



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
FEBRUARY 19, 2026  
6:00 PM**

**CALL TO ORDER**

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

**ROLL CALL**

Mayor Rendo asked for a roll call. Council members Brodsky, Margolis, Marsh, Pollack and Stern were present. John Schettino, Borough Attorney, Tomas Padilla, Borough Administrator and Debbie Dakin, Borough Clerk were present as well. Councilman Bonanno was absent.

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**MOMENT OF SILENCE – MARIE KETTLER**

**APPROVAL OF MINUTES**

MOTION to approve the Minutes of January 5, 2026 was made by Councilman Pollack, second by Council President Stern and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern. Councilman Bonanno was absent.

MOTION to approve the Minutes of January 5, 2026 was made by Councilwoman Brodsky, second by Councilman Pollack and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern. Councilman Bonanno was absent.

**PUBLIC COMMENT**

(limited to 3 minutes per speaker)

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

Josephine Higgins, Woodcliff Lake, wished Mayor Rendo a happy birthday. Ms. Higgins asked if Clerk Dakin would put some flyers out for the League of Women Voters who are sponsoring an event on elections. Ms. Higgins asked what the green symbol is that is located by the tree at the Old Mill Pool. Councilwoman Margolis stated that it was for Ramadan. Council President Stern stated that it is the cycle of the moon. Ms. Higgins stated that we have a generator at the Tice Senior Center and the ability to use it as a warming station if we should lose power. Ms. Higgins wanted to know if we can use a fire stick to watch the television up there. Administrator Padilla stated that if we must, we can use the facility as a warming center and the two televisions that are up there are smart TVs so there is potential. Ms. Higgins stated that there are a few things that we have a deficit on at the Center such as blankets and bandages. She wants to make sure that we do not have to purchase anything at the last minute. Administrator Padilla stated that he just met with the OEM Coordinator and the Clerk regarding this topic.

Bert Taylor, Woodcliff Lake, stated that the Bureau of Labor Statistics stated that the cost of inflation in the nation has gone up 21 percent in the last 4 years. The purchasing power in New Jersey has gone down 7 percent in that period. Please keep that in mind when considering the budget. Mr. Taylor stated that he had put in a letter last month and asked for comments from the Mayor and Council and he did not receive any comments. He asked if we could take the money that was earmarked for the Lydecker House renovation and think ahead of what it can be used for. Council President Stern stated that from what he remembered in the email, you were proposing the Borough to pay for a private shuttle from the Russo development to the train station. Mr. Taylor stated that that was incorrect. Mr. Taylor stated that the Borough is proposing that the developer take that money and give it to the Borough to use at the Old Mill Complex. Mr. Taylor stated that it has been sitting there for sixteen years, letting it sit, who cares. We can look for a grant for that. Put those monies where it will be needed in the future. Councilman Pollack stated that the use of that facility is still being contemplated. Some of the uses could be for the summer camp. When it rains, we must cancel camp. There is no place for the children to go. We do not have a library in town, but we can have a lending library. Mr. Taylor stated that that can be done under grants. Mr. Taylor stated that there will be 400-500 people moving into the proposed Russo development site. That potentially is hundreds of people using the train to go to work. There is not enough parking at the train station. How are those people supposed to get to the train station and park? Councilwoman Marsh stated that the developer stated that in some of his other developments, they provide shuttles for the residents to the train station. They are going to look into it to see if it is necessary. Mr. Taylor stated that he asked this question to the developer at the Land Use Board meeting and was told "no."

Thomas Fraser, Woodcliff Lake, and he would like to talk about outdoor lighting. He stated that he has multiple neighbors angling lights at his property. He has been back and forth with property maintenance and the police department. While the Woodcliff Lake Code prohibits the types of light and direct glare that they are enduring, there are no penalties outlined to act as a deterrent. Clerk Dakin asked Mr. Fraser to email her his comments, and she will have the Building Code

Official look into the matter.

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

Clerk Dakin stated that she received an email from Skip Dolan asking her to forward his message to the Mayor and Council and to make it part of the meeting minutes. The subject of Mr. Dolan's email was to provide a history of the BMW Tax Litigation. Clerk Dakin did forward the email and attachments to Mayor and Council and is now making this a part of the minutes.

Clerk Dakin received an email from Bert Taylor asking her to forward his email to the Mayor and Council and to make it a part of the meeting minutes. The subject matter was where the monies should be used from the Russo development project. Clerk Dakin did forward the email to the Mayor and Council and is now making it a part of the meeting minutes.

### **PROCLAMATIONS**

Muslim Heritage Month  
International Holocaust Remembrance Day  
National Black History Month

### **PRESENTATION – led by Senator Schepisi and Assemblyman Azzariti**

Mayor Rendo stated that a few years ago he attended a Bill signing for a resident of ours that lost her life at the Parkland shooting. Her name was Alyssa Aldahoff. The Aldahoff family was highly active in getting that Bill passed. This shows how people can be active in the community and the State. Today we honor Patrice. Thank you for your activism. Thank you for being on top of this. You are a shining light in our community. We all know what you went through. Finally, we are taking aim in fighting fentanyl and the importation of fentanyl through our southern borders. It is a partnership between the Federal Government, State Government, and Local Government to protect our residents from the fight of fentanyl. Thank you Senator Schepisi and Assemblyman Azzariti for taking charge and seeing this through to the end.

Mayor Rendo presented Patrice Lenowitz with a Proclamation proclaiming July 14<sup>th</sup> as Fentanyl Poisoning Awareness Day in honor of Max's birthday.

### **PROFESSIONAL APPOINTMENT**

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

Mayor Rendo asked for a Motion to appoint Wendy Quiroga as our Affordable Housing Attorney. Motion to appoint Wendy Quiroga as Affordable Housing Attorney was made by Council President Stern, second by Councilwoman Marsh and unanimously approved by all present.

**ORDINANCES**

Introduction      Ordinance No. 26-01

An Ordinance to Fix the Compensations of Certain Officers and Employees of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey

MOTION to introduce Ordinance No. 26-01 was made by Councilwoman Marsh, second by Council President Stern and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern. Councilman Bonanno was absent.

Introduction      Ordinance No. 26-02  
Affordable Housing Development Fees

MOTION to introduce Ordinance No. 26-02 was made by Councilwoman Marsh, second by Councilman Pollack and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern. Councilman Bonanno was absent.

Introduction      Ordinance No. 26-03  
An Ordinance to Repeal and Replace Chapter 380, Article V, "Development and Management of Low- and Moderate-Income Housing" in Accordance with Updated Rules at N.J.A.C. 5:80-26.1 et seq. and N.J.A.C. 5:99-1 et seq.

MOTION to introduce Ordinance No. 26-03 was made by Councilwoman Marsh, second by Councilman Pollack and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern. Councilman Bonanno was absent.

Introduction      Ordinance No. 26-04  
An Ordinance Creating the Affordable Housing Overlay 4 Zone District on Block 301, Lot 3.05

MOTION to introduce Ordinance No. 26-04 was made by Councilwoman Marsh, second by Councilman Pollack and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern. Councilman Bonanno was absent.

Introduction      Ordinance No. 26-05  
An Ordinance Amending the Code of the Borough of Woodcliff Lake to Establish An Affordable Housing Set Aside for the THO-II Townhome Overlay District

MOTION to introduce Ordinance No. 26-05 was made by Councilwoman Marsh, second by Councilman Pollack and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern. Councilman Bonanno

was absent.

Introduction      Ordinance No. 26-06  
An Ordinance of the Borough of Woodcliff Lake, Bergen County, Adopting  
the Block 2601, Lots 15, 16 and 17 Redevelopment Plan

MOTION to introduce Ordinance No. 26-06 was made by Councilwoman Marsh, second by Councilman Pollack and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern. Councilman Bonanno was absent.

Introduction      Ordinance No. 26-07  
An Ordinance of the Borough of Woodcliff Lake, Bergen County, Adopting The  
Block 301, Lot 3.04 Redevelopment Plan

MOTION to introduce Ordinance No. 26-07 was made by Councilwoman Marsh, second by Councilman Pollack and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern. Councilman Bonanno was absent.

Councilman Pollack thanked the DPW for a wonderful job done with the recent snowstorm.

#### **CONSENT AGENDA**

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

#### **ADJOURNMENT**

MOTION to adjourn was made by Councilwoman Brodsky, second by Councilman Pollack, and unanimously approved. The meeting was adjourned at 7:00 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR  
Borough Clerk

# PROCLAMATION

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

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

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

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

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

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

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

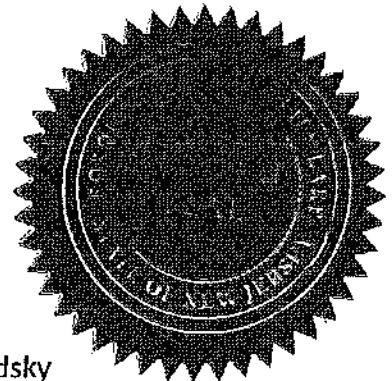
**Fentanyl Poisoning Awareness Day**

in honor of Max Lenowitz’s birthday.

Mayor Carlos Rendo

Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack

Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh  
Council President Josh Stern



## PROCLAMATION

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

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

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

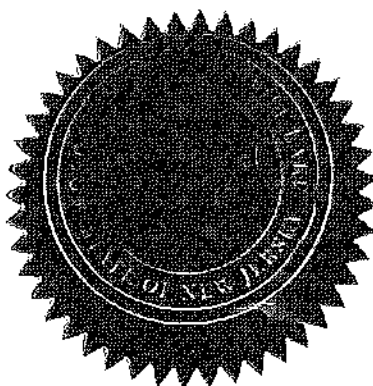
**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake do hereby recognize the month of January as

### MUSLIM HERITAGE MONTH

Mayor Carlos Rendo

Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack

Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh  
Council President Josh Stern



## **PROCLAMATION**

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

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

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

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

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

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

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

### **International Holocaust Remembrance Day**

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

Mayor Carlos Rendo

Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack

Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh  
Council President Josh Stern

## PROCLAMATION

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

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

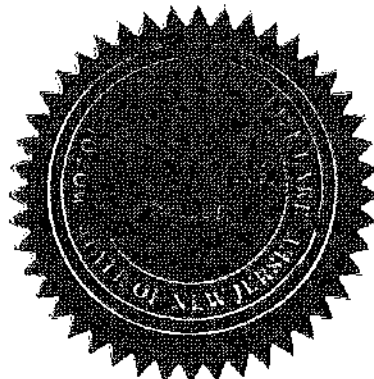
**WHEREAS**, America is a great Nation because we choose to learn the good, the bad, and the full truth of the history of our Country – histories, and truths that we must preserve and protect for the next generation. This National Black History Month, as we remember where we have been, may we also recognize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

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

Mayor Carlos Rendo

Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack

Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh  
Council President Josh Stern



**JANUARY ENGINEERS REPORT  
BOROUGH OF WOODCLIFF LAKE  
JANUARY 23, 2026**



**1. Werimus Lane Pump Station Flood Resilient Improvements**

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

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

Birchwood Road drainage has been completed. Paving of Campbell Avenue, Stacey Court, Renee Court, and Birchwood was completed. Final punch list has been completed, bond provided, and final payment and project closeout completed. NJDOT closeout package was submitted by Neglia on 1/6/2026 and is under review by NJDOT for final payment reimbursement.

**3. Werimus Road/Woodcliff Avenue Pedestrian Improvements**

Neglia prepared plans and details for proposed pedestrian improvements to enhance pedestrian safety at the Werimus Road/Woodcliff Avenue/Old Mill intersection consisting of striping, signage, ADA ramps, missing sidewalk connection for review and comment by Bergen County and Borough in accordance with our proposal and Resolution No. 25-244 dated August 18. Ordinance for new crosswalk on Woodcliff Avenue provided to Borough for adoption as required by Bergen County for the crossing. Neglia to incorporate into next bid package following Borough approval of the same.

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

**MS4 Stormwater Mapping**

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

**Watershed Inventory Report – Phase I Watershed Improvement Plan**

The Borough of Woodcliff Lake, along with all other municipalities in the State of New Jersey must prepare a Watershed Improvement Plan as part of the NJDEP Municipal Stormwater Management Program (MS4). Phase 1 of this Plan is to prepare the Watershed Inventory Report. Neglia completed and submitted the Watershed Inventory Report to NJDEP and to the Borough for placement on the Borough stormwater website.

**LYNDHURST**

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p. 201.939.8805 f. 201.939.0846

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Mountainside, NJ 07092  
p. 201.939.8805 f. 732.943.7249

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**MS4 Updated Municipal Stormwater Management Plan (MSWMP)**

The Borough's MSWP is from 2005 and the NJDEP requires the plan be updated at a minimum once every 10 years based on the most current Stormwater Control Ordinance (SCO). Neglia is proceeding with the preparation of this report in accordance with our proposal and Resolution No. 25-247 to be completed prior to submission of this years MS4 annual report

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

The Borough of Woodcliff Lake received a grant in the amount of \$233,364.00 from the NJDOT for the Broadway Corridor Streetscape Improvements Project (Prospect to Campbell) as per the November 1, 2023 NJDOT grant award letter. Neglia has completed the design and bid documents along with PSEG street lighting coordination and received NJDOT approval to bid. Plans and specifications are ready for bidding (Resolution to Advertise No. 25-249) pending Borough approval of the same and confirmation of funding so that project can be awarded to meet the NJDOT extended award deadline of April 2026 and construction in 2026.

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

The Borough of Woodcliff Lake received a grant in the amount of \$133,035.00 from the NJDOT for West Hill Road Improvements Project as per the November 13, 2024 grant award letter. Neglia completed plans and specifications for bidding included NJDOT pre-bid submissions for West Hill Road. Neglia met with DPW to add include the replacement of a compromised storm drain in Brookview Drive near the intersection of Colonial Avenue into the bid specifications. Plans approved by NJDOT and bids were opened on July 24, 2025. Project awarded to D&L Paving in the amount of \$542,132.02.11 for the Base Bid – West Hill Road (\$161,979.19) and Alternate Bid 1 – Brookview Drive (\$380,152.82). Change Order No. 1 for additional paving of Lyons Court and Stephen Court (\$76,704.32) was approved as per Resolution No 25-246. Pre-Construction meeting was held on 8/20/2025. Paving of West Hill Road, Stephen Court, Lyons Court, and Brookview Drive was completed. Punch list, NJDOT final inspection of West Hill, final payment and project closeout is remaining.

**7. Old Barn Site and Train Station Parking Lot**

Bids were opened on June 26, 2025 and recommendation package recommending award of contractor to AJM Contracting in the amount of \$635,995.00 pending available funds, attorney review and Borough approval of the same. Pre-Construction meeting with Borough, NJ Transit, and Contractor was held on 8/7/2025. Milling and paving of the south parking lot across street was completed. Sitework, temporary paving and striping has been completed for re-opening of parking lot thru winter. Final paving, striping, landscaping and punch list to be completed in spring 2026. Payment package #2 provided to Borough for processing.

**8. Woodcliff Lake Tennis Courts**

Neglia understands that the Borough of Woodcliff Lake intends to pursue upgrades to the existing tennis court complex locate within Block 1401 Lot 5 in the Borough of Woodcliff Lake. Survey was completed and a Preliminary Concept Plan for redevelopment of the site with new courts, and Preliminary estimate was provided to the Borough. A proposal for full engineering design, bidding and NJDEP permitting was provided to the Borough and resent following our meeting with the Borough to review the preliminary pricing obtained by the Borough from Vendors. Neglia is prepared to proceed with the design and the NJDEP pre-bid submissions once our proposal is approved/authorized by the Borough.

**9. Digital Tax Maps**

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

**10. Major Field Improvements**

We understand the Borough is considering improvements to Major Field including but not limited to infield turf conversion, new backstop with possible relocation, new fencing, drainage improvements, new dugouts and associated site improvements and site restoration. Neglia is proceeding in accordance with our proposal for Survey and Preliminary Engineering Services for the Major Field Improvements Project to confirm the scope of work and a preliminary engineer's estimate for review and evaluation by the Borough. Field work for existing conditions survey has been completed. Neglia working to complete the existing conditions survey map and a preliminary site plan showing infield size, backstop placement and dimensions prior to next meeting.

**11. Overlook Drive Section 1 NJDOT 2026 Paving Project**

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

**12. Year 2026 Municipal Paving Project**

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

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

Respectfully submitted,  
Neglia Group



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

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**FEBRUARY ENGINEERS REPORT  
BOROUGH OF WOODCLIFF LAKE  
FEBRUARY 12, 2026**



**1. Werimus Lane Pump Station Flood Resilient Improvements**

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

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

Birchwood Road drainage has been completed. Paving of Campbell Avenue, Stacey Court, Renee Court, and Birchwood was completed. Final punch list has been completed, bond provided, and final payment and project closeout completed. NJDOT closeout package was submitted by Neglia on 1/6/2026 and is under review by NJDOT for final payment reimbursement.

**3. Werimus Road/Woodcliff Avenue Pedestrian Improvements**

Neglia prepared plans and details for proposed pedestrian improvements to enhance pedestrian safety at the Werimus Road/Woodcliff Avenue/Old Mill intersection consisting of striping, signage, ADA ramps, missing sidewalk connection for review and comment by Bergen County and Borough in accordance with our proposal and Resolution No. 25-244 dated August 18. Ordinance for new crosswalk on Woodcliff Avenue provided to Borough for adoption as required by Bergen County for the crossing. Neglia to incorporate into next bid package following Borough approval of the same.

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

**MS4 Stormwater Mapping**

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

**Watershed Inventory Report – Phase I Watershed Improvement Plan**

The Borough of Woodcliff Lake, along with all other municipalities in the State of New Jersey must prepare a Watershed Improvement Plan as part of the NJDEP Municipal Stormwater Management Program (MS4). Phase 1 of this Plan is to prepare the Watershed Inventory Report. Neglia completed and submitted the Watershed Inventory Report to NJDEP and to the Borough for placement on the Borough stormwater website.

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**MS4 Updated Municipal Stormwater Management Plan (MSWMP)**

The Borough's MSWP is from 2005 and the NJDEP requires the plan be updated at a minimum once every 10 years based on the most current Stormwater Control Ordinance (SCO). Neglia is proceeding with the preparation of this report in accordance with our proposal and Resolution No. 25-247 to be completed prior to submission of this years MS4 annual report

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

The Borough of Woodcliff Lake received a grant in the amount of \$233,364.00 from the NJDOT for the Broadway Corridor Streetscape Improvements Project (Prospect to Campbell) as per the November 1, 2023 NJDOT grant award letter. Neglia has completed the design and bid documents along with PSEG street lighting coordination and received NJDOT approval to bid. Bid date schedule for March 5, 2026 with anticipated award at the 3/16 meeting pending receipt of a favorable bid.

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

The Borough of Woodcliff Lake received a grant in the amount of \$133,035.00 from the NJDOT for West Hill Road Improvements Project as per the November 13, 2024 grant award letter. Neglia completed plans and specifications for bidding included NJDOT pre-bid submissions for West Hill Road. Neglia met with DPW to add include the replacement of a compromised storm drain in Brookview Drive near the intersection of Colonial Avenue into the bid specifications. Plans approved by NJDOT and bids were opened on July 24, 2025. Project awarded to D&L Paving in the amount of \$542,132.02.11 for the Base Bid – West Hill Road (\$161,979.19) and Alternate Bid 1 – Brookview Drive (\$380,152.82). Change Order No. 1 for additional paving of Lyons Court and Stephen Court (\$76,704.32) was approved as per Resolution No 25-246. Pre-Construction meeting was held on 8/20/2025. Paving of West Hill Road, Stephen Court, Lyons Court, and Brookview Drive was completed. Punch list, NJDOT final inspection of West Hill, final payment and project closeout is remaining.

**7. Old Barn Site and Train Station Parking Lot**

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**8. Woodcliff Lake Tennis Courts**

Preliminary Concept Plan and estimate was provided to the Borough for new courts, drainage, and associated sitework. We understand the Borough will be receiving a Bergen County Open Space grant agreement in the amount of \$80,704. A proposal for full engineering design, bidding and NJDEP permitting was provided to the Borough and resent following our meeting with the Borough to review the preliminary pricing obtained by the Borough from Vendors. Neglia is prepared to proceed with the design and the NJDEP pre-bid submissions once our proposal is approved/authorized by the Borough.

**9. Digital Tax Maps**

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

**10. Major Field Improvements**

We understand the Borough is considering improvements to Major Field including but not limited to infield turf conversion, new backstop with possible relocation, new fencing, drainage improvements, new dugouts and associated site improvements and site restoration. Neglia completed the Survey of existing conditions and has provided a preliminary concept plan and engineer's estimate for review by the Borough.

**11. Year 2026 Municipal Paving Project**

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

**12. Overlook Drive Section 1 & Section 2 Paving Project**

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

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

Respectfully submitted,  
Neglia Group



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

\\Neg-file02\WDOXS\MUNI\WDLA\WDLAADM26001\ENGINEERING\00605071.DOCX

William E. Dolan

To: Woodcliff Lake Council & Mayor  
From: William E. Dolan  
Subject: BMW Update – Trial Postponed  
Date: December 12, 2025

The Tax Court trial scheduled this week was postponed, the Appellate accepted a motion, that WCL evaded proper procedures, its methodology illegal, supported by the record see below.

- **9/24/2013** Paramus passed Res.13-9-628 to prepare the WCL draft doc **Exhibit A**
- **9/25/2013** Council pulled Goldsmith's authorization to sign draft doc with Paramus, see bottom of p.1 & p. 2 **Exhibit B**
- Goldsmith signed the draft which WCL Council had *rejected*, dated it 9/19/2013 **Exhibit C**, *dated before the draft doc was ordered* by Paramus' Res. 13-9-628.

Since 2017, WCL has misled the Courts on the falsified Goldsmith **9/19/2013** draft; the Court based its 10/2/2017 decision on the falsified Goldsmith doc. see p. 6 ¶ 2 **Exhibit D**

- 12/4/2019 OPRA reply Anzevino acknowledged he never inspected BMW to assess it, has no records, etc. not proper procedure, see # 3 & last sentence **Exhibit E**

WCL paid Anzevino **\$407,140** (2x prior female assessor) worked only four hours weekly **Exhibit F**. BMW has unjustly received at least **\$15,950,000** from WCL taxpayers to subsidize its property taxes, claimed **\$37,461,000** in unsupported tax credits; got its assessment reduced nearly **\$1.1 Billion** between 2014 to 2025, plus **\$3,950,000** cash; proper procedures were not followed, i.e. Goldsmith **9/19/2013** draft.

Before the Court decides, the Council can make amends to resolve this or continue to rely on falsified documents & illicit methodologies.

The Council can decide to restore what has been fraudulently confiscated from those who elected you to office not to enrich BMW and others.

# EXHIBIT A



**BOROUGH OF PARAMUS**  
**County of Bergen**  
**State of New Jersey**

**RESOLUTION NO. 13-9-628**

**Dated: 9/24/2013**

At a Regular Meeting of the Mayor and Council of the Borough of Paramus, County of Bergen, State of New Jersey, held on September 24, 2013.

**RESOLUTION AUTHORIZING THE MAYOR TO ENTER AN INTER-LOCAL SERVICES AGREEMENT WITH THE BOROUGH OF WOODCLIFF LAKE FOR THE USE OF THE BOROUGH OF PARAMUS TAX ASSESSOR**

Whereas, the Shared Services Act, N.J.S.A. 40A:65-1, et seq., permits municipalities to enter into agreements for the shared provision of services which a municipality is "empowered to provide or receive within its own jurisdiction"; and

Whereas, the Borough of Paramus seeks to enter an inter-local services agreement with the Borough of Woodcliff Lake, whereby Woodcliff Lake will share the services of the Borough of Paramus Tax Assessor; and

Whereas, the Borough of Woodcliff Lake has agreed to pay the Borough of Paramus a total amount of \$35,000 for the shared use of the Borough of Paramus Tax Assessor and \$15,000 directly to the Tax Assessor; and

Whereas, the proposed inter-local services agreement is intended to be effective July 1, 2013; and

**NOW THEREFORE BE IT RESOLVED that:**

1. The Borough of Paramus shall enter into an inter-local services agreement with the Borough of Woodcliff Lake to provide the Borough of Woodcliff Lake with Tax Assessor services upon the terms set forth above to be effective July 1, 2013;

2. The Borough Attorney (or such other attorney previously qualified by the Governing Body in the event of a conflict) is hereby authorized and directed to prepare an inter-local agreement with the Borough of Woodcliff Lake on the terms set forth in this Resolution; and

3. The Mayor is hereby authorized to execute an inter-local services agreement with the Borough of Woodcliff Lake as set forth herein.



**BOROUGH OF PARAMUS**

**County of Bergen**

**State of New Jersey**

I hereby certify that this is a true and exact copy  
of resolution adopted by the Mayor and Council of  
the Borough of Paramus on the  
24<sup>th</sup> day of September, 2013

---

**Annemarie Krueznis, RMC  
Borough Clerk**

**Motion: Councilman Amato  
Second: Councilman Lagana**

**Ayes: Councilman Amato  
Councilwoman Bellinger  
Councilman Lagana  
Councilman Nazzola  
Councilman Verile  
Councilwoman Warburton**

**Nays:**

**Abstain:**

**Absent:**

# EXHIBIT B



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
September 25, 2013**

**CALL TO ORDER**

This is a special meeting of the Mayor and Council and the notice requirements provided in the "Open Public Meetings Act" have been satisfied. Notice of this meeting was properly given 48 hours in advance of this meeting by publication in The Record and Ridgewood News, filed with the Clerk's Office of the Borough of Woodcliff Lake, and posted in the Borough Hall on September 20, 2013.

**ROLL CALL**

Mayor Jeffrey R. Goldsmith asked for a roll call. Council members Abene, Bader, Bloom and Rosenblatt were present. Councilwoman Bae arrived at 8:40 a.m. Council member Gadaleta was absent. Borough Attorney Paul Kaufman was present as well as Interim Administrator Thomas Richards and Acting Borough Clerk Debbie Dakin.

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance led by Dave Antoine.

**NEW BUSINESS**

The Mayor spoke about a request from Police Chief Anthony Jannicelli to attend the League of Municipalities in Atlantic City in November. Borough Policy states that you are permitted to attend one seminar per year. The Chief attended the Police Chief's Convention this year and is requesting to attend the League in November. The Mayor stated that Chief should approach Police Commissioners. Councilman Bader commented that he believes the Borough Administrator could make that decision. Councilman Rosenblatt stated that he would like Chief Jannicelli to go through the chain of command and speak to his Police Commissioners and they will make a recommendation at the next Mayor and Council meeting.

Mayor Jeffrey Goldsmith received a letter and invitation from the CEO of BMW to attend, with a guest, to the United Nations Association of New York's 2013 Humanitarian Awards Dinner at the Essex House. Mayor Goldsmith notified Borough attorney who advised him to bring it before the Council. This would be at no cost to the Municipality.

MOTION was made by Councilman Bloom and second by Councilman Bader and unanimously approved by voice call vote.

**Resolution Authorizing the Mayor to Enter an Inter-Local Services Agreement with the Borough of Paramus for the Use of the Borough of Paramus Tax Assessor** – this item was pulled from the Agenda

Councilman Bader asked who prepared the Resolution. Paul Kaufman replied that Eric Bernstein, Esq. prepared the Resolution on behalf of the Borough of Woodcliff Lake. Councilman Bader had some comments with respect to the Agreement. He asked that this was just an overview of the Agreement – not an in depth review of the whole Agreement. He is not an attorney, but is an accountant.

- How many hours is the Tax Assessor working?
- What happens if the Tax Assessor works more than 10 hours per week? How is this being addressed?
- Paragraph 3 should read “annual” compensation
- It states in the Contract that Woodcliff Lake needs to provide the Assessor with secretarial services, who is going to fill that position?
- What happens if he takes off for vacation or if a holiday falls on the day he is to work? Does he make up that day with another day?
- Tax Assessor is making 1/3 more than previous tax assessor -- \$50,000 plus benefits

Mayor Goldsmith said that there are no benefits being provided. Councilman Bader stated that that is not what the Agreement reads.

- Is the \$15,000 a payroll check or a stipend? Is he getting a 1099 at the end of the year?
- How is he “deemed only a Paramus employee” if he is getting a Woodcliff Lake paycheck
- Woodcliff Lake shall reimburse Paramus, pro rata, for any taxes required to be paid by Paramus related to the Tax Assessor’s employment – If he is only an employee of Paramus, how is this done?
- Woodcliff Lake shall indemnify and hold Paramus harmless from any claims arising out of Woodcliff Lake’s prior inter-local services agreement with Westwood – what happens if it doesn’t go in our favor? Will we be forced to pay for both tax assessors?
- Councilman Bader reached out to Paramus and he is getting \$118,000 from Paramus

Councilman Bader stated that this should be corrected before we vote on it. Councilman Bader also asked for a copy of the Agreement between Westwood and Woodcliff Lake and he never received it. Mr. Kaufman stated that he received an e-mail from Administrator Richards asking him to send it to Jeff. Mr. Kaufman assumed it was for Mayor Jeff Goldsmith and sent it to him. The e-mail did not state which Jeff, so Paul Kaufman will send it to Councilman Bader when he gets back to the office.

Mayor Goldsmith stated for the record that Mr. Anzevino complies a weekly report of the work that he does. Mayor Goldsmith has been asking for this report since he became Mayor and never received one in the past. Also, he only receives positive feedback from residents regarding Mr. Anzevino.

**Resolution Authorizing the Borough Attorney to Defend Third Party Complaint Filed Against the Borough of Woodcliff Lake by Diana DiGirolamo**

WHEREAS, the Borough of Woodcliff has been served with a Third Party Complaint in the matter captioned George Catherwood and Eileen Catherwood v. Diana DiGirolamo and Diana DiGirolamo v. Borough of Woodcliff Lake in the Superior Court of New Jersey bearing Docket No. BER-L-2017-13 (the “Litigation”); and

## **CONSENT AGENDA**

The Consent Agenda was approved as presented.

### **ROLL CALL:**

Introduce: Mr. Rosenblatt  
Second: Mrs. Abene  
Ayes: Mrs. Abene, Mrs. Bae, Mr. Bader, Mr. Bloom, Mr. Rosenblatt  
Nays: None  
Abstain: None  
Absent: Mrs. Gadaleta

## **ADJOURNMENT**

Meeting was adjourned at 9:10 a.m.

Respectfully submitted,



---

Deborah Dakin  
Deputy Borough Clerk

# EXHIBIT C

## INTERLOCAL SERVICES AGREEMENT

### BETWEEN

### THE BOROUGH OF PARAMUS AND THE BOROUGH OF WOODCLIFF LAKE FOR THE SHARED USE OF THE BOROUGH OF PARAMUS'S TAX ASSESSOR

**WHEREAS**, New Jersey's Shared Services Act ("Shared Services Act"), N.J.S.A. 40A:65-1, et seq., permits municipalities to enter into agreements for the shared provision of services which a municipality is "empowered to provide or receive within its own jurisdiction"; and

**WHEREAS**, the Shared Services Act permits shared use of public employees between municipalities; and

**WHEREAS**, the legislative intent of the Shared Services Act is "facilitate and promote interlocal and regional service agreements" and to interpret the grant of power to municipalities under the Shared Services Act "as broad as is consistent with general law relating to local government"; and

**WHEREAS**, the inter-local services agreement between Woodcliff Lake and the Borough of Westwood expires June 30, 2013; and

**WHEREAS**, Woodcliff Lake is in need of a Tax Assessor as a consequence of such termination; and

**WHEREAS**, the Borough of Paramus ("Paramus") has agreed to share the services of its Tax Assessor with the Borough of Woodcliff Lake ("Woodcliff Lake") upon the terms and conditions set forth herein; and

**WHEREAS**, Paramus and Woodcliff Lake have each duly adopted substantially similar resolutions authorizing the shared use of Paramus's Tax Assessor, James Anzevino, which shared use shall be governed by this agreement unless otherwise superseded by law; and

**NOW, THEREFORE**, Paramus and Woodcliff Lake agree as follows, effective July 1, 2013, notwithstanding the actual date of execution:

1. The nature and extent of services to be performed pursuant to this agreement shall be the statutory and related services required and/or permitted to be rendered by the office and position of tax assessor pursuant to N.J.S.A. 40A:9-

141, et seq. Paramus's Tax Assessor shall have the same responsibilities, possess the same authority, and exercise the same functions to the same extent for and on behalf of Woodcliff Lake as the Tax Assessor performs for Paramus, except as limited by this agreement, as follows:

a. Maintain separately for each of the participating municipalities the tax list, duplicate property records cards, and all other required records.

b. Make available for public inspection as otherwise required by law or regulation, the records of each of the municipalities separately and for Woodcliff Lake in Woodcliff Lake Borough Hall, 188 Pascack Road, Woodcliff Lake, New Jersey 07677.

c. Comply with all of the terms and conditions contained in the latest edition of the "Handbook for New Jersey Assessors" and the pertinent parts of the latest editions of the "Real Property Appraisal Manual For New Jersey Assessors," both of which are issued by the Division of Taxation of the Department of Treasury of the State of New Jersey.

d. Report to the borough attorney or other designated officer of Woodcliff Lake any appeal filed from any assessment or added assessment or any litigation filed from any action undertaken by the Tax Assessor as to each respective municipality within ten (10) days of receipt of notice of the filing thereof; such reports shall contain a statement of the assessment or the action which is the basis of that complaint, of the relief sought, of the anticipated result, and of any recommendation that the Assessor may have in respect thereto.

e. In accordance with and to the fullest extent permitted by law, annually demand income and expense statements from the owners of all income producing real property.

f. To the extent consistent with his statutory responsibilities, supervise any revaluation or reassessment undertaken in Woodcliff Lake and report to the governing body at least monthly until its completion and to provide to the governing body in such report any recommendations the Assessor may have in respect thereto.

g. Where appropriate, cause an inspection of any real property within Woodcliff Lake concerning any assessment which is disputed or to which an improvement has been made as soon as reasonably practical after receipt of any reliable notice of such dispute or that such improvement has occurred and, where appropriate, impose an added assessment thereon as soon as permitted by and in accordance with applicable laws and regulations

(it being understood that the primary responsibility for added assessments is outside the scope of this Agreement).

h. To the extent reasonably practical, attend meetings with and/or provide any requested information or documents to the governing body of Woodcliff Lake, its borough attorney, its special tax attorney, municipal administrator, auditor, chief financial officer, revaluation or reassessment firm, tax appeal settlement committee, or other designee of that governing body, upon the request of any of them.

(i) Shall maintain such office hours, or other acceptable arrangements, in and for Woodcliff Lake as may be determined to be necessary to accommodate meetings with the owners and residents of property in Woodcliff Lake but not to exceed 10 hours per week.

2. The term of this agreement shall be one (1) year from July 1, 2013 through June 30, 2014. The agreement shall be automatically extended for an additional year unless terminated by either party by March 31, 2014 and thereafter, by the 31<sup>st</sup> day of March during each succeeding year. Nothing in this agreement shall affect the Tax Assessor's statutory term of office in Paramus, nor shall the agreement be construed to create a term of office for the Tax Assessor in Woodcliff Lake.

3. For the shared use of Paramus's Tax Assessor, Woodcliff Lake shall pay Paramus \$50,000 in the following manner:

a. \$15,000 directly to the Tax Assessor in monthly installments on the first day of each month commencing August 1, 2013;

b. \$35,000 to Paramus in quarterly installments of \$8,750 on August 1 and November 1 of 2013 and on February 1 and May 1 of 2014; should this agreement be extended, these quarterly payments will continue on these dates in the succeeding years.

4. Notwithstanding this agreement, Paramus's Tax Assessor shall be deemed to be an employee only of Paramus. Woodcliff Lake shall reimburse Paramus, pro rata, for any taxes required to be paid by Paramus related to the Tax Assessor's employment.

5. The Tax Assessor and the respective Administrators of Paramus and Woodcliff Lake shall mutually agree upon a schedule reflecting the division of services, if necessary. This schedule shall be further set forth in writing between the participating municipalities.

6. Woodcliff Lake shall supply to the Tax Assessor such office space, use of office equipment, and office supplies as reasonably necessary for the rendering of the required services on behalf of Woodcliff Lake. Such office space, equipment, and supplies shall be used by the Assessor only in connection with the services rendered on behalf of Woodcliff Lake and, to the extent a distinction in such services can be reasonably determined by the Assessor and except, as to necessary interoffice correspondence and communications and necessary telephone communications with officials of the other member towns or persons concerning pending cases.

7. Woodcliff Lake shall supply such secretarial/clerical assistance to the Tax Assessor as may be determined to be reasonably necessary to fulfill the statutory and contractual responsibilities of the office.

8. Woodcliff Lake shall indemnify and hold Paramus harmless from any and all claims, liability, damages and costs, including reasonable attorneys' fees, arising out of Woodcliff Lake's prior inter-local services agreement with Westwood and its relationship with Barbara Potash, including but not limited to any claim arising out of the pending litigation captioned Potash vs Mayor and Council of Woodcliff Lake, in the Superior Court of New Jersey, bearing docket No. BER-L-5800-13. This indemnification/hold harmless shall survive the termination or expiration of this Agreement.

9. Notice. Any notice, request, consent or other communication under this Agreement (a "Notice") shall be in writing and shall be given by Federal Express or similar overnight national courier, or by telecopier with confirmation followed by overnight courier, addressed to the parties at the addresses set forth below.

Borough of Woodcliff Lake  
188 Pascack Road  
Woodcliff Lake, NJ 07677  
Attention: Borough Clerk

Borough of Paramus  
1 Jockish Square  
Paramus, NJ 07652  
Attention: Borough Clerk

Notice shall be deemed to be delivered upon receipt. Either party may, upon ten (10) days' notice to the other, change the address to which notices to such party shall thereafter be given.

10. Governing Law. This Agreement shall be governed by and construed in accordance with the substantive and procedural laws of the State of New Jersey. Any

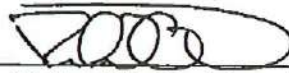
litigation arising out of this Agreement shall be brought in the Superior Court of New Jersey, Law Division, Bergen County vicinage and the parties agree to submit to the jurisdiction of said Court.

11. Entire Agreement. All understandings and agreements heretofore had between the parties are merged in this Agreement, which alone fully and completely expresses their agreement, and it is entered into after full investigation, neither party relying upon any statement or representations, not embodied in this Agreement, made by the other.

12. Further Assurances. After the signing of this Agreement, Woodcliff Lake and Paramus shall cooperate with one another at reasonable times and on reasonable conditions in order fully to carry out the intent and purposes of the transaction contemplated herewith.

19th IN WITNESS WHEREOF, the parties execute this Agreement on this day of September, 2013.

BOROUGH OF PARAMUS



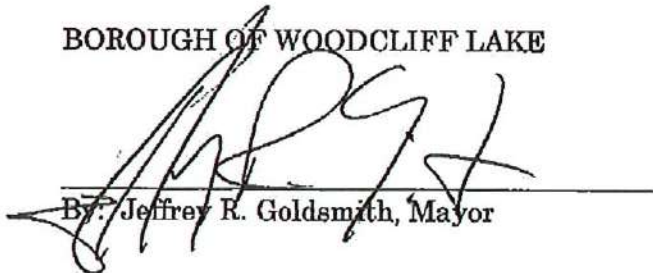
By: Richard LaBarbiera, Mayor

ATTEST:



ANNEMARIE KRUSZNIS, Clerk

BOROUGH OF WOODCLIFF LAKE



By: Jeffrey R. Goldsmith, Mayor

ATTEST:



DEBBIE DAKIN, Acting Clerk

# EXHIBIT D

## TAX COURT OF NEW JERSEY

Joshua D. Novin  
Judge



Washington & Court Streets, 1<sup>st</sup> Floor  
P.O. Box 910  
Morristown, New Jersey 07963  
Tel: (609) 815-2922, Ext 54680  
Fax: (973) 656-4305

NOT FOR PUBLICATION WITHOUT THE APPROVAL  
OF THE TAX COURT COMMITTEE ON OPINIONS

October 2, 2017

Michael R. Scully, Esq.  
Michael R. Scully, L.L.C.  
20 Court Street  
Hackensack, New Jersey 07601

Kenneth A. Porro, Esq.  
Chasan Lamparello Mallon & Cappuzzo, P.C.  
300 Lighting Way  
Secaucus, New Jersey 07094

Lee W. Turner, Esq.  
Garippa, Lotz & Giannuario, P.C.  
66 Park Street  
Montclair, New Jersey 07042

Re: William E. Dolan  
v. Borough of Woodcliff Lake and BMW of North America, LLC (intervenor)  
Docket No. BER-L-2219-14

Dear Counsel:

This letter constitutes the court's opinion following trial in the above-referenced matter. Plaintiff, William E. Dolan ("plaintiff"), brings this action in lieu of prerogative writs seeking entry of an order setting aside Resolution No. 14-19 (the "Resolution"), adopted by the governing body of the Borough of Woodcliff Lake ("defendant"), on January 23, 2014. The Resolution authorized settlement of certain tax appeal litigation matters with intervenor, BMW of North America, LLC ("BMW"). The Resolution further directed defendant's special tax appeal litigation counsel to execute all documents necessary to enter into the settlement agreement.

On or about June 30, 2013, an inter-local agreement between defendant and several other local municipalities, agreeing to share the services of municipal tax assessor expired. See N.J.S.A. 40A:65-1. Because of the expiration of the inter-local agreement, Ms. Potash ceased serving as defendant's municipal tax assessor.

Under Resolution dated June 17, 2013, defendant's council authorized its Mayor to enter into a new inter-local services agreement with Paramus Borough, to furnish defendant with municipal tax assessor services, effective July 1, 2013. On or about September 19, 2013, defendant executed an inter-local services agreement with Paramus Borough providing defendant with municipal tax assessor services effective July 1, 2013. Effective July 1, 2013, James Anzevino, CTA ("Mr. Anzevino"), began serving as defendant's municipal tax assessor.

On August 7, 2013, defendant's council adopted Resolution No. 13-113, authorizing Mr. Muhlstock to prepare requests for qualifications from a cost estimator, and an appraiser, to undertake reports in defense of the 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013 tax assessments on the subject property and thus, defendant's position in the tax appeal litigation.


By letter dated August 8, 2013, Mr. Muhlstock demanded "BMW's best settlement offer. . ." before defendant moved "forward and retain[ed] our experts and conduct[ed] extensive discovery."

On or about October 17, 2013, defendant's Mayor, Jeffrey Goldsmith ("Mayor Goldsmith"), Mr. Muhlstock, Mr. McNerney and Mr. Anzevino participated in a meeting to discuss the status of the tax appeal litigation. According to Mr. Muhlstock, the purpose of the meeting was "to get their input, to get instructions from them as to where we should try and head to, in terms of settlement of this case."

Following that conference, on October 17, 2013, Mr. Muhlstock and Mayor Goldsmith attended a settlement conference with BMW's counsel and representatives to discuss the prospects

settlement agreement with BMW. Therefore, the court declines to entertain an award for damages against plaintiff. Accordingly, defendant's Counterclaim is hereby dismissed.

Very truly yours,



Hon. Joshua D. Novin, J.T.C.  
temporarily assigned

# EXHIBIT E

## Skip Dolan

---

**From:** Debbie Dakin <debbiedakin@wclnj.com>  
**Sent:** Wednesday, December 04, 2019 4:10 PM  
**To:** Skip Dolan  
**Cc:** 'Tomas Padilla'; mail@jlslegal.com; 'Kenneth A. Porro'; 'Edna J. Jordan'; 'Mary Lotito'  
**Subject:** OPRA Request  
**Attachments:** DOC120419-12042019155758.pdf

Good afternoon Mr. Dolan,

We are in receipt of your OPRA requests requesting the following information:

1. Copy of the Fire Suppression System application signed off and authorized by the building inspector circa 2014 for the structures located in block 802.
2. Copy of the Fire Suppression application signed off and authorized by BMW and their installer/contractor for the structures located in Block 802.
3. Date(s) when the Borough Tax Assessor Mr. James Anzevino inspected the BMW campus for the purpose of assessing the campus; include copies of Mr. Anzevino's notes, reports and names of persons from the Borough and BMW who accompanied Mr. Anzevino on his inspections.
4. Copy of Tax Assessors instructions to the Borough Administrator, email or otherwise to change the Tax Exemption for Block 802, Lot 1 from Fire Suppression System to dwelling exemption change occurred in the 2016 to 2017 tax years.
5. Notes and or report(s) from the Tax Assessor Mr. James Anzevino on how he determined the value of the annual tax exemption credit of \$2,663,000 for the dwellings on the BMW campus and the number of dwellings involved.
6. Notes and or reports from the Tax Assessor Mr. James Anzevino on how he determined the annual tax exemption credit of \$2,663,000 for BMW's fire suppression system.

Please be advised that Mr. Anzevino has no information regarding the above requests.

Debbie Dakin, RMC, CMR  
Borough Clerk  
Registrar  
Board of Health Secretary  
Borough of Woodcliff Lake  
Phone (201)391-4977, ext. 218  
Fax (201)391-8830  
debbiedakin@wclnj.com

# EXHIBIT F

January 23, 2024  
11:36 AM

BOROUGH OF PARAMUS  
Detailed Cash Receipts Report by Block/Lot/Qual/Acct

Page No: 1

Range of Block: First to Last      Range of Util Accounts: First to Last  
 Lot:  
 Qual:  
 Range of Codes: 01W to 01W      Range of Years: First to 2024      Range of Periods: 1 to 12  
 Range of Batch Ids: First to Last      Range of Dates: 01/01/13 to 01/23/24  
 Range of Sections: First to Last      Name to Print: Bill To  
 Range of Spec Tax Codes: First to Last      Print Ref Num: N      Print Utility w/Block/Lot/Qual: N  
 Payment Type Includes: Tax: Y      Sp Charges: Y      Lien: Y      Sp Assmt: Y      Sewer: Y  
    Voucher Agency: Y      Misc: Y  
 Payment Method Includes: Cash: Y      Check: Y      Credit: Y      Voucher: N  
    Range of Installment Due Dates: First to Last  
 Print Only Miscellaneous w/Block/Lot/Qual: N      Sort Miscellaneous Payments by Block/Lot/Qual/Utility Account: N  
 Print Only Miscellaneous w/Utility Id: N

Block/Lot/Qual/Acct	Type	Year Prd	Name Principal	Interest	Total	Section Code Mtd Check#	Date	User	Batch
	Lien	Charge	Type		Description				
01W			INTLCL WOODCLF LAKE						
			INTERLOCAL WOODCLIFF LAKE	25,000.00	0.00	25,000.00 01WP CK 012560	01/17/14 DR	DR	DR011714
			AGREEMENT FOR TAX ASSESSOR						
			BOROUGH OF WOODCLIFF LAKE	12,500.00	0.00	12,500.00 01WP CK 012960	04/11/14 DR	DR	DR041114
			TAX ASSESSOR'S SERVICES 1ST			WOOD.LAKE. 1ST QTR			
			2ND QTR TAX ASSESSORS SERVICES	12,500.00	0.00	12,500.00 01WP CK 013041	04/28/14 DR	DR	DR42814
			BOROUGH OF WOODCLIFF LAKE			BORO WOODCLIFF LAKE			
			INTERLOCAL WOODCLIFF LAKE	12,500.00	0.00	12,500.00- 01WR CK 013366	08/20/14 DR	DR	REV82014
			TAX ASSESSOR FEE			BORO OF WOODCLIFF LK			
			WOODCLIFF LAKE-3RD QTR 2014	12,500.00	0.00	12,500.00 01WP CK 013366	08/20/14 DR	DR	DRCORR
			INTERLOCAL TAX ASSESSOR			WOODCLIFF LAKE			
			INTERLOCAL WOODCLIFF LAKE	12,500.00	0.00	12,500.00 01WP CK 013366	08/20/14 DR	DR	DR082014
			TAX ASSESSOR FEE			BORO OF WOODCLIFF LK			
				12,500.00	0.00	12,500.00 01WP CK 013694	10/24/14 CCHECO	CCHECO	CC102414
						TAX ASSESS FEES			
				25,000.00	0.00	25,000.00 01WP CK 015567	04/29/15 CCHECO	CCHECO	
			BOROUGH OF WOODCLIFF LAKE			TAX ASSES 16 2ND QTR			
			INTERLOCAL SERVICES WOODCLIFF	12,500.00	0.00	12,500.00 01WP CK 015919	07/21/15 JTALLAKS	CURR2	
			LAKE						
				12,500.00	0.00	12,500.00 01WP CK 016350	10/23/15 CCHECO	CCHECO	CC102315
			INTER LOCAL SERVICES			WOODCLIFF LAKE 4TH Q			
			WOODCLIFF LAKE-	25,000.00	0.00	25,000.00 01WP CK 017436	07/21/16 MURRAN	CURR0721	
			2016 BILLING FOR TAX ASSESSOR			Q1 & Q2 2016			
			BOROUGH OF WOODCLIFF LAKE	12,500.00	0.00	12,500.00 01WP CK 017551	08/09/16 MURRAN	CURR0809	
			CLAIMS ACCT			INTERLOCAL WCL			
			BOROUGH OF WOODCLIFF LAKE	12,500.00	0.00	12,500.00 01WP CK 017870	10/24/16 MBARRERA	CURR1024	
			CK FROM BANK OF NJ			INTERLOCAL WCLAKE			
			BOROUGH OF WOODCLIFF LAKE	12,500.00	0.00	12,500.00 01WP CK 018567	04/10/17 MBARRERA	CURR1704	
			INTER LOCAL SERVICE AGREEMENT			INTERLCL WOODCLF LAK			
			INTERLOCAL SERVICE AGREEMENT	12,500.00	0.00	12,500.00 01WP CK 018885	06/23/17 MBARRERA	CURR1706	
			WITH WOODCLIFF LAKE			INTERLCL WOODCLF LAK			
			BOROUGH OF WOODCLIFF LAKE	12,500.00	0.00	12,500.00 01WP CK 019214	09/25/17 MURRAN	CURR0925	
						INTERLOCAL AGREEMENT			
				12,500.00	0.00	12,500.00 01WP CK 019621	12/26/17 MBARRERA	CURRENT	
			PO : 17-00399			INTLCL WOODCLF LAKE			
				12,500.00	0.00	12,500.00 01WP CK 20097	04/09/18 MBARRERA	CURR1804	
			1ST QTR 2018 TAX ASSESS			INTLCL WOODCLF LAKE			

Block/Lot/Qual/Acct	Type	Year Prd	Name Principal	Interest	Total	Section Code Mtd Check#	Date	User	Batch
	Lien Charge Type					Description			
01W			INTLCL WOODCLF LAKE	Continued					
			12,500.00	0.00	12,500.00	01WP CK 20205	05/23/18	MBARRERA	CURRFLO
	2ND QTR ASSESSOR INTERLOCAL					INTLCL WOODCLF LAKE			
	BOROUGH OF WOODCLIFF LAKE		12,500.00	0.00	12,500.00	01WP CK 020593	08/17/18	WCURRAN	CURRWC
	INTERLOCAL TAX ASSESSOR SERVIC					INTERLOCAL WCL			
			12,500.00	0.00	12,500.00	01WP CK 020972	11/28/18	DSICARI	CURRENT
						BORO WOODCLIFF LK			
	BOROUGH OF WOODCLIFF LAKE		12,500.00	0.00	12,500.00	01WP CK 021587	03/25/19	DSICARI	CURRENT
	1ST QTR 2019 TAX ASSESSOR FEES					INTERLOCAL ASSESSOR			
	BOROUGH OF WOODCLIFF LAKE		12,500.00	0.00	12,500.00	01WP CK 021761	05/13/19	WCURRAN	CURRENT
	2019 INTERLOCAL TAX ASSESSOR					INTERLOCAL WCL			
	WOODCLIFF LAKE		12,500.00	0.00	12,500.00	01WP CK 022184	08/26/19	CHECO	CURRENT
	INTERLOCAL TAX ASSESSOR FEES					3RD QUARTER 2019			
	4th Qtr 2019 Tax Assessor Fee		12,500.00	0.00	12,500.00	01WP CK 22552	10/30/19	ASCRIVAN	CURRENT
						Woodcliff Lake			
	BOROUGH OF WOODCLIFF LAKE		12,500.00	0.00	12,500.00	01WP CK 023217	03/20/20	ASCRIVAN	CURRENT
	INTERLOCAL 1ST QUATER					TAX ASSESSOR			
	woodcliff lake 2nd qtr		12,500.00	0.00	12,500.00	01WP CK 23416	06/08/20	DSICARI	CURRENT
	tax assessor					interlocal woodcliff			
	woodcliff lake interlocal		12,500.00	0.00	12,500.00	01WP CK 23474	07/01/20	ASCRIVAN	CURRENT
	3rd quarter tax assessor					inter woodcliff lk			
	BOROUGH OF WOODCLIFF LAKE		12,500.00	0.00	12,500.00	01WP CK 023898	10/26/20	CHECO	CURRENT
	4TH QUATER					ASSESSOR INTERLOCAL			
	BOROUGH OF WOODCLIFF LAKE		7,175.00	0.00	7,175.00	01WP CK 021052	12/11/20	DSICARI	CURRENT
	AUG 2020 OCT 2020 SEPT 2020					STREET SWEEPER 4TH Q			
	Q1 2021 assessor interlocal		12,500.00	0.00	12,500.00	01WP CK 024358	03/05/21	TAXCOLL1	CURRENT
	Borough of woodcliff Lake					Q1 2021 assessor int			
	BOROUGH OF WOODCLIFF LAKE		12,500.00	0.00	12,500.00	01WP CK 024688	05/18/21	DSICARI	CURRENT
	INTER-LOCAL SERVICES 2ND QTR					2021 TAX ASSESSOR			
			Pay Code 01W Total:		407,175.00				
			Misc Total:		407,175.00				

## Debbie Dakin

---

**From:** Bert Taylor <rockyb98@verizon.net>  
**Sent:** Tuesday, January 20, 2026 6:10 PM  
**To:** Debbie Dakin; Carlos Rendo; mayor@wclnj.com; Tom Padilla  
**Subject:** Comment on Russo borough contribution

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am submitting the following letter for consideration and comment, with the favor of a reply requested, to the mayor and Council of the borough and give my permission for inclusion in the official records of the next regular meeting

There has been mention of plans to request Russo development to contribute \$2 million dollars towards the rehabilitation of the Old Mill complex of the Westervelt-Lydecker building for some municipal use. The building has not been used in over 15 years and would require a considerable amount of work. Hence the amount suggested. It could even be more than that, depending on what the contemplated use is and could thus mean more money coming out of taxpayers pockets. There was a workout par course built there 16 years ago is disrepair

The mayor and council is a body charged with finding solutions to problems for residents.

I suggest there is a more practical contribution to be requested of the developer for this specific project. When the former BMW project is completed with nearly 275 units, there will be hundreds of adults living in one area with a need to get to work. Bergen county has requested that commuters take public transportation, which is the railroad in the borough.

At the Land Use board meeting in December, the Russo representative was asked and said twice, they have no plans to provide transport for their residents to the railroad. With only 65 spots anyway, it's not a practical idea to have them drive there. One member of the board even suggested, without a laugh, that people get up at 5:30 am, like he does, drive to another borough's train station to park and reverse course when coming home.

Having hundreds of people getting up in the middle of the night to drive around looking for parking spots to take the train is not viable.

Instead, use that contribution and have the developer rent or lease transport buses to take commuters from the developers BMW property to the municipal train station. This allows existing residents to use the spaces for parking and takes relief from needing for hundreds of people to drive around fruitlessly and spend money on parking. The developer might even make a nominal charge of perhaps \$10 per person per month for the bus to help defray costs

How the details work out is between you and the developer and their representative but this was the suggestion that you came across using AI to see how to solve the commute problem.

The mall complex might be a grant opportunity for the borough.

Please don't send hundreds of people driving in the dark to locate parking spots to take the train when there is an easier solution.

You will have your share of challenges finding out how to deal with other municipal issues like municipal pool overcrowding, traffic congestion, police enforcement, EMS coverage, fire protection and water / sewerage issues. The school funding is a serious and monumental hurdle to be overcome which even our auditors and financial people acknowledge, let alone the need for additional classrooms.

I wish you all well for the new year.

Bert Taylor  
1 Stratford Ct  
Woodcliff Lake, NJ

[Sent from the all new AOL app for iOS](#)



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING TRANSFERS BETWEEN BUDGET APPROPRIATIONS

### RESOLUTION NO. 26-22

FEBRUARY 19, 2026

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that the following transfers be made within the 2025 Municipal Budget:

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

### RESOLUTION NO. 26-23 FEBRUARY 19, 2026

**BE IT RESOLVED**, that the following Payroll Disbursements made by the Treasurer since the last meeting are proper and hereby ratified and approved:

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

**BE IT FURTHER RESOLVED** that the following current claims against the Borough for materials and services have been considered and are proper and hereby are approved for payment which took place on January 27, 2026.

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

**BE IT FURTHER RESOLVED** that the following current claims against the Borough for materials and services have been considered and are proper and hereby are approved for payment on February 19, 2026.

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

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

**CERTIFICATION OF FUNDS**

I, Jonathan DeJoseph, Chief Financial Officer of the Borough of Woodcliff Lake, hereby duly certify that fund(s) are available for Payroll Disbursements and Payment of Claims.



Jonathan DeJoseph  
Chief Financial Officer

**CERTIFICATION**

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



Deborah A. Dakin, RMC, CMR  
Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

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

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

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

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

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

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Pacilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

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

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

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

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

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

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

**CERTIFICATION**

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

*Deborah Dakin*

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
 Tomas J. Padilla, Borough Assessor

201-391-4977  
 Fax 201-391-8830

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

## TONNAGE GRANT APPLICATION RESOLUTION

### RESOLUTION NO. 26-26 FEBRUARY 19, 2026

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

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

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

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

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

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

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

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

**CERTIFICATION**

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



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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

Council Member Motion Second 188 VASCADY ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

Council Member	Motion	Second	188	VASCADY	ROAD,	WOODCLIFF	LAKE,	NEW JERSEY	07677
Bonanno									X
Brodsky				X					
Margolis				X					
Marsh	X			X					
Pollack			X	X					
Stern				X					
Mayor Rendo									

201-391-4977  
Fax 201-391-8930

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

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

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

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

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING TOP FLOOR ELEVATED SOLUTIONS LLC

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

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

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

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

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

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

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

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to Top Floor Elevated Solutions, LLC upon its passage.

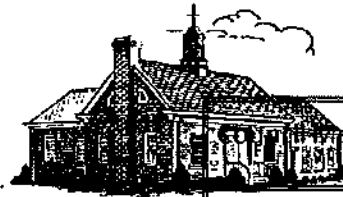
**CERTIFICATION**

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



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



**BOROUGH OF WOODCLIFF LAKE**

128 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Member	Motion	Second	Yeas	Nays	Abstain	Absent
Borriano						X
Brosky			X			
Margolis			X			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

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

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

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

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake assembled in public session the 19<sup>th</sup> day of February, 2026, that the attached Notice of Tort Claim form be and hereby is adopted as the official Notice of Tort Claim form for the Borough of Woodcliff Lake; and

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

Tort Claims Act.

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH AUDITOR

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

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

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

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

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

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

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

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

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

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

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

**CERTIFICATION**

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



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH BOND COUNSEL

### RESOLUTION NO. 26-31

FEBRUARY 19, 2026

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

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

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

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

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

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

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

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

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

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

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

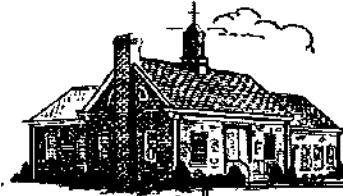
#### CERTIFICATION

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



---

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

100 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
 Tomas J. Padilla, Borough Administrator

201-391-4977  
 Fax 201-391-8830

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

## RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH BOROUGH ATTORNEY

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

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

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

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

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

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

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

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

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

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

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

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

#### CERTIFICATION

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



---

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8630

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### CERTIFICATION

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



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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### CERTIFICATION

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



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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH ENGINEER

### RESOLUTION NO. 26-35

FEBRUARY 19, 2026

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

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

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

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

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

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

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

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

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

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

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

#### **CERTIFICATION**

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



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
 Tomas J. Padilla, Borough Administrator

201-391-4977  
 Fax 201-391-8830

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

## RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT FOR FINANCIAL ADVISOR SERVICES

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

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

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

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

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

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

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

Professional Services.

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT FOR GRANT WRITER

### RESOLUTION NO. 26-37

FEBRUARY 19, 2026

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

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

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

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

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

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

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

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

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

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

**CERTIFICATION**

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



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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

	Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Carlos Rendo, Mayor Tomas J. Padilla, Borough Administrator							
	Bonanno						X
	Brodsky			X			
	Margolis			X			
	Marsh	X		X			
	Pollack		X	X			
	Stern			X			
	Mayor Rendo						

201-391-4977  
Fax 201-391-8630

## RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH LABOR COUNSEL

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

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

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

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

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

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

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

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

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

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

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

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

**CERTIFICATION**

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



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH BOROUGH PLANNER

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

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

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

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

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

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

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

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

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

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

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

#### CERTIFICATION

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



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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASSACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

	Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Carlos Rendo, Mayor Tomas J. Padilla, Borough Administrator							
	Bonanno						X
	Brodsky			X			
	Margolis			X			
	Marsh	X		X			
	Pollack		X	X			
	Stern			X			
	Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH RISK MANAGER

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

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

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

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

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

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

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

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASGACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Carlos Rendo, Mayor Tomas J. Padilla, Borough Administrator						
Bonanno						X
Brodsky			X			
Margolis			X			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH SPECIAL CONFLICTS COUNSEL

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

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

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

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

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

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

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

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

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

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

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

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

#### CERTIFICATION

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



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH REDEVELOPMENT ATTORNEY

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

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

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

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

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

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

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

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

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

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-6830

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

## RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH SPECIAL CONFLICTS COUNSEL

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

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

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

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

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

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

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

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

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

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

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

#### CERTIFICATION

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



---

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH SPECIAL CONFLICTS COUNSEL

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

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

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

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

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

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

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

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

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

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

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

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

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

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

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

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

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

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

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

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

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**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING RAFFLE LICENSE TO TEMPLE EMANUEL OF THE PASCACK VALLEY

RSOLUTION NO. 26-46  
FEBRUARY 19, 2026

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

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

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

### CERTIFICATION

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

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASQUACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

RESOLUTION NO. 26-47  
FEBRUARY 19, 2026

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

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

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

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

The approximate tax refund of \$8,490 will be paid within ninety (90) days of the date of Judgment.

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8630

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

## RESOLUTION AUTHORIZING EXECUTION OF CONTRACT WITH VALLEY HEALTH SYSTEMS

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

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

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

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

Council Member	Motion	188 Second	PASCACK ROAD, Yea	WOODCLIFF LAKE, Nay	NEW JERSEY 07677 Abstain	Absent
Carlos Rendo, Mayor Tomas J. Padilla, Borough Administrator						
Bonanno						X
Brodsky			X			
Margolis			X			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

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

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

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

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

**CERTIFICATION**

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

*Deborah Dakin*

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough

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

201-391-4977  
Fax 201-391-8830

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

RESOLUTION NO. 26-51  
FEBRUARY 19, 2026

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

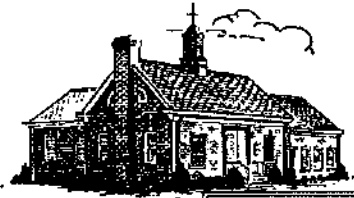
WHEREAS, the Mayor and Council deem it to be in the best interest of the Borough of Woodcliff Lake to renew the Interlocal Agreement with the Borough of Paramus for Street Sweeping services.

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

### CERTIFICATION

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

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07877

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

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

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

**WHEREAS**, the Chief Financial Officer has certified that said funds are available for this matter using account number 6-17-55-960-003; and

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

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal submitted by Neglia Engineering Associates for Professional Surveying and Professional Engineering Services for the Lydecker House Property, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to

execute the attached proposal on behalf of the Borough; and

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING AND APPOINTING AFFORDABLE HOUSING PLANNER

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

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

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

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

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

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

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

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

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

**BE IT FURTHER RESOLVED**, that the Agreement between the Borough and Daniel Hauben as Affordable Housing Planner for the year 2026, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the Agreement between the Borough and Daniel Hauben on behalf of the Borough; and

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

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

#### **CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT FOR HEALTH BENEFITS CONSULTANT

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

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

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

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

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

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

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

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

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

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

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

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**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

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

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

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

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

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

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING WELLNESS AMBASSADOR

**RESOLUTION NO. 26-56**

**FEBRUARY 19, 2026**

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

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

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

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

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

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that Ryan Magee be and is hereby appointed

Wellness Ambassador for the BMED Wellness Program; and

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING OPTION TO RENEW AGREEMENT WITH NATIONAL MAINTENANCE SERVICES

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

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

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

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

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

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

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the Borough's intent to exercise its option

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING TREATMENT WORKS APPROVAL PERMIT APPLICATION FOR ROSENGREN COURT

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

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

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

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

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the Treatment Works Approval ("TWA") permit application to be submitted to the NJDEP for the sanitary sewer connections associated with the within referenced project be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the attached certification consenting to the submission of the application to the NJDEP on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed certification to the New Jersey Department of Environmental Protection upon its passage.

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING A REFUND OF ESCROW

RESOLUTION NO. 26-59

February 19, 2026

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

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

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING A REFUND OF ESCROW

**RESOLUTION NO. 26-60**

**February 19, 2026**

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

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

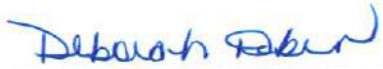
**WHEREAS**, the work has been completed, and all final bills have been paid to professionals.

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

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

CERTIFICATION

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



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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING A REFUND OF ESCROW

**RESOLUTION NO. 26-61**

**February 19, 2026**

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

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


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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING A REFUND OF ESCROW

RESOLUTION NO. 26-62  
February 19, 2026

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

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

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING A REFUND OF ESCROW

**RESOLUTION NO. 26-63**

**February 19, 2026**

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

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

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

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

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

**CERTIFICATION**

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



DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING A REFUND OF ESCROW

RESOLUTION NO. 26-64

February 19, 2026

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

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

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


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

**PAYMENT TO:**

Roger Gross  
15 Pascack Road  
Woodcliff Lake NJ 07677

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
 Tomas J. Padilla, Borough Administrator

201-391-4977  
 Fax 201-391-8830

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

## RESOLUTION AUTHORIZING WOODCLIFF LAKE POOL RATES FOR THE 2026 SEASON

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

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

NO CASH AT POOL GATES, CREDIT CARD ONLY.

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

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

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

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

\*An Adult is considered 24 and up.

**Before 5/25/26      After 5/25/26**

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

Old Tappan and Montvale) Senior Citizen (Age 62 & over – proof of age/residency required)	\$130	\$200
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WCL Veteran – 50% off all resident pool rates – BA must approve

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

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

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

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

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

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

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

**Non-Resident Pool Membership Rates**

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

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

**Lost Badges**

There is a \$25 charge for replacing badges.

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
 Tomas J. Padilla, Borough Administrator

201-391-4977  
 Fax 201-391-8830

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

## RESOLUTION AUTHORIZING WOODCLIFF LAKE CAMP RATES FOR THE 2026 SEASON

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

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

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

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

Residents

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

Non-Residents

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

Counselor in Training (CIT) – Ages 13 & 14

Full Day Weekly Rate- 8:30am- 4pm- \$290

Registration:

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

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

**CERTIFICATION**

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



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

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

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

#### 2026 TENNIS-PICKLEBALL RATES

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

#### Resident & Old Tappan Tennis-Pickleball Membership Rates:

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

#### Non-Resident Membership Rates:

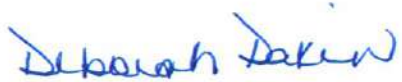
Family:	\$130
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Adult/Single:	\$75
Student (Under age 25)	\$45
Senior Citizen 62 & Over (proof of age required)	\$40
WCL Corporate/Business	\$60

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AWARDING CONTRACT TO NORTHEAST ROOF MAINTENANCE, INC.

RESOLUTION NO. 26-68  
FEBRUARY 19, 2026

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

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

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

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

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

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

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

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

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the contract agreement between the Parties attached hereto and incorporated herein by reference, on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the contract agreement to Northeast Roof Maintenance Inc. upon its passage.

#### CERTIFICATION

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



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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING MULTIPLE SPORT RECREATION PROGRAMS WITH TGA

RESOLUTION NO. 26-69

FEBRUARY 19, 2026

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

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

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

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING OLD MILL POOL PARTY RATES FOR THE 2026 SEASON

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

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

Party Fee: \$350

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

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

### CERTIFICATION

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

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING APPLICATION FOR USE OF TICE SENIOR CENTER

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

**WHEREAS**, the Borough of Woodcliff Lake's Tice Senior Center is available to Borough residents and Woodcliff Lake organizations to utilize; and

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

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

RESOLUTION NO. 26-72  
FEBRUARY 19, 2026

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

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

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

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

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

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

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

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING HIRING OF LABORER/DRIVER

### RESOLUTION NO. 26-73 FEBRUARY 19, 2026

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

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

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

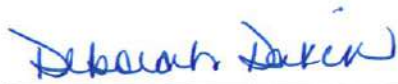
**WHEREAS**, the Borough Administrator and Superintendent of Department of Public Works have reviewed this matter and recommend that Nicholas Beutel be hired as a Laborer/Driver subject to his passing of all required testing at an annual salary of \$50,000.00 effective March 16, 2026..

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

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

CERTIFICATION

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



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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH AFFORDABLE HOUSING ATTORNEY

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

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

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

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

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

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

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

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

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

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

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

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

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

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

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

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

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

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

- Mandatory Hold Harmless Agreement for all facility users

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

**CERTIFICATION**

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



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**CERTIFICATION**

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



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