

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA
188 Pascack Road
Woodcliff Lake, New Jersey
APRIL 20, 2026
5:45 PM CLOSED SESSION
7:00 PM OPEN SESSION**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83038904878?pwd=WBJ2sJPjHyPbF6xISE5ahPEuNocr1D.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

CLOSED SESSION

Resolution No. 26-94 A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

- Litigation Update
- Risk Management Strategies

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

Pascack Middle School Hockey
Woodcliff Lake Fifth Grade Girls Travel Basketball Team
Woodcliff Lake Fifth Grade Boys Travel Basketball Team
Arbor Day

FIRE HYDRANT HOMETOWN HERO CERTIFICATES

APPROVAL OF MINUTES

March 16, 2026 (Open)

March 16, 2026 (Closed)

PUBLIC COMMENT

(limited to 3 minutes per speaker)

ORDINANCES

- Public Hearing Ordinance No. 26-08
An Ordinance Amending Chapter 380, Section 66.2, "AHO4 Affordable Housing Overlay Zone"
- Introduction Ordinance No. 26-09
Year 2026
Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank N.J.S.A. 40A:4-45.14
- Introduction Ordinance No. 26-10
Bond Ordinance to Authorize the Making of Various Public Improvements and the Acquisition of New Additional or Replacement Equipment and Machinery, New Additional Furnishings, New Communication and Signal Systems Equipment, and New Automotive Vehicles, Including Original Apparatus and Equipment, In, By and For the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey, to Appropriate the Sum of \$2,355,000 to Pay the Cost Thereof, to Make a Down Payment, to Authorize the Issuance of Bonds to Finance Such Appropriation and to Provide for the Issuance of Bond Anticipation Notes in Anticipation of the Issuance of Such Bonds

COUNCIL MEMBERS' REPORTS

- Councilwoman Brodsky
- Councilwoman Margolis
- Councilwoman Marsh
- Councilman Pollack
- Councilman Bonanno
- Council President Stern

ENGINEER'S REPORT

(please see attached report)

ADMINISTRATOR'S REPORT

CONSENT AGENDA

- Resolution No. 26-95 Resolution Authorizing Payroll and Payment of Claims
- Resolution No. 26-96 Introduction of 2026 Budget
- Resolution No. 26-97 Resolution Approving Raffle License to Woodcliff Lake Softball Association
- Resolution No. 26-98 Resolution Authorizing the Cancellation of all Future Taxes Due to Granting of Totally Disabled Veteran Status by Department of Veterans Affairs
- Resolution No. 26-99 Resolution Approving Temporary Capital Budget
- Resolution No. 26-100 Resolution Approving Use Agreement with The Swim Gym

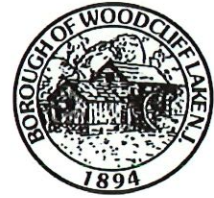
- Resolution No. 26-101 Resolution Approving Bergen County Utilities Authority Solid Waste Cooperative Marketing Program
- Resolution No. 26-102 Resolution Approving Raffle License to Temple Emanuel of the Pascack Valley
- Resolution No. 26-103 Resolution Authorizing Refund of Redemption of Tax Sale Certificates #24-10000; #24-20000; #24,30000; #24-40000; for Block 2205.01, Lots 2.01, 3, 4, 5, 6 located At 1, 2, 3, 6 and 10 Rosengren Court
- Resolution No. 26-104 Resolution Approving Loan of BMW Vehicles
- Resolution No. 26-105 Resolution Authorizing Emergency Temporary Appropriations for the Year 2026
- Resolution No. 26-106 Resolution Approving Increase in Rock Salt
- Resolution No. 26-107 Resolution Approving Use of Open Space Funds for the Lydecker House Concept Plan
- Resolution No. 26-108 Resolution Approving Change Order No. 1 for Broadway Corridor Streetscape Improvements Project (NJDOT MA 2024)
- Resolution No. 26-109 Resolution Approving Developer's Agreement with Rakshan Malek Realty Assoc. LLC

ADJOURNMENT

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

Subject to Additions and/or Deletions

APRIL ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
APRIL 16, 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. Remaining sitework includes installation of stairs to deck, fencing and final site restoration and plantings to be installed by either Borough's landscape contractor (Downes) or JFC pending review of final pricing. The estimated date for the Automatic Transfer Switch (ATS) and remaining equipment is mid-May with pump station startup & DPW training tentatively scheduled for 5/28 pending receipt of the ATS followed by punch list and project closeout. JFC Payment package #7 provided to Borough for processing.

2. 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.

3. MS4 Revised Municipal Stormwater Management Plan (MSWP), Revised Stormwater Pollution Prevention Plan (SPPP), Revised Stormwater Control Ordinance (SCO)

Per the NJDEP MS4 Municipal Stormwater Management Program requirements, the Borough of Woodcliff Lake must update their Stormwater Control Ordinance (SCO), Municipal Stormwater Management Plan (MSWP) and Stormwater Pollution Prevention Plan (SPPP) to be current with the NJDEP's latest requirements. This includes the recently adopted NJDEP's New Jersey's Protecting Against Climate Threats (NJPACT) Resilient Environment and Landscapes (REAL) Rules. These Rules were adopted on January 20, 2026. The Revised Stormwater Control Ordinance must be adopted and effective by January 29, 2027.

Neglia has provided a proposal to prepare the Revised Municipal Stormwater Management Plan (MSWP), Revised Stormwater Pollution Prevention Plan (SPPP), and Revised Stormwater Control Ordinance (SCO).

4. Watershed Improvement Plan Phase II - Watershed Assessment Report

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. Phase 1 of this Plan was prepared in 2025 and was the Watershed Inventory Report. Phase II of this Plan is the Watershed Assessment Report. This Report must be submitted to the NJDEP no later than January 26, 2027.

Neglia has provided a proposal to prepare this NJDEP-required document for review and authorization by the Borough.

LYNDHURST

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

MOUNTAINSIDE

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

5. 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. Bids were opened on March 5, 2025 and project awarded to A.A. Berms. Pre-construction meeting was held on April 9, 2026. Construction start date pending PSEG providing the electrical red-line plans for use by our contractor to install the street lighting conduits and foundations. Start date, working hours and traffic control to be coordinated with the Borough.

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 to be addressed asap.

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. Landscaping of the pollinator garden, final site restoration, final paving, striping, repair of the clock tower and punch list to be completed asap.

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 and Preliminary Scope of Work plans and provided to vendors for updated co-operative pricing for review by the Borough. Quotes received from BC CoOp vendors and are under review by the Borough.

Neglia provided a proposal for Final Engineering and Construction Administration should the Borough wish to proceed with the work following the 2026 baseball season.

11. Year 2026 Municipal Paving Project

Neglia provided preliminary engineer's estimates for Hunter Ridge Road, Clairmont Road, Somerset Road, Woodcrest Drive (including sewer force main replacement) and Andrea Court for review as requested by the Borough. Borough to select and confirm all roads to be paved.

Neglia has provided a proposal for design, bidding, and construction administration services for the Year 2026 Municipal Paving Project (Hunter Ridge, Clairmont, and Somerset) to complete the bid documents with the bidding and desired paving schedule to be reviewed and confirmed with the Borough.

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

ORDINANCE NO. 26-08

AN ORDINANCE AMENDING CHAPTER 380, SECTION 66.2, "AHO4 AFFORDABLE HOUSING OVERLAY ZONE"

WHEREAS, on March 16, 2026, the Mayor and Council of the Borough of Woodcliff Lake adopted Ordinance 26-04 creating the AHO4 Affordable Housing Overlay Zone; and

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake wish to amend the Zone to provide for side and rear yard setbacks.

NOW, THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, that §380-66.2 of the Code of the Borough of Woodcliff Lake is hereby amended as follows.

SECTION 1: §380-66.2.A(5) is amended as follows (Bold, underlined text represents additions to be adopted):

§380-66.2

- A. There is hereby created the AHO4 Affordable Housing Overlay 4 Zone, consisting of Block 301, Lot 3.05, for the purposes of addressing the Borough's Fourth Round Affordable Housing "Unmet Need". The parameters and provisions of this overlay zone shall be as follows:

...

(5) Bulk Requirements

- (a) Minimum Tract Size: 12 Acres
- (b) Minimum Building Setback from Tice Boulevard:
 - 1. Townhomes: 32 feet
 - 2. All other Buildings: 175 feet
- (c) Minimum Building Setback from Harriet Drive:
 - 1. Townhomes: 32 feet
 - 2. All other Buildings: 100 feet
- (d) **Minimum Side Yard Setback (yard opposite of Tice Boulevard frontage): 160 feet**
- (e) **Minimum Rear Yard Setback (yard opposite Harriet Drive frontage): 25 feet**
- (f) Minimum Distance between Buildings:
 - 1. Front to Front/Side: 70 feet
 - 2. Rear to Rear: 50 feet
 - 3. Side to Side: 25 feet
 - 4. Townhouse to All Other Building Types: 70 feet
- (g) Coverage:
 - 1. Buildings: 25%
 - 2. Total Surface: 50%

- (h) Density: 7.6 du/ac, not to exceed 91 total units
- (i) Building Height:
 1. Age-Targeted Townhomes: 2.5 stories, 35 feet
 2. All Other Buildings: 3.5 stories, 42 feet

Section 2. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

Section 3. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 4. To the extent that any portion of the Ordinance conflicts with or amends or modifies any provision of any other of the Borough' s development regulations, the conflicts shall supersede or amend or modify, as applicable, such development regulations and the zoning district map included in the Borough' s zoning ordinance shall be deemed amended accordingly.

Section 5. This Ordinance shall take effect upon passage and publication in accordance with applicable law.

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

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

**RESOLUTION NO. 26-94
APRIL 20, 2026**

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

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

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

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

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

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

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

____4. Matters Relating to Collective Bargaining Agreements. Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

____5. Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds. Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed specifically with respect to _____. The minutes will be released on or before _____, 20__ when the issues pertaining to the property located at _____ have been approved and finalized.

____6. Matters Relating to Public Safety and Property. Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

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

The minutes will be released in approximately ninety (90) days or upon the resolution through settlement or court decision and the time period for any and all appeals.

____8. Matters Relating to the Employment Relationship. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting, specifically: personnel discussion.

The minutes will be released within ninety (90) days or earlier upon the resolution of the matter through settlement or court decision and the time period for any and all appeals.

_____9. Matters Relating to the Potential Imposition of a Penalty. Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on April 20, 2026 that an Executive Session closed to the public shall be held on April 20, 2026 at 5:45 PM, regarding the discussion of matters relating to the specific items designated above.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 20, 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. 26-95

APRIL 20, 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 3/30/2026 \$ 242,957.10
Payroll Released 4/15/2026 \$ 230,046.57

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

Current Fund: \$4,258,548.51
Affordable Housing: \$ 7,594.35
Open Space Trust: \$ 13,576.16
Trust Funds Other \$ 898.14
Animal Control: \$ 39.00
General Capital: \$ 335,235.50
Escrow: \$ 26,823.49

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 April 20, 2026.

Deborah A. Dakin, RMC, CMR
Borough Clerk

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

**INTRODUCTION OF BUDGET
RESOLUTION NO. 26-96
APRIL 20, 2026**

BE IT RESOLVED, that the following statement of revenues and appropriations attached hereto constitute the local Budget of the Borough of Woodcliff Lake, Bergen County, New Jersey for the year 2026.

BE IT FURTHER RESOLVED, that the said budget be posted on the official Borough website (www.wclnj.com) on April 21, 2026 and that a hearing on the Budget will be held at the Borough Hall, 188 Pascack Road on May 18, 2026 at 6:00 PM or as soon thereafter as the matter may be reached.

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 April 20, 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 WOODCLIFF LAKE SOFTBALL ASSOCIATION

**RSOLUTION NO. 26-97
APRIL 20, 2026**

WHEREAS, raffle application has been made by Woodcliff Lake Softball Association for a raffle license which will be held on June 6, 2026 at Rinzler Field, Woodcliff Lake, New Jersey; and

WHEREAS, said application has 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 application of Woodcliff Lake Softball Association is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA26-03.

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 April 20 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 CANCELLATION OF ALL FUTURE TAXES DUE TO GRANTING OF TOTALLY DISABLED VETERAN STATUS BY DEPARTMENT OF VETERANS AFFAIRS

**RESOLUTION NO. 26-98
APRIL 20, 2026**

WHEREAS, this Resolution authorizes the Tax Collector to cancel all future taxes starting May 1, 2026, due to the granting of totally disabled veteran status by the Department of Veterans Affairs per the Department’s letter dated March 15, 2026, for Michelle Micali, who is the owner of 61 Lincoln Avenue, Block 2706, Lot 5.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake, that the Tax Collector be and is hereby authorized to cancel all future taxes starting May 1, 2026, as per the above.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 20, 2026.

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

**BOROUGH OF WOODCLIFF LAKE
TEMPORARY CAPITAL BUDGET**

Resolution No. 26-99

Whereas, the local capital budget for the year 2026 has not been adopted, and

Whereas, it is desired to introduce a capital ordinance,

Now, Therefore Be It Resolved, by the Borough Council of the Borough of Woodcliff Lake, County of Bergen, that the following temporary capital budget for 2026 be made:

	(((
RECORDED VOTE	AYES (NAYS (ABSTAIN (
(Insert last names)	((ABSENT (
	(((

**CAPITAL BUDGET (Current Year Action)
2026**

1 PROJECT	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 AMOUNTS RESERVED IN PRIOR YEARS	PLANNED FUNDING SERVICES FOR CURRENT YEAR 2026					6 TO BE FUNDED IN FUTURE YEARS
				5a 2026 Budget Appropriations	5b Improvement Fund	5c Capital Surplus	5d Grants in Aid and Other Funds	5e Debt Authorized	
Various Improvements and Acquisitions		\$ 2,355,000			\$ 115,000			\$ 2,240,000	
TOTAL ALL PROJECTS		\$ 2,355,000			\$ 115,000			\$ 2,240,000	

**3 YEAR CAPITAL PROGRAM 2026 - 2028
Anticipated PROJECT Schedule and Funding Requirement**

1 PROJECT	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 ESTIMATED COMPLETION TIME	5 FUNDING AMOUNTS PER YEAR					
				Budget Year 2026	2027	2028	2029	2030	2031
Various Improvements and Acquisitions		\$ 2,355,000		\$ 2,355,000					
TOTALS ALL PROJECTS		\$ 2,355,000		\$ 2,355,000					

3 YEAR CAPITAL PROGRAM 2026 - 2028
SUMMARY OF ANTICIPATED FUNDING SOURCES AND AMOUNTS

1 PROJECT	2 Estimated TOTAL COST	3 Budget Appropriations		4 Capital Improvement Fund	5 Capital Surplus	6 Grants in Aid And Other Funds	7 BONDS AND NOTES			
		Current Year 2026	Future Years				General	Self Liquidating	Assessment	School
Various Improvements and Acquisitions	\$ 2,355,000			\$ 115,000			\$ 2,240,000			
TOTAL ALL PROJECTS	\$ 2,355,000			\$ 115,000			\$ 2,240,000			

It is hereby certified that this is a true copy of a resolution creating the temporary capital budget section adopted by the governing body on the 20th day of April, 2026.

Certified by Deborah A. Dakin, RMC, CMR

_____ Date

_____ MUNICIPAL CLERK

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

RESOLUTION APPROVING USE AGREEMENT WITH THE SWIM GYM

RESOLUTION NO. 26-100

April 20, 2026

WHEREAS, The Swim Gym (the “Provider”) desires to enter into a Use Agreement with the Borough of Woodcliff Lake to utilize the Woodcliff Lake Swim Pool located at One Werimus Road to conduct swim lessons for Borough Residents and surrounding Bergen County communities; and

WHEREAS, the proposed swim lesson schedule for 2026 has been discussed and agreed upon as follows:

- Classes to run Monday through Wednesday, with Friday reserved as a makeup day for weather-related cancellations.
- Daily sessions will run from 10:00 AM – 12:30 PM in 30-minute intervals, with each child attending 6 lessons per session over a 2-week period.
- A 10-minute swim assessment will be conducted on the first day of each session to place swimmers into appropriate skill-level groups.
- Maximum 12 children in the pool at one time, with 4 teachers in the water and a deck manager overseeing the program.
- Proposed sessions:
 - Session 1: June 29 – July 10
 - Session 2: July 13 – July 24
 - Session 3: July 27 – August 7

- Cost per child: \$200 per session, with \$18 from each registration going to the Borough. A \$20 discount will be offered for pool members and campers, applied at billing.

WHEREAS, the Use Agreement, a copy of which is attached hereto and incorporated herein by reference, outlines the terms and conditions of use for the 2026 swim season; and

WHEREAS, the Borough Administrator and Borough Attorney have reviewed the attached Use Agreement between the Borough and The Swim Gym and recommend approval.

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 Use Agreement between the Borough and The Swim Gym for the 2026 swim season to provide swim lessons for Borough residents and surrounding Bergen County communities, 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 is hereby authorized and directed to execute the attached Use Agreement on behalf of the Borough.

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 April 20, 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 BERGEN COUNTY UTILITIES AUTHORITY SOLID WASTE
COOPERATIVE MARKETING PROGRAM**

**RESOLUTION NO. 26-101
APRIL 20, 2026**

WHEREAS, in 2024 the Borough of Woodcliff Lake entered into a Solid Waste Service Agreement with the Bergen County Utilities Authority (hereinafter "BCUA") to participate in the BCUA Solid Waste Cooperative Marketing Program; and

WHEREAS, the Solid Waste Service Agreement will terminate on May 31, 2026; and

WHEREAS, on February 26, 2026, the BCUA Commissioners adopted a resolution extending its existing solid waste disposal contract with Waste Management of New Jersey for an additional year commencing June 1, 2026 terminating May 31, 2027; and

WHEREAS, the per ton cost for the one-year extension of the BCUA Solid Waste Cooperative Marketing Program has increased from \$92.24 to \$96.66 per ton inclusive of all costs; and

WHEREAS, in order for the Borough to participate in the Solid Waste Cooperative Marketing Program, it will be necessary to enter into a Solid Waste Service Agreement with the BCUA, a copy of which is attached hereto and incorporated herein by reference; and

WEHREAS, the Borough Administrator has reviewed the Solid Waste Service Agreement between the Borough and the BCUA attached hereto and incorporated herein by reference and recommends the approval of same.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the Solid Waste Service Agreement between the Borough and the Bergen County Utilities Authority for the term June 1, 2026 through May 31, 2027, attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator be and is hereby authorized and directed to execute the Solid Waste Service Agreement 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 Solid Waste Service Agreement to the BCUA 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 April 20, 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. 26-102
APRIL 20, 2026**

WHEREAS, a raffle application has been made by Temple Emanuel of the Pascack Valley for a Casino Night raffle license which will be held on May 14, 2026 at 87 Overlook Drive, Woodcliff Lake, New Jersey; and

WHEREAS, said application has 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 application of Temple Emanuel of the Pascack Valley is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA26-04.

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 April 20, 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 REFUND OF REDEMPTION OF TAX SALE CERTIFICATES
#24-10000; #24-20000; #24-30000; #24-40000; #24-50000; for Block 2205.01-Lots 2.01;3;4;5;6
LOCATED AT 1, 2, 3, 6 AND 10 ROSENGREN COURT**

**RESOLUTION NO. 26-103
APRIL 20, 2026**

WHEREAS, at the Municipal Tax Sale held on December 4, 2025, the following liens were sold on Block 2205.01 - Lots 2.01;3;4;5;6 also known as 1, 2,3, 6 and 10 Rosengren Court for 2024 delinquent taxes; and

WHEREAS, these liens, known as Tax Sale Certificates #24-10000; #24-20000; #24-30000; #24-40000; #24-50000; was sold to MGRP TL Capital LLC as follows:

- #24-10000 - 0% redemption fee and \$42,900.00 premium
 - #24-20000 - 0% redemption fee and \$34,500.00 premium
 - #24-30000 - 0% redemption fee and \$34,800.00 premium
 - #24-40000 - 0% redemption fee and \$34,700.00 premium
 - #24-50000 - 0% redemption fee and \$34,700.00 premium
- Total premium of \$181,600.00; and*

WHEREAS, Woodstack Homes, Inc., the owner of the above properties, has affected redemption of all (5) five Tax Sale Certificates listed above in the amount of \$143,101.29.

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 Tax Collector be and is hereby authorized to Redeem Certificates #24-10000; #24-20000; #24-30000; #24-40000; #24-50000; and send payment totaling **\$324,701.29** to MGRP TL Capital LLC with offices located at 12-24 River Road, Fair Lawn, NJ 07410

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 April 20, 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 LOAN OF BMW VEHICLES

RESOLUTION NO. 26-104

APRIL 20, 2026

WHEREAS, BMW of North America, LLC (“Company”) has offered to loan the Borough of Woodcliff Lake, New Jersey (Borough) specific equipment (hereinafter the Equipment”) described as BMW motor vehicles as follows:

- a. 2026 BMW/RT 1300; VIN# WB10M430XT6L72113
- b. 2026 BMW/RT 1300; VIN# WB10M430XT6L72855
- c. 2026 BMW X5; VIN# 5XU23EUOOT9208773

WHEREAS, the Governing Body finds that use of the Equipment serves a valid public purpose and that acceptance of the loan is permitted under N.J.S.A. 40A:12-1 et seq. and N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, the Borough will provide insurance and indemnification, and the Parties agree to abide by the terms of the loan as set forth in the Equipment Loan Agreement; and

WHEREAS, the Borough Administrator and Chief of Police have reviewed this matter and recommend the loan of the BMW equipment to the Borough.

WHEREAS, the Borough Attorney has reviewed the Equipment Loan Agreement and recommends the approval of same; and

NOW, THEREFORE, BE IT RESOLVED by the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Borough hereby accepts the loan of the following vehicles from BMW:

- a. 2026 BMW/RT 1300; VIN# WB10M430XT6L72113
- b. 2026 BMW/RT 1300; VIN# WB10M430XT6L72855
- c. 2026 BMW X5; VIN# 5XU23EUOOT9208773

BE IT FURTHER RESOLVED, that the Mayor or other authorized official be and is hereby authorized and directed to execute the Equipment Loan Agreement in substantially the form approved by the Borough Attorney, 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 Equipment Loan Agreement to BMW 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 April 20, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**BOROUGH OF WOODCLIFF LAKE
COUNTY OF BERGEN, STATE OF NEW JERSEY**

**RESOLUTION AUTHORIZING EMERGENCY TEMPORARY
APPROPRIATIONS FOR THE YEAR 2026**

**RESOLUTION NO. 26-105
APRIL 20, 2026**

WHEREAS, an emergent condition has arisen, in that the Borough of Woodcliff Lake is expected to enter into contracts, commitments or payments prior to the adoption of the 2026 budget and no adequate provision has been made in the 2026 temporary budget for the aforesaid purposes; and

WHEREAS, N.J.S.A. 40A:4-20 provide for the creation of an emergency temporary appropriation for said purpose; and

WHEREAS, the total emergency temporary appropriation resolutions adopted in the year 2026 pursuant to the provision of Chapter 96, P.L. 1951 (N.J.S. 40A:4-20) including this resolution total \$8,112,121.00 for the Current Fund.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey (not less than two-thirds of all members thereof affirmatively concurring), that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made in the amount of \$8,112,121.00 for the Current Fund, as follows:

<u>CURRENT FUND</u>	<u>SALARIES AND WAGES</u>	<u>OTHER EXPENSES</u>
General Administration	\$ 30,000.00	\$ 20,000.00
Mayor and Council	\$ 10,000.00	\$ 5,000.00
Municipal Clerk	\$ 40,000.00	\$ 20,000.00
Financial Administration	\$ 50,000.00	\$ 20,000.00
Information Technology		\$ 10,000.00
Audit Services		\$ 40,000.00
Revenue Administration	\$ -	\$ 10,000.00
Tax Assessment	\$ 10,000.00	\$ 30,000.00
Legal Services		\$ 40,000.00
Engineering Services		\$ 30,000.00
Land Use Board	\$ 10,000.00	\$ 5,000.00
Uniform Construction Code	\$ 50,000.00	\$ 10,000.00
Insurance - Other Insurance Premiums		\$ 125,000.00
Insurance – Workers' Compensation		\$ 75,000.00
Group Insurance Plans for Employees		\$ 500,000.00
Unemployment Insurance		\$ -
Police	\$ 600,000.00	\$ 50,000.00
Police Dispatch/911		\$ 50,000.00
Office of Emergency Management	\$ 5,000.00	\$ 5,000.00
Aid to Volunteer Fire Dept	\$ -	\$ 10,000.00
First Aid Organization		\$ -
Fire Hydrant Services		\$ -
Fire Prevention Bureau	\$ 15,000.00	\$ -
Municipal Court		\$ 50,000.00
Streets and Roads	\$ 250,000.00	\$ 50,000.00
Shade Tree Committee		\$ 10,000.00
Solid Waste Collection	\$ -	\$ 100,000.00
Buildings and Grounds	\$ -	\$ 50,000.00
Vehicle Maintenance		\$ 50,000.00
Public Health Services	\$ -	\$ 15,000.00
Animal Control		\$ -
Parks and Recreation	\$ 50,000.00	\$ 65,000.00
Maintenance of Parks		\$ 50,000.00
Library Membership		\$ -
Celebration of Public Events		\$ 10,000.00
Electricity		\$ -

Street Lighting		\$	-
Telephone		\$	-
Water		\$	5,000.00
Gasoline		\$	30,000.00
Sewerage Processing and Disposal	\$ 30,000.00	\$	-
Landfill Dumping Fees		\$	10,000.00
Social Security		\$	50,000.00
<u>OPERATION -OUTSIDE CAP</u>			
BCUA Shared Sewer Charges			
PERS			
PFRS			
Bond Interest			
Capital Improvement Fund		\$	-
Total Current Fund Appropriations	\$ 1,150,000.00	\$	1,600,000.00

2. Said emergency temporary appropriations will be provided for in the 2026 budget.
3. That one (1) certified copy of this resolution is filed with the Director of the Division of Local Government 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 Mayor and Council at the meeting of April 20, 2026.

Deborah A. Dakin, RMC, CMR
Borough Clerk

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

RESOLUTION APPROVING INCREASE IN BULK ROCK SALT

RESOLUTION NO. 26-106

APRIL 20, 2026

WHEREAS, on December 10, 2025, the Borough adopted Resolution No. 25-271 for the purchase of bulk rock salt through the Bergen County Coop Contract Purchasing System #CK04 in an amount not to exceed \$80,000.00 for calendar year 2025/2026; and

WHEREAS, it is necessary to increase the not to exceed amount to \$90,000.00 in order to conclude this year; and

WHEREAS, the Borough Administrator and Chief Financial Officer have reviewed this matter and recommend the not to exceed amount be increased to \$90,000.00.

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 purchase of rock salt not to exceed amount of \$80,000.00 for the 2025/2026 calendar year be and is hereby increased to a not to exceed amount of \$90,000.00; and

BE IT FURTHER RESOLVED, that the Borough Administrator and/or Chief Financial Officer be and are hereby authorized and directed to take all steps necessary to increase the not to exceed amount of \$90,000.00 for bulk rock salt as referenced herein; and

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

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 20, 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 USE OF OPEN SPACE FUNDS FOR THE
LYDECKER HOUSE CONCEPT PLAN**

**RESOLUTION NO. 26-107
APRIL 20, 2026**

WHEREAS, the Borough desires to utilize open space funds for the preparation of the Lydecker House concept plan; and

WHEREAS, as the Lydecker House is a historical site, the use of the open space funds is authorized for same; and

WHEREAS, the monies utilized will be reimbursed as part of the contribution from the future developer; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends that open space funds be utilized for the preparation of the Lydecker House concept plan.

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 use of open space funds for the preparation of the Lydecker House concept plan 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 use of the open space funds for the preparation of the Lydecker House concept plan; and

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

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 20, 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 CHANGE ORDER NO. 1 FOR BROADWAY CORRIDOR STREETScape IMPROVEMENTS PROJECT (NJDOT MA 2024)

**RESOLUTION NO. 26-108
APRIL 20, 2026**

WHEREAS, the Borough of Woodcliff Lake and AA Berms LLC previously entered into a contract agreement for the Broadway Corridor Streetscape Improvements Project (NJDOT MA 2024); and

WHEREAS, Line Item 29 of the bid specifications for the referenced project provided for a contract allowance for PSE&G Street Lighting in the amount of \$90,000.00; and

WHEREAS, Neglia Engineering has submitted Change Order #1 in the amount of \$90,000.00 in order to provide direct payment from the Borough to PSE&G for the Street Lighting and thereby reducing Line Item 29 of the bid specifications, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Finance Officer have reviewed Change Order #1 in the amount of \$90,000.00 attached hereto and incorporated herein by reference, submitted by Neglia Engineering with regard to this matter and recommend the approval of same.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey, that Change Order #1 in the amount of \$90,000.00 with regard to the Broadway Corridor Streetscape Improvements Project (NJDOT MA 2024) reducing Line Item 29 of the bid specifications and allowing the Borough to pay

PSE&G directly for the contract allowance for Street Lighting, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate payment to PSE&G in accord with Change Order #1; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to Neglia Engineering 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 April 20, 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 DEVELOPER’S AGREEMENT WITH
RAKSHAN MALEK REALTY ASSOC. LLC**

**RESOLUTION NO. 26-109
APRIL 20, 2026**

WHEREAS, Rakshan Malek Realty Assoc. LLC (hereinafter the “Developer”) submitted an application for preliminary and final major site plan approval and variance to permit a 3-story building to the Land Use Board with regard to the property located at Block 2703, Lot 1, commonly known as 126 Broadway in the Borough; and

WHEREAS, the application received site plan approval by resolution dated July 22, 2025; and

WHEREAS, it is necessary to enter into a Developers Agreement between the Parties outlining their acceptance of the conditions, safeguards and limitations under which the site improvements for the project will proceed; and

WHEREAS, a Developers Agreement has been prepared, a copy of which is attached hereto and incorporated herein by reference, outlining the terms and conditions of the subject development; and

WHEREAS, the Borough Attorney and Land Use Board Attorney have reviewed the attached Developers 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 Developers Agreement for the development of the property located at Block 2703, Lot 1, more commonly known as 126 Broadway, 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 Developers Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed Developers Agreement to John Molinelli, Esq., the attorney representing the Developer 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 April 20, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK