counsel as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Special Conflicts Counsel attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and

incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Kenneth Potro of Brach Eichler as Special Conflicts Counsel for a one-year term commencing January 1, 2026 through December 31, 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Kenneth Porro of Brach Eichler upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

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

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

**RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT FOR ADMINISTRATIVE
AGENT FOR AFFORDABLE HOUSING COMPLIANCE**

**RESOLUTION NO. 26-45
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026, the Governing Body approved and appointed Piazza & Associates as Administrative Agent for Affordable Housing Compliance for the year 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with Piazza & Associates as Administrative Agent for the year 2026; and

WHEREAS, the Mayor and Council have reviewed the Professional Services Agreement between the Borough of Woodcliff Lake and the Administrative Agent attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Professional Services Agreement between the Borough and Piazza & Associates as Administrative Agent for Affordable Housing Compliance for the year 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Professional Services Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to Piazza & Associates upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

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

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

RESOLUTION AUTHORIZING RAFFLE LICENSE TO TEMPLE EMANUEL OF THE PASCACK VALLEY

**RSOLUTION NO. 26-46
FEBRUARY 19, 2026**

WHEREAS, raffle applications have been made by Temple Emanuel of the Pascack Valley for a raffle license and bingo license which was held on February 12, 2026 at 87 Overlook Drive, Woodcliff Lake, New Jersey; and

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

NOW, THEREFORE, BE IT RESOLVED that the raffle license applications of Temple Emanuel of the Pascack Valley is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA26-02 and BA26-01.

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 February 19, 2026.

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

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

**RESOLUTION AUTHORIZING CANCELLATION OF OLD OUTSTANDING
CHECKS – CLAIMS ACCOUNT**

**RESOLUTION NO. 26-47
FEBRUARY 19, 2026**

WHEREAS, the Chief Financial Officer has requested the cancellation of outstanding checks which have not cleared the bank account in the Claims Account in the amount of \$3,354.41.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake, that these checks be cancelled and return said funds to the appropriate accounts in accordance with the recommendation of the Chief Financial Officer.

DATE	CHECK #	AMOUNT
12/19/2023	28557	\$ 2,501.91
12/19/2023	28579	\$ 15.00
12/19/2023	28629	\$ 30.00
12/19/2023	28643	\$ 100.00
1/30/2024	28773	\$ 50.00
3/19/2024	28990	\$ 250.00
4/16/2024	29114	\$ 50.00
7/16/2024	29458	\$ 25.00
9/17/2024	29641	\$ 250.00
12/17/2024	30014	\$ 52.50
12/17/2024	30020	\$ 7.50
12/17/2024	30041	\$ 7.50
12/17/2024	30046	\$ 15.00

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 February 19, 2026.

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

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

**RESOLUTION AUTHORIZING TAX APPEAL SETTLEMENT FOR
THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 26-48
FEBRUARY 19, 2026**

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 402, Lot 1.02 on the Borough Tax Map, with an address of 430 Chestnut Ridge Road, owned by AL I/Woodcliff Lk/Senior Living for the tax years 2021 through 2025, Docket Nos. 008146-2021; 003557-2022; 005570-2023; 003093-2024; 005142-2025. The approximate tax refund in this matter is \$8,490.

The approximate tax refund of \$8,490 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.

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 February 19, 2026.

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

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

RESOLUTION AUTHORIZING EXECUTION OF CONTRACT WITH VALLEY HEALTH SYSTEMS

**RESOLUTION NO. 26-49
FEBRUARY 19, 2026**

WHEREAS, the Borough of Woodcliff Lake has received a proposal from Valley Health Systems, having a place of business at 1400 MacArthur Boulevard, Mahwah, New Jersey; and

WHEREAS, said proposal has been reviewed and approved by the Borough Administrator; and

WHEREAS, the Borough Administrator recommends this contract with Valley Health Systems based upon prior services provided; and

WHEREAS, it is the intention of the Mayor and Council to provide funds in the year 2026 Budget for this Contract.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the contract for Alcohol and Drug Testing Services for 2026 be and is hereby awarded to Valley Health Systems, 1400 MacArthur Boulevard, Mahwah, New Jersey pursuant to the terms and conditions and rates as outlined in the attached contract effective January 1, 2026.

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 February 19, 2026.

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

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

RESOLUTION AUTHORIZING THE DONATION OF ONE (1) FREE FAMILY POOL MEMBERSHIP AND ONE (1) FREE FAMILY TENNIS MEMBERSHIP TO THE WOODCLIFF LAKE EDUCATION FOUNDATION (WCLEF), WOODCLIFF LAKE PFA AND PASCACK HILLS HIGH SCHOOL PFA

**RESOLUTION NO. 26-50
FEBRUARY 19, 2026**

WHEREAS, the Borough of Woodcliff Lake wishes to donate one (1) free family pool membership and one (1) free family tennis membership for the 2025 season to the Woodcliff Lake Education Foundation, Woodcliff Lake PFA and Pascack Hills High School PFA for use as a prize in their fundraising endeavors.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Borough Council of the Borough of Woodcliff Lake authorizes the donation for one (1) free family pool membership and one (1) free family tennis membership for the 2026 season to the Woodcliff Lake Education Foundation, Woodcliff Lake PFA and Pascack Hills High School PFA for use as a prize in their fundraising endeavors and the Mayor or Borough Administrator shall execute and the Borough Clerk shall attest to any documentation necessary to facilitate same.

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 February 19, 2026.

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

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

**RESOLUTION AUTHORIZING THE RENEWAL OF AN INTERLOCAL AGREEMENT
FOR STREET SWEEPING SERVICES BY AND BETWEEN THE BOROUGH OF PARAMUS AND
THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 26-51
FEBRUARY 19, 2026**

WHEREAS, the Borough of Woodcliff Lake and the Borough of Paramus seek to renew the Interlocal Agreement wherein the Borough of Paramus will provide Street Sweeping services for the Borough of Woodcliff Lake; and

WHEREAS, the Mayor and Council deem it to be in the best interest of the Borough of Woodcliff Lake to renew the Interlocal Agreement with the Borough of Paramus for Street Sweeping services.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize the Mayor and/or Administrator to execute the required shared services agreement with the Borough of Paramus for Street Sweeping services for the 2026 calendar year.

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 February 19, 2026.

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

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

RESOLUTION APPROVING NEGLIA ENGINEERING PROPOSAL FOR PROFESSIONAL SURVEYING AND PRELIMINARY ENGINEERING SERVICES

**RESOLUTION NO. 26-52
FEBRUARY 19, 2026**

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Professional Surveying and Preliminary Engineering Services for the Lydecker House Property as follows: (a) for a lump sum basis cost of Eighteen Thousand Nine Hundred Dollars (\$18,900.00) representing Phase 1-Survey and Preliminary Regulatory Constraints Map; and (b) on a material basis cost not to exceed Two Thousand Dollars (\$2,000.00) representing Phase II-Reimbursable Expenses; and

WHEREAS, the Chief Financial Officer has certified that said funds are available for this matter using account number 5-17-55-960-003; and

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

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal submitted by Neglia Engineering Associates for Professional Surveying and Professional Engineering Services for the Lydecker House Property, 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 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 February 19, 2026.

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

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

RESOLUTION APPROVING AND APPOINTING AFFORDABLE HOUSING PLANNER

**RESOLUTION NO. 26-53
FEBRUARY 19, 2026**

WHEREAS, at the Mayor and Council meeting of January 5, 2026, the Governing Body approved and appointed Daniel Hauben as the Affordable Housing Planner for 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into an Agreement with Daniel Hauben as Affordable Housing Planner for the year 2026; and

WHEREAS, this Agreement is awarded to the Redevelopment Planner as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed this matter and the attached Agreement between the Borough and the Redevelopment Planner and recommend the approval of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as

required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Daniel Hauben be and is hereby appointed Affordable Housing Planner for the Borough for the year 2026; and

BE IT FURTHER RESOLVED, that the Agreement between the Borough and Daniel Hauben as Affordable Housing Planner for the year 2026, 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 Agreement between the Borough and Daniel Hauben on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to Daniel Hauben upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT FOR
HEALTH BENEFITS CONSULTANT**

**RESOLUTION NO. 26-54
FEBRUARY 19, 2026**

WHEREAS, on January 5, 2026, the Governing Body approved and appointed World Insurance Associates as its Health Benefits Consultant for the year 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into a Professional Services Agreement with World Insurance Associates as Health Benefits Consultant for the year 2026; and

WHEREAS, the Mayor and Council have reviewed the Professional Services Agreement between the Borough of Woodcliff Lake and the Health Benefits Consultant attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of

Woodcliff Lake, County of Bergen and State of New Jersey that the Professional Services Agreement between the Borough and World Insurance Associates as Health Benefits Consultant for the year 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Professional Services Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the signed Agreement to World Insurance Associates upon the passage of same; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION AMENDING AND ADOPTING THE EMPLOYEE HANDBOOK FOR
THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 26-55
FEBRUARY 19, 2026**

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

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

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

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

WHEREAS, such amendments and/or supplements have been made and incorporated into the Employee Handbook dated February 16, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the Employee Handbook having a date of February 16, 2026, and all amendments and supplements presently set forth therein, be and hereby is **APPROVED** and **ADOPTED**; and

BE IT FURTHER RESOLVED that the Borough Administrator and the Borough Labor Counsel are authorized to take all appropriate actions so as to implement this Resolution.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of February 19, 2026.

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

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

RESOLUTION APPROVING WELLNESS AMBASSADOR

RESOLUTION NO. 26-56

FEBRUARY 19, 2026

WHEREAS, the Bergen Municipal Employee Benefits Fund (“BMED”) has established a Wellness Program for its member entities which provides member entities with the ability to take advantage of certain wellness-related benefits, including, but not limited to, wellness program grants, educational programs, wellness newsletters and the services of the BMED Wellness Coordinator; and

WHEREAS, to effectively administer the Wellness Program so that member entities are able to take advantage of the benefits of the Wellness Program, each member entity that is enrolled for medical benefits needs to appoint a “Wellness Ambassador,” who shall be the liaison between the member entity and the BMED Wellness Program; and

WHEREAS, the Wellness Ambassador shall be the point person for the member entity for communications involving the BMED Wellness Program; and

WHEREAS, the Wellness Ambassador shall receive and disseminate information on the BMED Wellness Program and shall have such other duties and responsibilities related to the BMED Wellness Program, if any, as may be determined by the member entity; and

WHEREAS, the Governing Body seeks to appoint Ryan Magee as Wellness Ambassador for the BMED Wellness Program.

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 Ryan Magee be and is hereby appointed

Wellness Ambassador for the BMED Wellness Program; and

BE IT FURTHER RESOLVED, that upon receiving the designation of the Wellness Ambassador by the member entity, the Bergen Municipal Employee Benefits Fund shall pay the member entity the sum of \$250, which is to be utilized by the member entity to pay a \$250 stipend to the member entity's Wellness Ambassador; and,

BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to Bergen Municipal Employee Benefits Fund and Ryan Magee 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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION APPROVING OPTION TO RENEW AGREEMENT WITH NATIONAL MAINTENANCE SERVICES

**RESOLUTION NO. 26-57
FEBRUARY 19, 2026**

WHEREAS, on or about December 6, 2024 the Borough of Woodcliff Lake awarded a bid and entered into an agreement for janitorial cleaning services with National Maintenance Services for an initial term commencing January 1, 2025 to December 31, 2025; and

WHEREAS, the specifications provided for two (2) one- year options to renew at the sole discretion of the Borough; and

WHEREAS, the Borough desires to exercise its first of two options to renew with National Maintenance Services for janitorial cleaning services at the same annual cost as the initial term in the amount of \$113,500.00; and

WHEREAS, the Borough Administrator and QPA have reviewed this matter and recommend the Borough exercise its first one- year option to renew with National Maintenance Services for janitorial cleaning services.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Borough’s exercise of its first one-year option to renew with National Maintenance Services for janitorial cleaning services for an annual cost of \$113,500.00, 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 Borough’s intent to exercise its option

to renew its agreement with National Maintenance Services for janitorial services; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to National Maintenance Services 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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION APPROVING TREATMENT WORKS APPROVAL PERMIT APPLICATION FOR ROSENGREN COURT

**RESOLUTION NO. 26-58
FEBRUARY 19, 2026**

WHEREAS, the Borough is in receipt of a letter from Neglia Engineering dated February 5, 2026, a copy of which is attached hereto and incorporated herein by reference, with regard to the New Jersey Department of Environmental Protection (“NJDEP”) Treatment Works Approval Application for Woodstack Home Inc. for the property located at Rosengren Court, Block 2205.01, Lots 2.01, 3, 4, 5 & 6; and

WHEREAS, Neglia Engineering has reviewed the submitted plans, applications and documents in support of the Treatment Works Approval (“TWA”) permit application to the NJDEP for the sanitary sewer connections associated with this project and recommends the endorsement of the TWA application; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends the submission of the TWA approval application to the NJDEP with regard to this project.

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 Treatment Works Approval (“TWA”) permit application to be submitted to the NJDEP for the sanitary sewer connections associated with the within referenced project be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the attached certification consenting to the submission of the application to the NJDEP 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 certification to the New Jersey Department of Environmental Protection 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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING A REFUND OF ESCROW

RESOLUTION NO. 26-59

February 19, 2026

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

**Gerald Barbara
15 Franklin Street
Woodcliff Lake NJ 07677
\$1,054.25**

WHEREAS, the work has been completed, and all final bills have been paid to professionals.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$1,054.25 to the owner listed below:

PAYMENT TO:
**Gerald Barbara
15 Franklin Street
Woodcliff Lake NJ 07677**

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of February 19, 2026.

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

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

RESOLUTION AUTHORIZING A REFUND OF ESCROW

RESOLUTION NO. 26-60

February 19, 2026

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

**Steve Wenz
15 Marjo Court
Woodcliff Lake NJ 07677
\$22.50**

WHEREAS, the work has been completed, and all final bills have been paid to professionals.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$22.50 to the owner listed below:

**PAYMENT TO:
Steve Wenz
15 Marjo Court
Woodcliff Lake NJ 07677**

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of February 19, 2026.

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

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

RESOLUTION AUTHORIZING A REFUND OF ESCROW

**RESOLUTION NO. 26-61
February 19, 2026**

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

**Brett Moldoff
35 Winding Way
Woodcliff Lake NJ 07677
\$135.44**

WHEREAS, the work has been completed, and all final bills have been paid to professionals.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$135.44 to the owner listed below:

**PAYMENT TO:
Brett Moldoff
35 Winding Way
Woodcliff Lake NJ 07677**

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of February 19, 2026.

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

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

RESOLUTION AUTHORIZING A REFUND OF ESCROW

RESOLUTION NO. 26-62

February 19, 2026

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

**Leo Levani
31 Old Farms Rd
Woodcliff Lake NJ 07677
\$807.72**

WHEREAS, the work has been completed, and all final bills have been paid to professionals.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$807.72 to the owner listed below:

PAYMENT TO:
Leo Levani
31 Old Farms Road
Woodcliff Lake NJ 07677

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of February 19, 2026.

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

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

RESOLUTION AUTHORIZING A REFUND OF ESCROW

**RESOLUTION NO. 26-63
February 19, 2026**

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

**David Yoskowitz
24 Hunter Ridge Road
Woodcliff Lake NJ 07677
\$390.50**

WHEREAS, the work has been completed, and all final bills have been paid to professionals.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$390.50 to the owner listed below:

**PAYMENT TO:
David Yoskowitz
24 Hunter Ridge Road
Woodcliff Lake NJ 07677**

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of February 19, 2026.

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

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

RESOLUTION AUTHORIZING A REFUND OF ESCROW

**RESOLUTION NO. 26-64
February 19, 2026**

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

**Roger Gross
15 Pascack Rd.
Woodcliff Lake NJ 07677
\$1,056.25**

WHEREAS, the work has been completed, and all final bills have been paid to professionals.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$1056.25 to the owner listed below:

**PAYMENT TO:
Roger Gross
15 Pascack Road
Woodcliff Lake NJ 07677**

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of February 19, 2026.

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

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

RESOLUTION AUTHORIZING WOODCLIFF LAKE POOL RATES FOR THE 2026 SEASON

**RESOLUTION NO. 26-65
FEBRUARY 19, 2026**

WHEREAS, the Mayor and Council authorize the Borough to collect the following fees for the 2025 pool season as stated:

NO CASH AT POOL GATES, CREDIT CARD ONLY.

A *Family” shall consist of not more than 2 adults and all children 23 and under and living at the same address.

Resident Family Pool Membership Rates (Includes Borough of WCL Employees Regardless of Residency, Old Tappan & Montvale Residents) – Proof of Residency is Required

	<u>Before 5/25/26</u>	<u>After 5/25/26</u>
Family Plan (Pool) + 5 pool guest passes	\$650	\$720
Family with Nanny + 5 pool guest passes	\$765	\$835

Resident Individual Pool Membership Rates (Includes Borough of WCL Employees Regardless of Residency, Old Tappan & Montvale Residents)

*An Adult is considered 24 and up.

Before 5/25/26 After 5/25/26

Adult +1 guest pass	\$305	\$375
Couple + 3 guest passes	\$535	\$605
Student (ages 14-23)	\$260	\$330
WL Senior Citizen (Age 62 & over – proof of age required)	FREE	FREE
Old Tappan and Montvale) Senior Citizen (Age 62 & over – proof of age/residency required)	\$130	\$200

WCL Veteran – 50% off all resident pool rates – BA must approve

Reduced Fee Daily Admittance Guest Passes & Daily Fee Rates @ Gate – CREDIT CARD ONLY (NO CASH)

Daily Fee @ Gate – Ages 24 & Up	\$30	
Daily Fee @ Gate – Ages 5-23	\$25	
Twilight – After 4PM Ages 5+ WCL/OT & Montvale Residents & Members Guests		\$15

Resident Members only can pay by check or credit at Borough Hall ONLY)

5 Guest Passes - Resident WCL/OT & Montvale members only, purchase at Borough Hall ONLY	\$115
10 Guest Passes - Resident WCL/OT & Montvale members only, purchase at Borough Hall ONLY	\$180

Woodcliff Lake Volunteer Fire Fighter & Tri-Boro Ambulance (MUST BE CURRENT)

(Regardless of residency, but must be a current volunteer in the Borough of Woodcliff Lake for the current year)

	<u>Before 5/25/26</u>	<u>After 5/25/26</u>
Family Plan (Pool) + 2 guest passes (must be head of household)	\$245	\$295
Single (Adult) (pool) 24+	\$120	\$170

Non-Resident Pool Membership Rates

	<u>Before 5/25/26</u>	<u>After 5/25/26</u>
Family Plan + 2 guest passes	\$1,285	\$1,335
Family With Nanny + 2 guest passes	\$1,430	\$1,480

*Couple Plan + 1 guest pass	\$1,020	\$1,070
*A couple consists of 2 adults living at the same address		
Single Adult (Pool) 24+	\$620	\$670
Student (ages 14-23)	\$480	\$530
Senior Citizen (Individual) (Ages 62+ & Over)	\$375	\$425
Proof of age is required		

Lost Badges

There is a \$25 charge for replacing badges.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the aforementioned rates are approved as presented.

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING WOODCLIFF LAKE CAMP RATES FOR THE 2026 SEASON

**RESOLUTION NO. 26-66
FEBRUARY 19, 2026**

WHEREAS, the Park and Recreation Director and the Council Liaisons for the Park and Recreation Committee have discussed and agreed upon changes to the 2026 Camp fees; and

WHEREAS, Park and Recreation Director and the Council Liaisons for the Park and Recreation Department wish to recommend the following Camp fees for 2026.

Camp runs from Monday, June 29, 2026 through Friday, August 7, 2026.

Residents

Full Day Weekly Rate- 8:30am – 4pm- \$470
Half Day Weekly Rate- 8:30am – 12:30pm- \$290

Non-Residents

Non-Resident Full Day Weekly Rate- 8:30am – 4pm- \$525
Non-Resident Half Day Weekly Rate - 8:30am – 12:30pm- \$355

Counselor in Training (CIT) – Ages 13 & 14
Full Day Weekly Rate- 8:30am- 4pm- \$290

Registration:

- Must register for a minimum of 2 weeks
- Register for all 6 weeks half day camp prior to May 1, you will receive a \$100 discount.
- Register for all 6 weeks of full day camp prior to May 1, you will receive a \$200 discount.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the aforementioned rates are hereby approved as presented.

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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION AUTHORIZING WOODCLIFF LAKE TENNIS-PICKLEBALL RATES
FOR THE 2026 SEASON**

**RESOLUTION NO. 26-67
FEBRUARY 19, 2026**

WHEREAS, the Mayor and Council authorize the Borough to collect the following fees for the 2025 tennis and pickleball season as stated:

2026 TENNIS-PICKLEBALL RATES

Membership will be from January – December (weather permitting). A new key card lock system is being installed for tennis court complex access. All Resident, non-resident, and senior citizen members must purchase a key card for \$5.00. There will be a \$10 fee for a replacement access card. Only one card may be purchased per membership and are not transferable.

Resident & Old Tappan Tennis-Pickleball Membership Rates:

Family:	\$90
Adult/Single:	\$60
Student (Under age 25)	\$40
Senior Citizen 62 & Over (proof of age required)	FREE
Old Tappan Senior Citizen (62 & Over (proof of age required)	\$40

Non-Resident Membership Rates:

Family:	\$130
Adult/Single:	\$75
Student (Under age 25)	\$45
Senior Citizen 62 & Over (proof of age required)	\$40

WCL Corporate/Business

\$60

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the aforementioned rates are approved as presented.

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 February 19, 2026.

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

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

RESOLUTION AWARDING CONTRACT TO NORTHEAST ROOF MAINTENANCE, INC.

**RESOLUTION NO. 26-68
FEBRUARY 19, 2026**

WHEREAS, the Borough of Woodcliff Lake is in receipt of four quotes for the Borough Hall, Police Department and Fire Department Roof Replacement Project as follows: (a) Northeast Roof Replacement in the amount of \$536,700.00; (b) Pravco Inc. in the amount of \$570,609.57; (c) White Rock Corp., in the amount of \$586,039.00; and (d) USA General Construction in the amount of \$614,000.00; and

WHEREAS, upon review of the same, the quote submitted from Northeast Roof Maintenance Inc. through BC Coop Contract #23-46 for the Borough Hall, Police Department and Fire Department Roof Replacement Project in the amount of \$536,700.00 represents the lowest responsible quote; and

WHEREAS, the Borough Administrator and the Chief Financial Officer have reviewed the quote from Northeast Roof Maintenance Inc. attached hereto and incorporated herein by reference for the within referenced project in the amount of \$536,700.00 and recommend the approval of same; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and Northeast Roof Maintenance Inc. for the Borough Hall, Police Department and Fire Department Roof Replacement Project, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

WHEREAS, the Chief Financial Officer has certified that the funds are available through

the BC Coop, said certification being attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the quote submitted by Northeast Roof Maintenance Inc. through BC Coop #23-46 for the Borough Hall, Police Department and Fire Department Roof Replacement Project in the amount of \$536,700.00, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator take all steps necessary to effectuate the purchase from the BC Coop for the roof removal and replacement at the Borough Hall, Police Department and Fire Department; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the contract agreement between the Parties attached hereto and incorporated herein by reference, 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 contract agreement to Northeast Roof Maintenance Inc. upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION APPROVING MULTIPLE SPORT RECREATION PROGRAMS WITH TGA

**RESOLUTION NO. 26-69
FEBRUARY 19, 2026**

WHEREAS, the Park and Recreation Director and the Council Liaisons for the Park and Recreation Committee have reviewed a 2026 Spring/Summer/Fall Multiple Recreation Programs with TGA; and

WHEREAS, TGA will provide weekly multi-sport lessons for the 2026 Spring/Summer/Fall season; and

WHEREAS, TGA will provide both a youth and adult program as set forth on the schedule attached hereto and incorporated herein by reference with the Borough receiving a set amount per participant; and

WHEREAS, the Borough Administrator and Park and Recreation Director have reviewed this matter and recommend the approval of same.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the multiple recreation programs offered by TGA for weekly lessons in accord with the attached schedule, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to TGA 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 February 19, 2026.

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

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

RESOLUTION APPROVING OLD MILL POOL PARTY RATES FOR THE 2026 SEASON

**RESOLUTION NO. 26-70
FEBRUARY 19, 2026**

WHEREAS, the Mayor and Council authorize the Borough to collect the following fees for the 2026 Pool season as stated:

Party Fee: \$350

Additional guests (not to exceed 30 maximum) are \$15 per child.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the aforementioned rates are approved as presented.

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 February 19, 2026.

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

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

RESOLUTION APPROVING APPLICATION FOR USE OF TICE SENIOR CENTER

**RESOLUTION NO. 26-71
FEBRUARY 19, 2026**

WHEREAS, the Borough of Woodcliff Lake’s Tice Senor Center is available to Borough residents and Woodcliff Lake organizations to utilize; and

WHEREAS, in order to utilize same, the 2026 Application for Use of Tice Senior Center together with a Hold Harmless Agreement, copies of which are attached hereto and incorporated herein by reference, must be completed, executed and submitted to the Borough prior to the event; and

WHEREAS, the Borough Administrator and Parks and Recreation Committee have reviewed the attached 2026 Application for Use of Tice Senior Center and Hold Harmless Agreement and recommend the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey, that the 2026 Application for Use of Tice Senior Center together with the Hold Harmless Agreement, copies of which are attached hereto and incorporated herein by reference, be and are hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to the Parks and Recreation Commission and keep a copy on file in the Borough’s Clerk’s office.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of February 19, 2026

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

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

**RESOLUTION FOR SEASONAL HIRES FOR CO-DIRECTORS
FOR THE 2026 CAMP ALGONQUIN PROGRAM**

**RESOLUTION NO. 26-72
FEBRUARY 19, 2026**

WHEREAS, the Borough of Woodcliff Lake has determined the need for seasonal hires for Camp Co-Directors for the Camp Algonquin Program commencing on or about June 29, 2026 and ending on or about August 7, 2026; and

WHEREAS, the Borough of Woodcliff Lake has identified candidates for offers of employment, and recommend that Grace Frangiosa and Sabrina Waller be appointed as Co-Directors; and

WHEREAS, the Borough of Woodcliff Lake has determined that both candidates possess the necessary skills and experience to hold the seasonal positions of Camp Co-Directors for the Camp Algonquin Borough Recreation Summer Camp Program.

WHEREAS, the salary for each position shall be paid for the entire Camp Algonquin program including pre-season preparation work: Grace Frangiosa and Sabrina Waller as Co-Directors as \$8,250.00; and

WHEREAS, should it be determined that the pool must close due to Covid or other Governor's Order after it opens, then said hires will still be entitled to ½ of their salary from that point forward; and

WHEREAS, each position serves at the direction of the Borough Administrator and Parks and Recreation Director who retain the right to assign projects within and outside of the Camp Algonquin program as needed.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that Grace Frangiosa and Sabrina Waller be hired as Co-Directors as seasonal employees for the Camp Algonquin program commencing on or about June 29, 2026 through August 7, 2026; and

BE IT FURTHER RESOLVED, that Grace Frangiosa and Sabrina Waller be paid \$8,250.00 as Co-Directors for the Camp Algonquin program; and

BE IT FURTHER RESOLVED that said employment is subject to the successful completion of the appropriate background check; and

BE IT FURTHER RESOLVED, that a copy of this resolution be kept on file in the Borough's Clerk's office.

CERTIFICATION

I, Deborah Dakin, Acting 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 February 19, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION APPROVING HIRING OF LABORER/DRIVER

RESOLUTION NO. 26-73

FEBRUARY 19, 2026

WHEREAS, the Borough of Woodcliff Lake is in need of hiring a Laborer/Driver for the Department of Public Works; and

WHEREAS, Nicholas Beutel has submitted a resume for said position; and

WHEREAS, Nicholas Beutel's appointment, subject to his passing all required testing for said position with a starting annual salary of \$50,000.00; and

WHEREAS, the Borough Administrator and Superintendent of Department of Public Works have reviewed this matter and recommend that Nicholas Beutel be hired as a Laborer/Driver subject to his passing of all required testing at an annual salary of \$50,000.00 effective March 16, 2026..

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Nicholas Beutel, subject to his passing of all required testing, be and he is hereby hired as a Laborer/Driver for the Department of Public Works at an annual salary of \$50,000.00 effective March 16, 2026; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to the Department of Public Works and Nicholas Beutel 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 February 19, 2026.

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

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

**RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH
AFFORDABLE HOUSING ATTORNEY**

**RESOLUTION NO. 26-74
FEBRUARY 19, 2026**

WHEREAS, on February 19, 2026, the Governing Body approved and appointed Wendy R. Quiroga, Esq. of Weiner Law Group as Affordable Housing Attorney for a one-year term commencing January 1, 2026 through December 31, 2026; and

WHEREAS, the Mayor and the Borough Clerk were authorized to enter into Professional Services Agreements with Wendy R. Quiroga, Esq. of Weiner Law Group as Affordable Housing Attorney for the year 2026; and

WHEREAS, this Agreement is awarded to the Affordable Housing Attorney as a "Professional Contract" without competitive bidding in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law; and

WHEREAS, the Mayor and Council have reviewed the Professional Services Agreement between the Borough of Woodcliff Lake and the Affordable Housing Attorney attached hereto and incorporated herein by reference and approve of same; and

WHEREAS, pursuant to N.J.A.C.5:30-5.4(a)(1), state regulations prohibit a municipality from entering into a contract unless the municipality's Chief Financial Officer first certifies in writing to the municipality's Governing Body that adequate funds are available for the contract; and

WHEREAS, the certification of the Chief Financial Officer is attached hereto and

incorporated herein by reference indicating that adequate funds are available in the budget and the line item appropriation of the municipal budget to which the contract will be charged as required pursuant to N.J.A.C 5:30-5.4(a)(3)(5).

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and Wendy R. Quiroga, Esq. of Weiner Law Group as Affordable Housing Attorney for a one-year term commencing January 1, 2026 through December 31, 2026 be approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Wendy R. Quiroga, Esq. of Weiner Law Group upon its passage; and

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-1 et. seq., the Borough Clerk be and she is hereby authorized and directed to advertise the award of this contract for Professional Services.

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 February 19, 2026.

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

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

RESOLUTION APPROVING PARKS AND RECREATION APPLICATION FOR PERMIT & USE OF FACILITIES, HOLD HARMLESS AGREEMENT, AND FIELD USE RATES FOR 2026

**RESOLUTION NO. 26-75
FEBRUARY 19, 2026**

WHEREAS, the Borough of Woodcliff Lake Department of Parks and Recreation manages municipal parks, athletic fields, and recreation facilities for public use; and

WHEREAS, the Borough requires a standardized Application for Permit & Use of Facilities, associated field rental fee schedule, and Hold Harmless Agreement to regulate and manage use of municipal recreation property; and

WHEREAS, the Parks and Recreation Department has prepared a 2026 “Application for Permit & Use of Facilities” packet including park rules, insurance requirements, hold harmless language, and field rental rate tiers; and

WHEREAS,, said packet establishes usage categories, priorities, and rental fees including but not limited to:

- Tier 1 – No Charge for Woodcliff Lake school teams and recreation programs
- Tier 2 – Club team hourly and seasonal rates
- Tier 3 – WCL businesses hourly rates
- Tier 4 – Larger business hourly rates
- Tournament field use fees

- Insurance and indemnification requirements
- Mandatory Hold Harmless Agreement for all facility users

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the Parks and Recreation "Application for Permit & Use of Facilities," including all rules, field rental rates, insurance requirements, and Hold Harmless Agreement, that the aforementioned rates are hereby approved as presented.

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 February 19, 2026.

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

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

**RESOLUTION DESIGNATING PROPERTY IDENTIFIED AS 240, 258 and 264
BROADWAY (BLOCK 2601, LOTS 15, 16 and 17) AS A "NON-CONDEMNATION AREA
IN NEED OF REDEVELOPMENT" PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT
HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)**

**RESOLUTION NO. 26-76
FEBRUARY 19, 2026**

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") authorizes municipalities to determine whether certain parcels of land within the municipality constitute an "area in need of redevelopment" as described in Section 5 of the Redevelopment Law; and

WHEREAS, to determine whether a certain parcel of land constitutes an area in need of redevelopment, the Borough Council of the Borough of Woodcliff Lake, by way of Resolution No. 25-239 dated September 15, 2025, authorized and directed the Borough of Woodcliff Lake Land Use Board (the "Board") to conduct a preliminary investigation to determine whether Block 2601, Lots 15, 16 and 17 as shown on the Tax Map of the Borough of Woodcliff Lake (the "Study Area"), meets the criteria set forth in Section 5 of the LRHL and should be designated as a "Non-Condemnation Area In Need of Redevelopment;" and

WHEREAS, the Board authorized its planner FAR Planning ("FAR") to assist the Board in its preliminary investigation of the Study Area; and

WHEREAS, FAR issued a report of Preliminary Investigation for Determination of an area in need of redevelopment dated January 2026 (the “Study”); and

WHEREAS, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as a “Non-Condensation Area In Need of Redevelopment” at which hearing the Board shall hear all persons who are interested or would be affected by a determination that the Study Area is a redevelopment area; and

WHEREAS, the LRHL further requires that such notice be mailed at least ten (10) days prior to such public hearing to the last owner(s) of the relevant properties in accordance with the Township’s assessment records; and

WHEREAS, the Board held a public hearing (the “Public Hearing”) to determine whether the Study Area is a “Non-Condensation Area In Need of Redevelopment” under the criteria set forth in Section 5 of the LRHL on January 27, 2026; and

WHEREAS, prior to the date of the Public Hearing, the Board published and served a legal notice as required under the LRHR providing the date, time and location of its meeting and indicated that the Study Area, a map showing the boundaries of the Study Area, and the FAR Study were all available for inspection at the office of the Borough Clerk and at the office of the Board Secretary during its regular business hour and was also available on the Borough Website, all available not less than ten (10) days before the Public Hearing; and

WHEREAS, at the January 27, 2026 Public Hearing, testimony was provided by Francis Reiner, LLA-PP, Planner at FAR, regarding the conditions in the Study Area and whether such conditions warranted a finding that the Study Area qualifies as a “Non-Condensation Area In Need of Redevelopment” under the LRHL; and

WHEREAS, at the Public Hearing, the Board reviewed the Study and considered testimony of Mr. Reiner; and

WHEREAS, the Board also gave members of the public an opportunity to speak and ask questions related to this matter; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Study and the substantial and credible testimony presented, the Board determined the Study Area met one or more criteria to designate the Study Area as a “Non-Condensation Area In Need of Redevelopment”; and

WHEREAS, the Borough Council agrees with the recommendation of the Board that the Study Area be designated as a “Non-Condensation Area In Need of Redevelopment” pursuant to the LRHL.

WHEREAS, the Borough Council now desires to authorize a redevelopment plan for the parcels designated within the Study Area pursuant to N.J.S.A. 40A:12A-7(f).

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, New Jersey, as follows:

1. The Borough Council hereby designates 240, 258 and 264 Broadway (Block 2601, Lots 15, 16 and 17) as a “Non-Condensation Area in Need of Redevelopment” pursuant to the LRHL.
2. The Determination shall authorize the Borough of Woodcliff Lake to use all of the powers provided by the Legislature for use in a redevelopment area excluding the use of eminent domain, thus designating it a “Non-Condensation Redevelopment Area.”
3. The Borough Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of Community Affairs (the “Commissioner”) for review. The Determination of the Study Area as a “Non-Condensation Area In Need of Redevelopment” shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed approved.
4. Notice of the Determination (the “Notice”) shall be served within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the Tax Assessor’s records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.
5. A property owner who received notice of Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge

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 February 19, 2026.

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