

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA**

**188 Pascack Road
Woodcliff Lake, New Jersey
AUGUST 17, 2026
7:00 PM OPEN SESSION**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/89990533820?pwd=IVa3dqQitBWQzkUbQkuimZgDlikODQ.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

APPROVAL OF MINUTES

July 20, 2026 (Open)

July 20, 2026 (Closed)

PUBLIC COMMENT

(limited to 3 minutes per speaker)

COUNCIL MEMBERS' REPORTS

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

ENGINEER'S REPORT

(please see attached report)

ADMINISTRATOR'S REPORT

CONSENT AGENDA

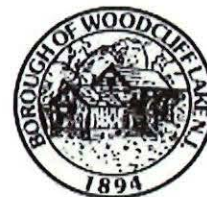
- Resolution No. 26-175 Resolution Authorizing Payment of Payroll & Payment of Claims
- Resolution No. 26-176 Resolution Appointing Certifying Officer for Division of Pensions and Benefits in the Borough of Woodcliff Lake
- Resolution No. 26-177 Resolution Authorizing the Hiring of Crossing Guard
- Resolution No. 26-178 Resolution Authorizing the Hiring of Crossing Guard
- Resolution No. 26-179 Resolution Authorizing the Borough of Woodcliff Lake, New Jersey, Through the Woodcliff Lake Police Department, to Participate in the Defense Logistics Agency, Law Enforcement Support Office, 1033 Program to Enable the Woodcliff Lake Police Department to Request and Acquire Excess Department of Defense Equipment
- Resolution No. 26-180 Resolution Authorizing Release of Performance Bond for 42 Kinderkamack
- Resolution No. 26-181 Resolution Approving Temporary Appointment of Payroll Clerk
- Resolution No. 26-182 Resolution Approving Temporary Appointment of Administrative Assistant for Department of Public Works
- Resolution No. 26-183 Resolution Appointing Clean Communities Coordinator
- Resolution No. 26-184 Resolution Approving Tri-Borough Fuel Depot Underground Storage Tank Upgrade Reimbursement
- Resolution No. 26-185 Resolution Approving Neglia Engineering Proposal for Engineering Services for Watershed Assessment Report
- Resolution No. 26-186 Resolution Approving Neglia Engineering Proposal for Revised Municipal Stormwater Management Plan
- Resolution No. 26-187 Resolution Approving Dutra Sewer & Water for Emergency Storm Drain Installation
- Resolution No. 26-188 Resolution Authorizing Release of Performance Bond for 188 Broadway LLP
- Resolution No. 26-189 Resolution Authorizing the Advertisement of Bids for the 2026 Municipal Paving Project (Municipal Funded)
- Resolution No. 26-190 Resolution Approving Accumulated Sick Days Drawn Down Into 457 Account
- Resolution No. 26-191 Resolution Approving Hiring of Part-Time Fire Subcode Inspector
- Resolution No. 26-192 Resolution Approving Hiring of Part-Time Fire Subcode Official

ADJOURNMENT

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

Subject to Additions and/or Deletions

AUGUST ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
AUGUST 10, 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. Automatic Transfer Switch (ATS) and remaining electrical equipment has been installed. Evergreen screen plantings have been installed with fencing installation to occur week of 8/10-8/17. The emergency generator startup & training has been completed. Pump station is substantially complete pending startup and testing that has been rescheduled to the end of the month.

2. 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).

3. 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.

4. 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 was awarded to A.A. Berms. Pre-construction meeting was held on April 9, 2026. Streetscape improvements are substantially complete pending lighting installation by PSEG. PSEG estimated 12-16 lead time for the materials with installation to follow. Neglia to follow up with PSEG.

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. 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 was addressed by contractor. Neglia proceeding with NJDOT closeout submission for final reimbursement.

6. 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 and use of parking lot. Clocktower repairs are substantially complete. Landscaping of the pollinator garden is substantially complete, with construction of the walkway final surface treatment and installation of the trash/recycling receptacles remaining. Final paving and striping has been completed. Contractor to address final punch list items followed by final payment and project closeout.

7. 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.

8. 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.

9. Major Field Improvements

Neglia completed the Survey and Scope of Work Engineering Plans to include infield turf conversion, new backstop fencing, drainage, dugout alternative and associated sitework for obtaining updated pricing proposals by BC Coop Vendors. The lowest responsible proposal obtained was from Keystone Sports Construction for \$374,508.26 (base price) with voluntary alternate options for a portable pitching mount (\$19,017.65) and overhead shading for the dugouts (\$36,958.82).

Bergen County Soil Conservation District (SCD) permit was received. Resolution awarding contract to Keystone Sports was approved at the July meeting with final contracts being coordinated between Borough and Keystone Sports. Project schedule and preconstruction meeting to be coordinated with the Borough and Keystone Sports.

10. Year 2026 Municipal Paving Project

Survey was completed. Neglia is meeting with Borough DPW to finalize the bid documents for the Year 2026 Municipal Paving Project (Hunter Ridge, Clairmont, and Somerset) including alternate bid for manhole frame and cover reconstructions and priority storm drain repair as identified by Borough DPW.

Werimus Road/Woodcliff Avenue Pedestrian Improvements

Bid package will include an alternate bid for proposed pedestrian improvements to enhance pedestrian safety at the Werimus Road/Woodcliff Avenue/Old Mill intersection consisting of striping, signage, ADA ramps, and missing sidewalk connection. These plans have been submitted to Bergen County Engineering with no further comments issued. Ordinance for new crosswalk on Woodcliff Avenue provided to Borough for adoption as required by Bergen County for the crossing.

11. 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, through their grant writer Millenium Strategies has submitted 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.

12. Lydecker Property Improvements

Neglia has completed the Boundary and Topographic Survey and Regulatory Constraints Mapping in accordance illustrating the NJDEP Regulated Areas on the property for review and use by Fran Reiner in preparing preliminary Concept Plans for the Lydecker Property Improvements. The property contains NJDEP regulated Riparian Zones, Flood Hazard Area, and State Open Waters. Neglia is proceeding with the Preliminary Engineering and NJDEP Land Use Permitting to make the necessary NJDEP Permit Applications submissions to the NJDEP Division of Land Use and a submission to the NJ State Historic Preservation Office (NJSHPO) for a historic review of the improvements to the property. NJDEP Division of Land Use Pre-Application meeting is scheduled for 8/19/26 with the Borough, Neglia, and the Borough's LA/Planner to attend.

13. Glen Road Emergency Headwall, Guiderail, and Roadway Repairs

The car accident that occurred at the intersection of Borough Glen Road and Bergen County Glen Road/Spring Valley Road has resulted in damages to the roadway, headwall, guiderail, storm drain, and roadway embankment requiring emergency repair. The results of the site inspection is that the existing guiderail completely dislodged and knocked over, the existing headwall was structurally damaged, the existing storm

Neglia, along with Borough DPW has requested emergency repair quotes from J. Fletcher Creamer, Joseph M. Sanzari Inc., and Montana Construction for review by the Borough and Neglia for the immediate repair in

accordance with NJ State Statute (5:34-6.1 and 6.2) to cope with the emergency conditions that affect public health and safety.

Joseph M. Sanzari, Inc. is proceeding with the emergency repairs in accordance with their 7/15/2026 proposal and Borough Resolution 26-172.

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 AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

RESOLUTION NO. 26-175

AUGUST 17, 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 7/31/2026	\$ 255,066.91
Payroll Released 8/15/2026	\$ 244,364.46

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:	\$ 5,314,387.57
Animal Control:	\$ 727.80
Open Space Trust:	\$ 7,245.30
Affordable Housing:	\$ 992.50
State Unemployment	\$ 550.54
General Capital:	\$ 91,527.34
Escrow:	\$ 162,698.73

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 August 17, 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 APPOINTING CERTIFYING OFFICER
FOR DIVISION OF PENSIONS AND BENEFITS IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 26-176
AUGUST 17, 2026**

WHEREAS, the State of New Jersey, Department of Treasury, Division of Pensions and Benefits requires all municipalities to designate a Certifying Officer and Supervising Certifying Officer to certify the accuracy and validity of all documents and forms sent to the Division of Pensions and Benefits;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey as follows, effective August 1, 2026:

1. The Certifying Officer for the Borough of Woodcliff Lake Public Employees Retirement System and Police and Fire Retirement System shall be Megan Wilson;
2. The Supervising Certifying Officer for the Borough of Woodcliff Lake Public Employees Retirement and Police and Fire Retirement System shall be Jonathan DeJoseph, Chief Financial Officer;
3. A certified copy of this resolution shall be filed with the State of New Jersey, Department of Treasury, Division of Pensions and Benefits.

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 August 17, 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 HIRING OF CROSSING GUARD

RESOLUTION NO. 26-177

AUGUST 17, 2026

WHEREAS, there presently exists an opening for Crossing Guards in the Borough; and

WHEREAS, the Borough has received an application from Lyman Van Valkenburg for the position of Crossing Guard; and

WHEREAS, the Detective Bureau has completed its background investigation of the applicant and approve of same; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends the hiring of Lyman Van Valkenburg at an hourly rate of \$23.00 per hour.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the hiring of Lyman Van Valkenburg as Crossing Guard at an hourly rate of \$23.00 per hour 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 the Police Department 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 August 17, 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 HIRING OF CROSSING GUARD

RESOLUTION NO. 26-178

AUGUST 17, 2026

WHEREAS, there presently exists an opening for Crossing Guards in the Borough; and

WHEREAS, the Borough has received an application from Raymond Samuels for the position of Crossing Guard; and

WHEREAS, the Detective Bureau has completed its background investigation of the applicant and approve of same; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends the hiring of Raymond Samuels at an hourly rate of \$23.00 per hour.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the hiring of Raymond Samuels as Crossing Guard at an hourly rate of \$23.00 per hour 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 the Police Department 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 August 17, 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 BOROUGH OF WOODCLIFF LAKE, NEW JERSEY
THROUGH THE WOODCLIFF LAKE POLICE DEPARTMENT, TO PARTICIPATE IN THE
DEFENSE LOGISTICS AGENCY, LAW ENFORCEMENT SUPPORT OFFICE, 1033 PROGRAM TO
ENABLE THE WOODCLIFF LAKE POLICE DEPARTMENT TO REQUEST AND ACQUIRE EXCESS
DEPARTMENT OF DEFENSE EQUIPMENT**

**RESOLUTION NO. 26-179
AUGUST 17, 2026**

WHEREAS, the United States Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county, and State law enforcement agencies (LEAs); and

WHEREAS, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting LEA; and

WHEREAS, participation in the 1033 Program allows municipal and county LEAs to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response, and resiliency; and

WHEREAS, although property is provided through the 1033 Program at no cost to the municipal and county LEAs, these entities are responsible for the costs associated with delivery, maintenance fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and

WHEREAS, N.J.S.A. 40A:5-30.2 requires that the governing body of the municipality or county approve, by the majority of the full membership, both enrollment in, and the acquisition of any property through, the 1033 Program; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the Woodcliff Lake Police Department is hereby authorized to enroll in the 1033 Program for no more than a one-year period, with authorization to participate terminating on December 31 of the current calendar year from January 1, 2026 to December 31, 2026; and

NOW THEREFORE BE IT FURTHER RESOLVED, that the Woodcliff Lake Police Department is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, construction materials, lights supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the LEA, if it shall become available, based on the needs of the Woodcliff Lake Police Department, without restriction; and

NOW THEREFORE BE IT FURTHER RESOLVED, that the Woodcliff Lake Police Department is hereby authorized to acquire the following "DEMIL B through Q" property, if it shall become available: on the attached approved controlled item list; and

BE IT FURTHER RESOLVED, that the Woodcliff Lake Police Department shall develop and implement a full training plan and policy for the maintenance and use of the acquired property; and

BE IT FURTHER RESOLVED, that the Woodcliff Lake Police Department shall provide a quarterly accounting of all property obtained through the 1033 Program which shall be available to the public upon request; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately and shall be valid to authorize requests to acquire "DEMIL A" property that may be made available through the 1033 Program during the period of time for which this resolution authorizes; and requests to acquire "DEMIL B through Q" property that may be made available through the 1033 Program during the period of time for which this resolution authorizes, with Program participation and all property request authorization terminating on December 31 of the current calendar year from January 1, 2026 to December 31, 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 Governing Body at the meeting of August 17, 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 RELEASE OF PERFORMANCE BOND FOR
42 KINDERKAMACK**

**RESOLUTION NO. 26-180
August 17, 2026**

WHEREAS, the WCL Land I, LLC entered into a Developer's Agreement with the Borough and guaranteed the installation of all improvements required within same by the posting of a Performance Bond for the project commonly referred to as "42 Kinderkamack Road"; and

WHEREAS, the WCL Land I, LLC had provided their Performance Bond in the amount of \$153,979.80 per Neglia Engineering Associate's Bond Estimate Letter WDLASPL24.020; and

WHEREAS, the Borough Engineer Anthony Kurus of Neglia Engineering Associates ('NEA') authorizes the release of Performance Bond in the amount of \$154,812.98 to be released back to the owner of 42 Kinderkamack Rd, WCL Land I, LLC in the amount of \$154,812.98.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that based upon the recommendation of the Borough Engineer, Performance Bond in the amount of \$154,812.98 for the project commonly referred to as "42 Kinderkamack Road" shall be released. As such, WCL Land I, LLC shall maintain a Two-Year Maintenance Bond in the amount of \$2,839.00.

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 August 17, 2026.

DEBORAH DAKIN
BOROUGH CLERK

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

**RESOLUTION APPROVING TEMPORARY APPOINTMENT OF PAYROLL CLERK
RESOLUTION NO. 26-181
AUGUST 17, 2026**

WHEREAS, there presently exists a need to temporarily fill the position of Payroll Clerk and Administrative Assistant for the Department of Public Works due to an employee out on Family Leave; and

WHEREAS, Megan Wilson is presently employed by the Borough and possesses the necessary qualifications as a Payroll Clerk; and

WHEREAS, the Borough Administrator and Personnel Committee have reviewed this matter and recommend that Megan Wilson be appointed as temporary Payroll Clerk for the Department of Public Works effective August 1, 2026 to be paid \$400.00 per pay cycle for her additional duties as Payroll Clerk.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the appointment of Megan Wilson as temporary Payroll Clerk for the Department of Public Works effective August 1, 2026, be and is hereby approved; and

BE IT FURTHER RESOLVED, that Megan Wilson shall be paid \$400.00 per pay cycle for her additional duties as Payroll Clerk; 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 Megan Wilson and place a copy of same in her personnel file 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 on August 17, 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 TEMPORARY APPOINTMENT OF ADMINISTRATIVE ASSISTANT FOR
DEPARTMENT OF PUBLIC WORKS**

**RESOLUTION NO. 26-182
AUGUST 17, 2026**

WHEREAS, there presently exists a need to temporarily fill the position of Administrative Assistant and Payroll Clerk for the Department of Public Works due to an employee out on Family Leave; and

WHEREAS, Elisa Newman is presently employed by the Borough and possesses the necessary qualifications as Administrative Assistant; and

WHEREAS, the Borough Administrator and Personnel Committee have reviewed this matter and recommend that Elisa Newman be appointed as temporary Administrative Assistant for the Department of Public Works specifically to handle the accounts payable/finance functions for same effective August 1, 2026 to be paid \$400.00 per pay cycle for her additional duties as Administrative Assistant.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the appointment of Elisa Newman as temporary Administrative Assistant for the Department of Public Works effective August 1, 2026, be and is hereby approved; and

BE IT FURTHER RESOLVED, that Elisa Newman shall be paid \$400.00 per pay cycle for her additional duties as Administrative Assistant; 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 Elisa Newman and place a copy of same in her personnel file 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 on August 17, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION APPOINTING CLEAN COMMUNITIES COORDINATOR
RESOLUTION NO. 26-183
AUGUST 17, 2026**

WHEREAS, Elisa Newman has been assisting the Clean Communities Committee for most of the 2026 calendar year and will continue to do so; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends that Elisa Newman be appointed Clean Communities Coordinator retroactive to January 1, 2026 to be paid an annual stipend of \$2,000.00 for same.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the appointment of Elisa Newman as Clean Communities Coordinator retroactive to January 1, 2026 be and is hereby approved; and

BE IT FURTHER RESOLVED, that Elisa Newman shall be paid an annual stipend of \$2,000.00 as Coordinator retroactive to January 1, 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 Elisa Newman and place a copy of same in her personnel file 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 on August 17, 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 TRI-BOROUGH FUEL DEPOT UNDERGROUND STORAGE TANK
UPGRADE REIMBURSEMENT**

**RESOLUTION NO. 26-184
August 17, 2026**

WHEREAS, on or about May 21, 2025, the Borough of Woodcliff Lake renewed its agreement for the use of the Tri-Boro Fuel Depot with the Borough of Park Ridge and the Borough of Montvale for a five (5) year term commencing January 1, 2025 through December 31, 2029; and

WHEREAS, pursuant to the Tri-Boro Fuel Depot Agreement, costs associated with the maintenance, repairs and upgrades of the shared fuel facility utilized by the Boroughs of Woodcliff Lake, Park Ridge and Montvale are to be shared equally among the three municipalities; and

WHEREAS, an underground storage tank replacement project has recently been completed at the Tri-Boro Fuel Depot at a total cost of \$418,000.00; and

WHEREAS, pursuant to the Agreement, the Borough of Woodcliff Lake's one-third share due and owing to the Borough of Park Ridge representing reimbursement for said upgrade is \$139,333.33; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends the approval of same; and

WHEREAS, the Chief Financial Officer of the Borough of Woodcliff Lake has certified that the funds are available for this expenditure in Account No. C-04-55-946-014, 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 payment to the Borough of Park Ridge in the amount of \$139,333.33 representing reimbursement for the underground storage tank replacement project in accord with the Tri-Boro Fuel Depot Agreement, be and is hereby approved; 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 effectuate the reimbursement to the Borough of Park Ridge; and

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

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 August 17, 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 ENGINEERING SERVICES
FOR WATERSHED ASSESSMENT REPORT**

**RESOLUTION NO. 26-185
AUGUST 17, 2026**

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Engineering Services for Phase II of the Watershed Assessment Report as follows: (a) a lump sum basis cost of \$58,900.00; and (b) a material basis cost not to exceed \$350.00; and

WHEREAS, the Chief Financial Officer has certified that said funds are available for this matter in Budget Acct. No. C-04-55-943-099, said certification being attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Superintendent of Department of Public Works have reviewed the proposal submitted by Neglia Engineering for Engineering Services for the Phase II Watershed Assessment Report, 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 from Neglia Engineering Associates for Engineering Services for the Phase II Watershed Assessment Report as follows: (a) a lump sum basis cost of \$58,900.00; and (b) a material basis cost not to exceed \$350.00, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the 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 August 17, 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 REVISED MUNICIPAL
STORMWATER MANAGEMENT PLAN**

**RESOLUTION NO. 26-186
AUGUST 17, 2026**

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for the Revised Municipal Stormwater Management Plan (MSWP) as follows: (a) a lump sum basis cost of \$15,285.00; and (b) a material basis cost not to exceed \$350.00; and

WHEREAS, the Chief Financial Officer has certified that said funds are available for this matter in Budget Acct. No. C-04-55-946-099, said certification being attached hereto and incorporated herein by reference; and

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

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal from Neglia Engineering Associates for the Revised Municipal Stormwater Management Plan as follows: (a) a lump sum basis cost of \$15,285.00; and (b) a material basis cost not to exceed \$350.00, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the 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 August 17, 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 DUTRA SEWER & WATER FOR EMERGENCY
STORM DRAIN INSTALLATION**

**RESOLUTION NO. 26-187
AUGUST 17, 2026**

WHEREAS, it is necessary to perform an emergency storm drain installation due to an increasing sinkhole in a Borough easement located at 61 Overlook Drive in the Borough; and

WHEREAS, pursuant to State Statute 5:34-6.1 and 6.2, the Borough may proceed with a declaration of emergency for services and in compliance with the Administrative Code to remedy emergency situations that affect the public health and safety; and

WHEREAS, the Borough has received the following proposals for the emergency repair: (a) Dutra Sewer & Water in the amount of \$45,900.00; (b) Joseph M. Sanzari Inc. in the amount of \$48,500.00; and (c) J. Fletcher Creamer & Son in the amount of \$71,707.29; and

WHEREAS, the Borough Administrator and Superintendent of the Department of Public Works have reviewed the proposals submitted for the emergency work and recommend that Dutra Sewer & Water perform the emergency repairs to address the drainage installation in accord with their proposal dated July 30, 2026, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Chief Financial Officer of the Borough has certified that the funds are available for this emergency repair, said certification being attached hereto and incorporated herein by reference; and

WHEREAS, the Superintendent of the Department of Public Works has certified that the emergency work is necessary in order to ensure the public health and safety, 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 proposal submitted by Dutra Sewer & Water for the emergency installation of a storm drain in a Borough easement located at 61 Overlook Drive in the amount of \$45,900.00, be and is hereby approved; and

BE IT FURTHER RESOLVED that the proposal is being awarded in accord with State Statute 5:34-6.1 and 6.2 and compliance with the Administrative Code to remedy emergency situations that affect the public health and safety; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a certified copy of this resolution to Dutra Sewer & Water and the Department of Public Works immediately 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 August 17, 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 RELEASE OF PERFORMANCE BOND TO 188 BROADWAY LP

RESOLUTION NO. 26-188

AUGUST 17, 2026

WHEREAS, the Borough of Woodcliff Lake is in receipt of a request from the Borough Engineer for the release of the performance bond in the amount of \$34,760.00 related to the application of 188 Broadway LP; and

WHEREAS, the Borough Engineer previously issued a Certificate of Occupancy/Certificate of Construction Completion in accord with their As-Built review letter dated December 23, 2025; and

WHEREAS, the Borough Administrator and Construction Code/Zoning Official have reviewed the request for the release of the performance bond in the amount of \$34,760.00 and recommend the release of same conditioned upon the applicant's posting of the required Maintenance Bond in the amount of \$21,715.20; and

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 performance bond in the amount of \$34,760.00 be and is hereby released to 188 Broadway LP upon their posting of the required Maintenance Bond in the amount of \$21,715.20; and

BE IT FURTHER RESOLVED, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the release of the performance bond to 188 Broadway LP; 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 188 Broadway LP 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 August 17, 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 ADVERTISEMENT OF BIDS FOR THE 2026 MUNICIPAL PAVING PROJECT (MUNICIPAL FUNDED)

**RESOLUTION NO. 26-189
AUGUST 17, 2026**

BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey upon the recommendation of the Borough Engineer, Neglia Engineering, that the plans & specifications for:

2026 MUNICIPAL PAVING PROJECT (MUNICIPAL FUNDED)

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

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

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of August 17, 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 ACCUMULATED SICK DAYS DRAWN DOWN INTO 457 ACCOUNT

RESOLUTION NO. 26-190

AUGUST 17, 2026

WHEREAS, Captain Chad Malloy will be applying 47.5 accumulated sick days towards the Terminal Leave Sick Day Draw-Down Program; and

WHEREAS, the Terminal Leave Sick Day Draw-Down Program allows for full-time employees who have accumulated over ninety (90) terminal leave or sick days to be eligible to draw down their terminal leave or sick days in an individual deferred compensation account (457 Plan) in accordance with the terms and conditions of the plan; and

WHEREAS, Chad Malloy has requested that \$18,100.00 be applied to his 457 Plan. He will be paid out \$20,000.00, which is equivalent to 47.5 sick days, to also cover payroll taxes, which will be completed with the August 31, 2026 payroll.

WHEREAS, the Borough Administrator has reviewed this matter and approves of the 47.5 sick days to Chad Malloy to be paid in the manner referenced herein.

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 Governing Body hereby approves the pay of \$20,000.00, equivalent to 47.5 sick days, for Chad Malloy with \$18,100.00 to be deposited into his 457 Plan, while the rest of the pay covers the payroll taxes; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Woodcliff Lake Police Department

and Chad Malloy 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 August 17, 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 PART-TIME FIRE SUBCODE INSPECTOR

RESOLUTION NO. 26-191

AUGUST 17, 2026

WHEREAS, the Borough of Woodcliff Lake is in need of hiring a part-time Fire Subcode Inspector for the Building Department; and

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

WHEREAS, Nicholas Harris' appointment and shall be retroactive to August 1, 2026 with a starting salary of \$700.00 per month; and

WHEREAS, the Borough Administrator and Building Official have reviewed this matter and recommend that Nicholas Harris be hired as a part-time Fire Subcode Inspector retroactive to August 1, 2026 at a starting salary of \$700.00 per month.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Woodcliff Lake that Nicholas Harris be and he is hereby hired as a part-time Fire Subcode Inspector for the Building department retroactive to August 1, 2026 at a starting salary of \$700.00 per month; 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 Building Department and Nicholas Harris 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 August 17, 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 PART-TIME FIRE SUBCODE OFFICIAL

RESOLUTION NO. 26-192

AUGUST 17, 2026

WHEREAS, the Borough of Woodcliff Lake is in need of hiring a part-time Fire Subcode Official for the Building Department and ability conduct inspections and review applications/plans when needed for all subcode officials; and

WHEREAS, Thomas Tormey has submitted a resume for said position; and

WHEREAS, Thomas Tormey's appointment shall be retroactive to August 1, 2026 with a starting salary of \$900.00 per month; and

WHEREAS, the Borough Administrator and Building Official have reviewed this matter and recommend that Thomas Tormey be hired as a part-time Fire Subcode Official retroactive to August 1, 2026 at a starting salary of \$900.00 per month.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Thomas Tormey be and he is hereby hired as a part-time Fire Subcode Official for the Building Department retroactive to August 1, 2026 at a starting salary of \$900.00 per month; 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 Building Department and Thomas Tormey 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 August 17, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK