

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
JULY 20, 2026
6:30 PM CLOSED SESSION
7:00 PM OPEN SESSION**

CALL TO ORDER

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

ROLL CALL

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

CLOSED SESSION

Resolution No. 26-155 A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

- Litigation Update
- Contract Negotiations

MOTION to approve Resolution No. 26-155 was made by Councilwoman Margolis, second by Councilwoman Brodsky and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack. Council President Stern was absent.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

APPROVAL OF MINUTES

MOTION to approve the Minutes of June 15, 2026 (Open), was made by Councilwoman Marsh, second by Councilman Pollack and approved by Councilman Bonanno, Councilwoman Brodsky,

Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack.

MOTION to approve the Minutes of June 15, 2026 (Closed), was made by Councilman Bonanno, second by Councilman Pollack and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack.

PUBLIC COMMENT

(limited to 3 minutes per speaker)

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

Leslie Maltz, Woodcliff Lake, stated that she has been living in town now for 16 years and the water quality from Park Ridge has been substandard. We all know that because we get the reports. Ms. Maltz stated that she has checked and every adjoining town gets their water from Veolia. Why can't we do that and get healthier water? We do not have enough water now and we are getting some substantial development in town. Ms. Maltz stated that she would like to see one of the developers pay for the interconnection with the water company. This way, we would all benefit and get safer water to drink. Mayor Rendo stated that Councilman Pollack has been speaking with Park Ridge Water and he will be giving an update as part of his Council report. Councilman Pollack stated that Council President and himself just had a meeting with Park Ridge Water last week so he has an update on where we are, what they are doing, and PFOA abatement. Administrator Padilla stated that the only two towns out here that use Veolia are Montvale and Hillsdale. Mayor Rendo stated that it does not hurt for us to look at our Agreement with Park Ridge.

Josephine Higgins, Woodcliff Lake, asked Councilwoman Marsh who is on the Land Use Board, how is the Board prepared for water, schools, traffic and sewers with the new developments coming in. Councilwoman Marsh replied that every project that comes before the Board must have a study done. It is a very comprehensive report. There are experts involved. They provide testimony. If county roads are involved, there are representatives from the county involved. For each component of a project, there is a comprehensive report issued. We have experts and the applicants have their own experts. Councilwoman Higgins asked how the schools are going to be affected by the new development. Councilman Pollack stated that the current numbers based on a 10-year trailing average, we are about 100 pupils below capacity. Councilwoman Marsh stated that they met with the high school and they told us that they have plenty of capacity. Councilwoman Marsh stated that we are going to make sure that both us and the schools are working together to see what adjustments need to be made and to make sure that our students, especially our schools are really accommodated and that our schools are well staffed.

Bert Taylor, Woodcliff Lake, stated that there is a new Supreme Court opinion in New Jersey. Mayor Rendo stated that it could be positive for municipalities. Mr. Taylor asked what we are doing at the sports complex for \$652,000. Administrator Padilla replied that this is a Resolution and we are going with the lower bid which is \$370,000. Councilman Pollack stated that the

Resolution is stating the amounts of the bids that were received and that we are going with the lower bid. Mr. Taylor stated that it is still a lot of money and what we are doing with the fields. Councilwoman Brodsky stated that we are going to turf the infield of Major field. The main reason is because the field is always flooding. Our kids' games have to be cancelled, rescheduled, sometimes played in a neighboring town's turf field. Montvale and Westwood currently have turf fields. Hillsdale is currently going under a major renovation costing well over what we are spending. It helps to upgrade our amenities and enables our kids to be able to play without having to be rescheduled and going to other towns. Councilwoman Margolis stated that this is our first step to see how the turf works and if it is the right answer. It is a lot of money and she thinks that we need to invest in all of our fields in some way or another. Woodcliff Lake has a high-water table.

Leslie Maltz, Woodcliff Lake, stated that she would like to bring something to our attention and where she used to live. We need to have sufficient people to watch what is going on with the new developments. She lived in a development where the watcher was rewarded for not watching and got a unit for nothing.

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

ORDINANCES

Public Hearing Ordinance No. 26-13
An Ordinance Amending the Requirements at § 380-57A of the Code of the
Borough of Woodcliff Lake Relating to the Creation of Affordable Housing
Units in the Age-Restricted Housing Overlay-2 District (ARHO-2) Overlay Zone

MOTION to adopt Ordinance No. 26-13 was made by Councilwoman Margolis, second by Councilman Pollack.

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

No comments.

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

MOTION to adopt Ordinance No. 26-13 was made by Councilwoman Margolis, second by Councilman Pollack, and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Marsh, Councilwoman Margolis, and Councilman Pollack. Councilman Stern was absent.

MAYOR'S REPORT

Mayor Rendo stated he received a few inquiries regarding general maintenance issues around town. We will take one property at a time. The property that consistently comes up is the gas station on Broadway. I have driven by there this weekend and the lot looks worse. As a Council, I am asking that we take further action. This is an abandoned property. Administrator Padilla stated that he spoke with Mr. Malek and his attorney last week and this morning Mr. Malek came in to see him. He stated that he had some issues but he will be starting work early next week. He is working with a contractor for all the shutoffs that are needed. He promised that he would be here no later than Monday to pull out those permits. Mayor Rendo thanked Mr. Padilla for the report but stated that we have heard this story a million times. The second property is the carpet store. One of the inquiries that the Mayor received is that it seems like people have moved in and asked if they have their CO. There is no landscaping in the front and there is a dilapidated fence up. What is the status with that property? These projects are moving very slowly. Administrator Padilla stated that we will follow up with the building department tomorrow. The third property is the old Woodcliff Manor. They received their approvals and work is moving very slowly. Administrator Padilla stated that he agrees that he has not seen much work going on there. Clerk Dakin stated that we did have a meeting with the owner and he stated that they are having drainage issues in the parking lot and are working with the County to rectify. Councilwoman Margolis stated that Mr. Tremble was at our Springfest and he stated that they are equally angry that the project has not moved more quickly. Mayor Rendo stated that the next property he received an email on is the pond on Stacey Lane. Mayor Rendo stated that he wants to remind everyone that the pond is private property. The resident wanted us to work on it, dredge it and clean it. Mayor Rendo stated that we cannot do it as a municipality as it is private property. The property owners must take care of it since it is their responsibility. We have looked for solutions for the residents there. We contacted the County and the County Health department. The County Health Department stated that there is not a hazard so there is nothing that they can do. Mayor Rendo stated that Cambridge Wines is going out of business at the end of July.

COUNCIL MEMBERS' REPORTS

Councilman Pollack stated that he will start with Board of Health and water. Just a quick administrative topic. On June 30, 2026, we had the latest second quarter Board of Health meeting. Everything was approved unanimously. In the beginning of the season, we all received notice that given the state of the water supply, Woodcliff Lake was put on a Tuesday, Thursday, Saturday watering schedule. Typically, in a normal year, it is based on sort of your address and an odd and even type of approach. This year it was put on a Tuesday, Thursday, Saturday. On July 2, 2026, an emergency Proclamation was declared by the Mayor of Park Ridge citing that all lawn irrigation systems and a couple of other restrictions there were to cease operations immediately. Essentially, you could not water your lawn due to a water emergency. During July 2nd and subsequent days there was a heat wave and we had temperatures eclipsing 100 degrees for several days in a row followed by several days of pretty intense rain. As for the discerning eye, you would say that we had a lot of water at that time and the drought level for the majority

of the municipality was at D1. It is on a five-point scale, D0 up to D5. So yes, it is dry but not dangerously so, not abnormally so. A lot of questions came up amongst the Council as to what is going on and why do we have an emergency. Council President Stern, Councilman Pollack, along with Administrator Padilla, Borough Clerk Dakin, OEM Coordinator and Department of Health Chairman Maurrasse attended a meeting with several members of the Park Ridge Water Utility, including their new superintendent, Mayor, Borough Clerk/Administrator, Council liaison, as well as some experts from H2H Water. H2H Water is supporting Park Ridge Water Utility with their PFOA abatement. Our first question to them was what were the conditions that precipitated or necessitated the declaration of an emergency on July 2nd? What are the current conditions of our water supply? And third, while we were all there, we had received letters in 2025 that a substantial number of lines, water means throughout the municipality were on the unknown materials composition. What does that mean and what is the plan for abatement? To help us understand the water supply, they pulled up a dashboard to show us the health of all 21 wells that exist across both Woodcliff Lake and Park Ridge. To understand how our water supply works for Park Ridge Water Utility, of which we are fed, there are 21 wells for the municipalities in the middle of the night. They are pulling water from underground aquifers that come underneath Woodcliff Lake. We do not get our water from the Woodcliff Lake reservoir. Those 21 wells pulled off water and put them in three storage tanks. Water is pumped during the night. They are stored in those tanks and those tanks create pressure for us. What happened, at 3:00 in the morning, every morning, particularly during this heat wave, the line would just bottom out. We were losing 8,000 gallons per minute of water from that tank because everybody's irrigation system was set to go off at 3:00 AM. This is not just a Woodcliff Lake issue, but a Park Ridge issue as well. When those tanks bottom out, the State of Emergency was declared because a couple of things could happen. If that gets too low for a sustained period of time, you lose pressure, hydrants, toilets, showers, etc. Secondly, it would most likely trigger automatic boil water advisory if those levels got to the very bottom. When you look at the state of the 21 wells across the two municipalities, a couple of things were happening. Well 15, which is the well up at the Old Mill Pool Complex, experienced catastrophic failure. The motor completely blew and needed an emergency replacement. They worked through July 4th, day of and the days subsequent. That well did not come back online until July 11th. Additionally, 2-3 other wells have been offline because of the PFOA abatement. From a health perspective, the Park Ridge Water Utility is required to do ongoing tests by State Department of Environmental Protection and all the other monitoring agencies from a health perspective. When PFOA is found or any other contaminants, those wells are subsequently taken offline until either a temporary remediation can be put into place or a permanent fix is put into place. The temporary fixes are considered permanent. An additional well will be going online in August on Werimus Road. There is another one that will be going on Holly Court and they are working on the remaining 2 wells. The timing of the development that is planned in the municipality, additional wells will come on.

Councilman Pollack stated that today we did receive our updated tax rate for the municipality. The municipal tax rate for 2026 will be 2.169. That is down from our municipal tax rate last year which was 2.186. Your tax letters will be going out within the next 2 weeks. Borough Clerk Dakin stated that the tax bills will be available online tomorrow and will be due August 27, 2026.

Councilman Pollack stated that we received a request from our Chief of Police to graduate our three most recent hires from their probationary year and to be full-fledged non-probationary members of the Woodcliff Lake Police Department. Councilman Pollack extends his congratulations to Officers Mirkovic, Savino and English. About a week to two weeks ago there was an incident on the intersection of Glen Road and Glen. A New York City taxicab went over the guardrail into the brook and there was significant damage to the guiderail and bridge. There is a series of emergency Resolutions on the Agenda tonight for the repairs. We are submitting this and working through insurance but in the interest of getting this done as a matter of public safety and getting it done before the school year starts, we will begin work as soon as possible. We will put out notices through the police department, but we will have to close the road for a couple of weeks.

Councilman Pollack stated that this is a public service announcement. There are several apps that are out there now that will listen to the police scanners and emergency first responders' scanners that are out there. And while AI is a wonderful thing, it has made our lives better and it does a lot of great things, it does not always get it right, particularly with some of these apps. In several cases in the past two weeks, it has caused public alarms. Where dispatch is giving coordinates of streets and states dead end, AI is translating as dead body or burglary alarm is going off and it is translating as active burglary. People are taking screenshots of this and putting it on Facebook. His advice and request to everybody is to please do not believe everything you read on the internet. Take it with a grain of salt and third, mind your own business. If there is something that you need to be made aware of or notified, the police department or the Borough will notify you through our various communication means. We encourage everyone to look at our website and sign up for our reverse 911 system.

Mayor Rendo stated to Councilman Pollack that he had been working on the train station repair. Where are we with that project? Administrator Padilla stated that it is 98 percent complete. There is a little fence that needs to be repaired as well as the clock tower.

Councilwoman Brodsky stated that Resolution No. 26-173 regarding the upgrading of Major field with turf. This is to rectify a major flooding issue that hindered our kids being able to play on the fields and having to play in other towns. This will hopefully rectify that situation. Regarding Councilwoman Margolis' comment about the first step of upgrading our amenities throughout town and all the fields, they all can use a facelift. That is our goal and our long-term plan. Thanks to DPW Superintendent, David Linko, he noticed a couple of big trees up at the tree farm where they have reached a point where they are completely dead and dangerous at this point. Those trees will be taken down by DPW. Just an update regarding our folks up on Clairmont, Council President Stern and Councilwoman Margolis have a meeting this Friday morning with a Councilman from Park Ridge and their engineer to walk the site.

Councilwoman Margolis thanked all the residents that took part in our July 4th celebration. The three towns worked seamlessly together. There was a great turnout at all three events. We received many donations from local businesses. Leftover food from the barbeque went to Tri-Boro Food Pantry. Councilwoman Margolis stated that the food pantry also gives out school

supplies. We will hopefully get a flyer out tomorrow with information about a School Supply Drive for the food pantry. This will be in all three towns. Woodcliff Lake Wednesday opera moved inside last week and it was wonderful. As people are going away for the rest of the summer, and with the power outages that we have had, please make sure to fill out a vacant home check at the police station. They do check your home multiple times while you are away.

Councilwoman Marsh stated that she wanted to clarify to the public that the Borough, our professionals and our Land Use Board are watching these developments. We have meetings with our developers so that we are up to date on what progress is going on. We did notice right away that a few too many trees were taken down at the Russo site. Before we could even reach out, Russo notified us that they noticed that their tree service took down too many trees. We had Russo come in before the Land Use Board to fix this problem. They did come in and they did an amended tree plan. They will replace the trees that they took down and they are adding an additional 15 trees. So far, it has been nice working with Russo Development and we will continue to stay on top of it.

ENGINEER'S REPORT

(please see attached report)

ADMINISTRATOR'S REPORT

Administrator Padilla stated that he wanted to point out that we need to amend Resolution No. 26-173 which is for Major field. The amount will be \$3,746,086 plus option B which is approximately \$39,000. We are not doing option A. The only other thing that we need to add to that Resolution is that it will be subject to the contribution of \$56,000 from the Baseball Association.

CONSENT AGENDA

MOTION to amend Resolution No. 26-173 was made by Councilwoman Margolis, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh and Councilman Pollack. Council President Stern was absent.

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

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

ADJOURNMENT

MOTION to adjourn was made by Councilwoman Marsh, second by Councilwoman Brodsky, and unanimously approved. The meeting was adjourned at 8:30 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR
Borough Clerk

JULY ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
JULY 15, 2026



1. Werimus Lane Pump Station Flood Resilient Improvements

Contract awarded to J.Fletcher Creamer and Sons for the amount of \$1,892,500.00. Preconstruction meeting was held January 21, 2025. Automatic Transfer Switch (ATS) and remaining electrical equipment has been installed. Evergreen screen plantings have been installed with fencing installation to occur week of 8/10-8/17. The emergency generator startup & training is scheduled for Friday 7/17 and Monday 7/20 with pump startup scheduled for August 3, 4, and 5.

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

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

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

3. Watershed Improvement Plan Phase II - Watershed Assessment Report

The Borough of Woodcliff Lake, along with all other municipalities in the State of New Jersey must prepare a Watershed Improvement Plan as part of the NJDEP Municipal Stormwater Management Program. Phase I of this Plan was prepared in 2025 and was the Watershed Inventory Report. Phase II of this Plan is the Watershed Assessment Report. This Report must be submitted to the NJDEP no later than January 26, 2027.

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

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

The Borough of Woodcliff Lake received a grant in the amount of \$233,364.00 from the NJDOT for the Broadway Corridor Streetscape Improvements Project (Prospect to Campbell) as per the November 1, 2023 NJDOT grant award letter. Neglia has completed the design and bid documents along with PSEG street lighting coordination and received NJDOT approval to bid. Bids were opened on March 5, 2025 and project was awarded to A.A. Berms. Pre-construction meeting was held on April 9, 2026. Streetscape improvements are substantially complete pending lighting installation by PSEG. PSEG estimated 12-16 lead time for the materials with installation to follow.

LYNDHURST

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

MOUNTAINSIDE

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

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

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

6. Old Barn Site and Train Station Parking Lot

Bids were opened on June 26, 2025 and recommendation package recommending award of contractor to AJM Contracting in the amount of \$635,995.00 pending available funds, attorney review and Borough approval of the same. Pre-Construction meeting with Borough, NJ Transit, and Contractor was held on 8/7/2025. Milling and paving of the south parking lot across street was completed. Sitework, temporary paving and striping has been completed for re-opening and use of parking lot. Clocktower repairs are substantially complete. Landscaping of the pollinator garden is substantially complete, with construction of the walkway final surface treatment and installation of the trash/recycling receptacles remaining. Final paving and striping has been completed. Contractor to address final punch list items followed by final payment and project closeout.

7. Woodcliff Lake Tennis Courts

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

8. Digital Tax Maps

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

9. Major Field Improvements

We understand the Borough is considering improvements to Major Field including but not limited to infield turf conversion, new backstop with possible relocation, new fencing, drainage improvements, new dugouts and associated site improvements and site restoration. Neglia completed the Survey and Preliminary Scope of Work plans for obtaining updated pricing proposals by BC Coop Vendors. The lowest responsible proposal obtained was from Keystone Sports Construction for \$374,508.26 (base price) with voluntary alternate options for a portable pitching mount (\$19,017.65) and overhead shading for the dugouts (\$36,958.82) for review and consideration.

Bergen County Soil Conservation District final engineering package was submitted by Neglia at the end of June and is under review by Bergen County SCD. Final proposals from BC Coop vender being reviewed by Borough/Borough CFO for processing and authorization by the Borough to proceed.

10. Year 2026 Municipal Paving Project

Neglia is proceeding with survey, design, and bid documents for the Year 2026 Municipal Paving Project (Hunter Ridge, Clairmont, and Somerset) with anticipated completion of plans and specifications prior to the August meeting.

Werimus Road/Woodcliff Avenue Pedestrian Improvements

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

11. Overlook Drive Section 1 & Section 2 Paving Project

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

12. Lydecker Property Improvements

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

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

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

Neglia, along with Borough DPW has requested emergency repair quotes from J. Fletcher Creamer, Joseph M. Sanzari, and Montana Construction for review by the Borough and Neglia for the immediate repair in accordance with NJ State Statute (5:34-6.1 and 6.2) to cope with the emergency conditions that affect public health and safety.

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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ORDINANCE NO.26-13

AN ORDINANCE AMENDING THE REQUIREMENTS AT § 380-57A OF THE CODE OF THE BOROUGH OF WOODCLIFF LAKE RELATING TO THE CREATION OF AFFORDABLE HOUSING UNITS IN THE AGE-RESTRICTED HOUSING OVERLAY-2 DISTRICT (ARHO-2) OVERLAY ZONE

WHEREAS, pursuant to *N.J.S.A. 40:55D-62b*, the Mayor and Council of the Borough of Woodcliff Lake is authorized and empowered to adopt and amend the zoning ordinance of the Borough of Woodcliff Lake; and

WHEREAS, on September 4, 2018, the Mayor and Council of the Borough of Woodcliff Lake passed Ordinance No. 18-11, creating the ARHO-2 Age-Restricted Housing Overlay-2 District at § 380-57A, to implement its Third Round Housing Element and Fair Share Plan and satisfy the requirements of its settlement agreement with Fair Share Housing Center; and

WHEREAS, as a condition of compliance of its Fourth Round Housing Element and Fair Share Plan, the Borough must amend § 380-57A to require 20% of all housing units created in the overlay to be affordable to low- and moderate-income households, regardless of whether the units are for-rent or for-sale.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, as follows:

Section 1. That § 380-57A in Chapter §380-57 be amended as follows:

§ 380-57A.4 Site Plan and Building Guidelines

Age-restricted multiunit development in the ARHO-2 District shall also comply with the following requirements:

....

F. Affordable Housing Requirements. ~~If the residential units are rental, 15% of the units shall be reserved for affordable households. If the units are for sale, Twenty percent (20%) of the residential units shall be reserved for affordable low- and moderate-income households. The affordable units shall have a minimum 30-year deed restriction.~~ Any such affordable units shall comply with Article V, "Development and Management of Low- and Moderate-Income Housing," within Chapter 380 of the Borough code, and all other applicable laws and regulations of the State of New Jersey and the Uniform Housing Affordability Controls (UHAC), applicable COAH affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws. ~~The units shall meet the bedroom distribution required by UHAC. The units shall meet the low/moderate income split required by the Uniform Housing Affordability Controls and provide at least~~

~~13% of the units as very low income units as mandated by the Fair Housing Act.~~ The developer shall be responsible for retaining a qualified Administrative Agent at the developer's sole cost and expense for the lifetime of the deed restriction. This shall include the initial rental/sale of the unit and the ongoing compliance. The developer shall utilize the Borough's Administrative Agent or a Borough-approved equivalent. The affordable units shall be age-restricted units.

Section 3. All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

Section 4. This ordinance shall be construed consistent with the purpose stated herein. Any ambiguities in this ordinance shall be construed in accordance with the purpose of this ordinance. If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the full extent possible. This ordinance repeals provisions of the Woodcliff Lake Code only where stated herein; otherwise, this ordinance is amendatory and supplementary to existing provision of the Woodcliff Lake Code.

Section 5. This ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.



BOROUGH OF WOODCLIFF LAKE

198 PASSACK 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	X			
Margolis	X		X			
Marsh			X			
Pollack			X			
Stern						X
Mayor Rendo						

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

RESOLUTION NO. 26-155

JULY 20, 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

_____. 9. Matters Relating to the Potential Imposition of a Penalty. Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

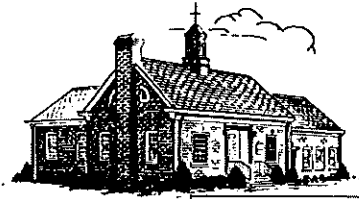
NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on July 20, 2026 that an Executive Session closed to the public shall be held on July 20, 2026 at 6:30 PM, regarding the discussion of matters relating to the specific items designated above.

CERTIFICATION

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

RESOLUTION NO. 26-156

JULY 15, 2026

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

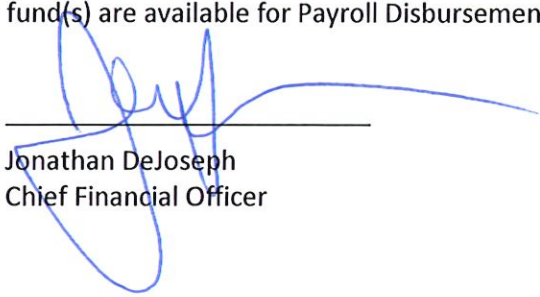
Payroll Released 6/30/2026	\$ 266,088.62
Payroll Released 7/15/2026	\$ 274,380.69

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

Current Fund:	\$ 2,038,689.41
Animal Control:	\$ 80.40
Open Space Trust:	\$ 7,567.50
Trust Funds Other	\$ 8,040.02
Affordable Housing:	\$ 2,504.35
State Unemployment	\$ 8.13
General Capital:	\$ 343,821.09
Escrow:	\$ 27,635.48

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.



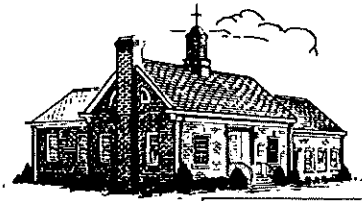
Jonathan DeJoseph
Chief Financial Officer

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 July 20, 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						

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH AFFORDABLE HOUSING ATTORNEY

**RESOLUTION NO. 26-157
JULY 20, 2026**

WHEREAS, on February 6, 2026, the Governing Body approved and appointed Wendy R. Quiroga, Esq. of the Weiner Law Group as Affordable Housing Attorney for a one- year term commencing January 1, 2026 through December 31, 2026; and

WHEREAS, effective June 1, 2026, Wendy R. Quiroga, Esq. will be joining the firm of Scarinici Hollenbeck located at 150 Clove Road, 9th Floor, Little Falls, New Jersey; and

WHEREAS, it is necessary to appoint Wendy R. Quiroga, Esq. of the law firm of Scarinici Hollenbeck LLC as Redevelopment Attorney for the Borough effective June 1, 2026 through December 31, 2026; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5, this appointment is exempt from the public bidding laws; and

WHEREAS, it is necessary to prepare a professional services agreement between the Borough and Wendy R. Quiroga, Esq., as Affordable Housing Attorney reflecting the new firm name in order for her to serve in the same capacity with the Borough; and

WHEREAS, the Borough Attorney has prepared a professional services agreement effective June 1, 2026 through December 31, 2026 between the Borough and the Affordable Housing Attorney, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same; and

WHEREAS, the Mayor and Council have reviewed the attached 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.

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 Wendy R. Quiroga, Esq. of Scarinci Hollenbeck LLC be and is hereby appointed Affordable Housing Attorney for the Borough effective June 1, 2026 thru December 31, 2026; and

BE IT FURTHER RESOLVED, the Professional Services Agreement between the Borough and Wendy R. Quiroga, Esq. of Scarinci Hollenbeck as Affordable Housing Attorney effective June 1, 2026 thru 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 Wendy R. Quiroga, Esq. 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 July 20, 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 THE INSERTION IN BUDGET OF SPECIAL ITEM OF REVENUE AND APPROPRIATION – CHAPTER 159 2023 NJ DEP RECYCLING TONNAGE GRANT

RESOLUTION NO. 26-158
JULY 20, 2026

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

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

WHEREAS, the Borough of Woodcliff Lake has been awarded \$15,600.65 from the 2023 New Jersey Department of Environmental Protection Recycling Tonnage Grant and wishes to include this amount as a revenue item.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, hereby requests the Director of the Division of Local Government Services to approve insertion of an item of revenue in the budget of the year 2023 in the sum of \$15,600.65 which is now available as a revenue from:

Miscellaneous Revenues:

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

2023 New Jersey Department of Environmental Protection Recycling Tonnage Grant.

BE IT FURTHER RESOLVED that a like sum of \$15,600.65 be and is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from "CAPS"

Public and Private Offset by Revenues:

2023 New Jersey Department of Environmental Protection Recycling Tonnage Grant.

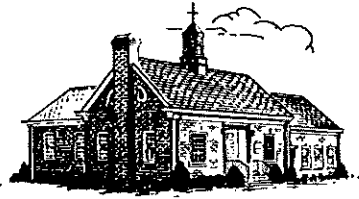
BE IT FURTHER RESOLVED, that the Borough Certified Municipal Finance Officer shall upload an electronic certified copy of this resolution in the New Jersey DCA Financial Automation Submission Tracking ("FAST") System.

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 July 20, 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 PERMIT FEES

RESOLUTION NO. 26-159

JULY 20, 2026

WHEREAS, Dutra Excavating, the contractor for Mr. & Mrs. Hasson of property at 6 Meadow Lane submitted a permit to convert their basement window well into a staircase with a door and paid a permit fee of \$170.00 (Permit 26-143); and

WHEREAS, the permit was issued but the permit was no longer needed as the job was no longer being performed, and

WHEREAS, the owner has requested a refund of the permit fees, and

WHEREAS, the DCA fees (\$12.00) and the 20% plan review fee (\$32.00) of the permit fees remain with the Borough, and the amount of \$126.00 be returned to Arielle Hasson.

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 \$126.00 to the contractor listed below:

PAYMENT TO:

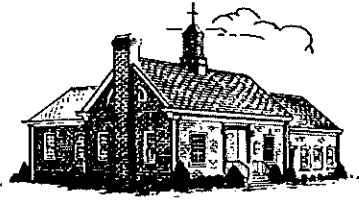
**Arielle Hasson
6 Meadow Lane
Woodcliff Lake NJ 07677**

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 July 20, 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 APPOINTING HAILEY MIRKOVIC AS POLICE OFFICER WITH THE WOODCLIFF LAKE POLICE DEPARTMENT IN THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 26-160
JULY 20, 2026

WHEREAS, Borough of Woodcliff Lake, having previously recognized the need to hire a police officer did hire Hailey Mirkovic as a police officer on a probationary status; and

WHEREAS, Hailey Mirkovic has successfully completed her probationary year and it is the recommendation of Chief Regula that Police Officer Mirkovic be appointed to the rank of Police Officer; and

WHEREAS, the Borough of Woodcliff Lake has determined that Hailey Mirkovic possesses the necessary skills and experience to hold the position of Police Officer with the Woodcliff Lake Police Department.

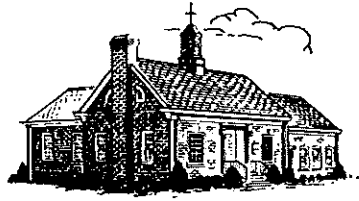
NOW THEREFORE, BE IT RESOLVED, that Hailey Mirkovic be appointed as Police Officer with the Woodcliff Lake Police Department effective July 1, 2026 in accordance with the terms and schedules contained within the governing Collective Bargaining Agreement, the policies of the Borough of Woodcliff Lake and the laws of the State of New Jersey.

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 July 20, 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 APPOINTING FRANK SAVINO AS POLICE OFFICER WITH THE WOODCLIFF LAKE POLICE DEPARTMENT IN THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 26-161
JULY 20, 2026

WHEREAS, Borough of Woodcliff Lake, having previously recognized the need to hire a police officer did hire Frank Savino as a police officer on a probationary status; and

WHEREAS, Frank Savino has successfully completed his probationary year and it is the recommendation of Chief Regula that Police Officer Savino be appointed to the rank of Police Officer; and

WHEREAS, the Borough of Woodcliff Lake has determined that Frank Savino possesses the necessary skills and experience to hold the position of Police Officer with the Woodcliff Lake Police Department.

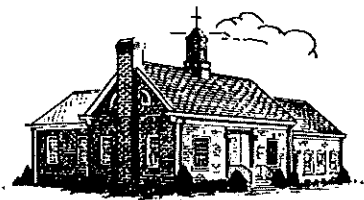
NOW THEREFORE, BE IT RESOLVED, that Frank Savino be appointed as Police Officer with the Woodcliff Lake Police Department effective July 1, 2026 in accordance with the terms and schedules contained within the governing Collective Bargaining Agreement, the policies of the Borough of Woodcliff Lake and the laws of the State of New Jersey.

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 July 20, 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 APPOINTING JOSEPH ENGLISH AS POLICE OFFICER WITH THE WOODCLIFF LAKE POLICE DEPARTMENT IN THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 26-162
JULY 20, 2026

WHEREAS, Borough of Woodcliff Lake, having previously recognized the need to hire a police officer did hire Joseph English as a police officer on a probationary status; and

WHEREAS, Joseph English has successfully completed his probationary year and it is the recommendation of Chief Regula that Police Officer English be appointed to the rank of Police Officer; and

WHEREAS, the Borough of Woodcliff Lake has determined that Joseph English possesses the necessary skills and experience to hold the position of Police Officer with the Woodcliff Lake Police Department.

NOW THEREFORE, BE IT RESOLVED, that Joseph English be appointed as Police Officer with the Woodcliff Lake Police Department effective July 1, 2026 in accordance with the terms and schedules contained within the governing Collective Bargaining Agreement, the policies of the Borough of Woodcliff Lake and the laws of the State of New Jersey.

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 July 20, 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 THE INSERTION IN BUDGET OF SPECIAL ITEM OF REVENUE AND APPROPRIATION – CHAPTER 159 2026 NEW JERSEY CLEAN COMMUNITIES PROGRAM

RESOLUTION NO. 26-163
JULY 20, 2026

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

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

WHEREAS, the Borough of Woodcliff Lake has been awarded \$18,592.48 from the 2026 New Jersey Clean Communities Program Grant and wishes to include this amount as a revenue item.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, hereby requests the Director of the Division of Local Government Services to approve insertion of an item of revenue in the budget of the year 2026 in the sum of \$18,592.48 which is now available as a revenue from:

Miscellaneous Revenues:

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

2026 Clean Communities Program Grant OE

BE IT FURTHER RESOLVED that a like sum of \$18,592.48 be and is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from "CAPS"

Public and Private Offset by Revenues:

2026 Clean Communities Program Grant OE

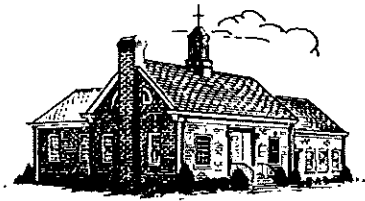
BE IT FURTHER RESOLVED, that the Borough Certified Municipal Finance Officer shall upload an electronic certified copy of this resolution in the New Jersey DCA Financial Automation Submission Tracking ("FAST") System.

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 July 20, 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 REDUCED AUGUST/SEPTEMBER WOODCLIFF LAKE POOL RATES FOR THE 2026 SEASON

RESOLUTION NO. 26-164

JULY 20, 2026

WHEREAS, the Mayor and Council seek to offer reduced membership rates for the final portion of the 2026 Old Mill Pool season to provide an affordable opportunity for residents and non-residents to utilize the facility while generating additional revenue for the Borough; and

WHEREAS, the reduced August/September memberships shall be valid beginning Saturday, August 1, 2026 through Monday, September 7, 2026 (Labor Day), which is the final day of operation for the 2026 Old Mill Pool season; and

WHEREAS, the Mayor and Council desire to establish the following reduced membership fees for the August/September 2026 Old Mill Pool season.

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

Membership Type

August/September 2026 Rate

Family + 2 Guest Pool Passes	\$250
Family with Nanny + 2 Guest Pool Passes	\$290

Resident Individual Membership Rates (Includes Old Tappan & Montvale Residents)

*An Adult is considered 24 and up.

Adult	\$155
Couple	\$210
Student (ages 14-23)	\$120
WL Senior Citizen (Age 62 & over – proof of age required)	FREE

Old Tappan and Montvale Senior Citizen (Age 62 & over – proof of age/residency required)	\$50
---	------

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

Borough of Woodcliff Lake Employee, Police, Volunteer Fire Fighter & Tri-Boro Ambulance (MUST BE CURRENT) (Regardless of residency, but must be a current employee or volunteer in the Borough of Woodcliff Lake for the current year)

Family Plan (Pool) + 2 guest passes (must be head of household)	\$100
Single (Adult) (pool) 24+	\$70

Non-Resident Pool Membership Rates

Family Plan + 2 guest passes	\$460
Family with Nanny + 2 Guest Pool Passes	\$475
Couple Plan	\$355
Single Adult (Pool) 24+	\$220
Student (ages 14-23)	\$175
Senior Citizen (Individual) (Ages 62+ & Over)	\$145

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 reduced membership rates at the Old Mill Pool for the months of August and September as outlined and referenced hereinabove be and are hereby approved; and

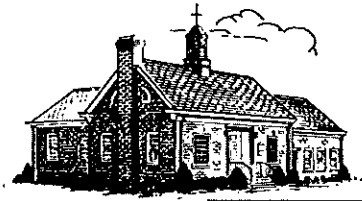
BE IT FURTHER RESOLVED, that the Parks and Recreation Commission take any and all action necessary to effectuate the intent of this resolution upon its passage.

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 July 20, 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 CHANGE ORDER NO. 1 FOR ROOF REPLACEMENTS

RESOLUTION NO. 26-165

JULY 20, 2026

WHEREAS, the Borough of Woodcliff Lake and Northeast Roof Maintenance, Inc. previously entered into a contract agreement for the Roof Replacement at the Borough Hall, Police Department and Fire Department; and

WHEREAS, the Contractor thru Borough Architect Joseph Bruno, has submitted Change Order No. 1 in the amount of \$822.00 revising the original contract sum of \$536,700.00 to \$535,878.00, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Finance Officer have reviewed Change Order #1 in the amount of \$822.00 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, County of Bergen and State of New Jersey, that Change Order #1 in the amount of \$822.00 revising the contract amount of \$536,700.00 to \$535,878.00 for the Roof Replacements at the Borough Hall, Police Department and Fire Department, 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 be and is hereby authorized and directed to take all steps necessary to effectuate payment to Northeast Roof Maintenance in accord with Change Order #1; and

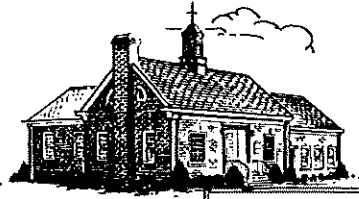
BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to Northeast Roof Replacements and Joseph Bruno upon its passage.

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 July 20, 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 APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE OVERLOOK DRIVE IMPROVEMENTS PROJECT

RESOLUTION NO. 26-166

JULY 20, 2026

WHEREAS, the Borough's Engineer has recommended that the Borough Council of Woodcliff Lake apply to the New Jersey Department of Transportation for funds that are available under the New Jersey Transportation Trust Fund Authority Act, Fiscal Year 2027 Municipal Aid Grant Program to complete the Overlook Drive Improvements Project.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as "MA-2027-Woodcliff Lake Borough Overlook Drive-00556" to the New Jersey Department of Transportation on behalf of the Borough of Woodcliff Lake.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Woodcliff Lake, that their signatures constitute acceptance of the terms and conditions of the grant agreement, and that they approve the execution of the grant agreement.

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

RESOLUTION NO. 26-167
JULY 20, 2026

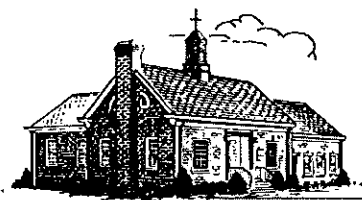
WHEREAS, this resolution authorizes the municipality to cancel all future taxes due to the granting of totally disabled veteran status by the Department of Veterans Affairs per the Department's letter dated June 16, 2026, for Paul J. Volpe, who is the owner of 51 Highview Avenue, Block 2603, Lot 20.

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

CERTIFICATION

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

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. 26-168
JULY 20, 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 301, Lot 3.04 on the Borough Tax Map, with an address of 200 Tice Boulevard, owned by CP Woodcliff Lakes LLC/MCP Woodcliff Lakes LLC/200 Tice Boulevard Holdings LLC for the tax years 2018 through 2024, Docket Nos. 007190-2018, 004210-2019, 007542-2020, 007011-2021, 004165-2022, 003264-2023 and 004070-2024. The approximate tax refund in this matter is \$295,000.00.

The approximate tax refund of \$295,000.00 will be paid in 2 equal payments of \$147,500 each payment. The first payment will be no later than October 1, 2026 and the second payment will be due no later than October 1, 2027.

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

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

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

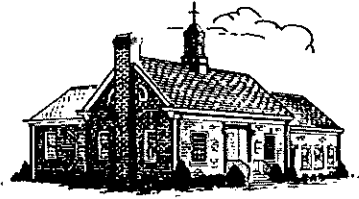
authorized and directed to execute any and all documents necessary in order to facilitate the payment for the above stated Stipulations of Settlement.

CERTIFICATION

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

RESOLUTION NO. 26-169

JULY 20, 2026

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

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

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

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

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the hiring of Donald Grey as Crossing Guard at an hourly rate of \$23.00 per hour be and is hereby approved; and

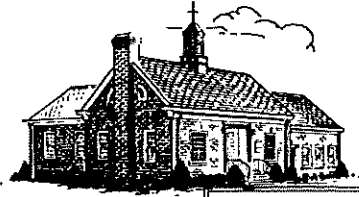
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to the Police Department upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of July 20, 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 NEGLIA ENGINEERING REVISED PAYMENT VOUCHER NO. 2 & FINAL FOR WEST HILL ROAD AND BROOKVIEW DRIVE ROADWAY IMPROVEMENTS

RESOLUTION NO. 26-170
JULY 20, 2026

WHEREAS, the Borough is in receipt of the following from Neglia Engineering with regard to the West Hill Road and Brookview Drive Roadway Improvements (NJDOT and Municipal Funded) Project reflecting the work performed to date: (a) Revised Payment Voucher No. 2 & Final in the amount of \$31,741.26; (b) Revised Engineer's Certificate No. 2 & Final in the amount of \$31,741.26; and (c) Revised Change Order No. 2 & Final and resolution for reduction in the amount of \$137,261.51, copies of which are attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Chief Financial Officer have reviewed the attached 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 following submitted by Neglia Engineering for the West Hill Road and Brookview Drive Roadway Improvements (NJDOT and Municipal Funded) Project, be and are hereby approved: (a) Revised Payment Voucher No. 2 & Final in the amount of \$31,741.26; (b) Revised Engineer's Certificate No. 2 & Final in the amount of \$31,741.26; and (c) Revised Change Order No. 2 & Final and resolution for reduction in the amount of \$137,261.51, copies of which are attached hereto and incorporated herein by reference; and

BE IT FURTHER RESOLVED, that the Borough Administrator be and is hereby authorized and directed to execute the attached Change Order No.2 and Final on behalf of the Borough; and

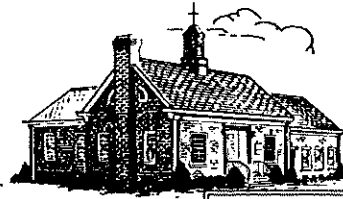
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to Neglia Engineering Associates upon its passage.

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 July 20, 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 NEGLIA ENGINEERING PROPOSAL FOR EMERGENCY ENGINEERING AND CONSTRUCTION MANAGEMENT SERVICES FOR EMERGENCY HEADWALL, GUIDERAIL AND ROADWAY REPAIRS

RESOLUTION NO. 26-171
JULY 20, 2026

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Emergency Engineering and Construction Management Services for Emergency Headwall, Guiderail and Roadway Repairs at the Intersection of Borough Glen Road with Bergen County Glen Road/Spring Valley Road Adjacent to 232 Glen Road, Woodcliff Lake and 2 Spring Valley Road, Park Ridge as follows: (a) on a time spent basis for a cost not to exceed \$38,900.00 representing Phase II-Emergency Engineering and Construction Management Services; and (b) on a material basis for a cost not to exceed \$1,000.00 for Phase III-Reimbursable Expenses; and

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

WHEREAS, the Borough Administrator and Superintendent of Department of Public Works have reviewed the proposal submitted by Neglia Engineering for Emergency Engineering and Construction Management Services for Emergency Headwall, Guiderail and Roadway Repairs at the Intersection of Borough Glen Road with Bergen County Glen Road/Spring Valley Road Adjacent to 232 Glen Road, Woodcliff Lake and 2 Spring Valley Road, Park Ridge, a copy of which is attached hereto and incorporated herein by reference, and recommend the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal from Neglia Engineering Associates for Emergency Engineering and Construction Management Services for Emergency

Headwall, Guiderail and Roadway Repairs at the Intersection of Borough Glen Road with Bergen County Glen Road/Spring Valley Road Adjacent to 232 Glen Road, Woodcliff Lake and 2 Spring Valley Road, Park Ridge as follows: (a) on a time spent basis for a cost not to exceed \$38,900.00 representing Phase II-Emergency Engineering and Construction Management Services; and (b) on a material basis for a cost not to exceed \$1,000.00 for Phase III-Reimbursable Expenses, 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

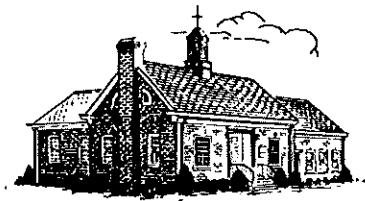
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Neglia Engineering Associates upon its passage.

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 July 20, 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 JOSEPH M. SANZARI INC. FOR EMERGENCY HEADWALL, GUIDERAIL AND ROADWAY REPAIRS

RESOLUTION NO. 26-172 JULY 20, 2026

WHEREAS, as the result of a car accident that occurred on or about July 9, 2026, it is necessary for the Borough to move forward with emergency repairs at the intersection of Borough Glen Road with Bergen County Glen Road/Spring Valley Road adjacent to 232 Glen Road in the Borough and 2 Spring Valley Road in Park Ridge due to a car accident which caused damage to the roadway, guiderail, headwall, storm drain and roadway embankment; and

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

WHEREAS, the Borough has received the following proposals for the emergency repairs: (a) Joseph M. Sanzari Inc. in the amount of \$233,000.00; (b) J. Fletcher Creamer & Son Inc. in the amount of \$255,858.29; and (c) Montana Construction in the amount of \$289,975.00; and

WHEREAS, the Borough Administrator, Borough Engineer and Borough Department of Public Works have reviewed the proposals submitted for the emergency work and recommend that Joseph M. Sanzari Inc. perform the emergency repairs to address the damage in accord with their proposal dated July 15, 2026, a copy of which is attached hereto and incorporated herein by reference; and

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

herein by reference.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the proposal submitted by Joseph M. Sanzari Inc. for the emergency repairs of the Headwall, Guiderail and Roadway Repairs at the Intersection of Borough Glen Road with Bergen County Glen Road/Spring Valley Road adjacent to 232 Glen Road in the Borough of Woodcliff Lake and 2 Spring Valley Road in the Borough of Park Ridge in the amount of \$233,000.00 be and is hereby approved; and

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

BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a certified copy of this resolution to Joseph M. Sanzari, Inc. and the Department of Public Works immediately upon its passage.

CERTIFICATION

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



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

CERTIFICATION

I, DAVID LINKO, hereby certify as follows:

1. I am the Superintendent of the Department of Public Works for the Borough of Woodcliff Lake.

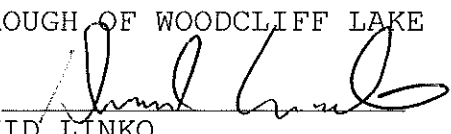
2. On or about July 9, 2026, I inspected the site of a car accident that caused damage to the roadway, guiderail, headwall, storm drain and roadway embankment at the intersection of Borough Glen Road with Bergen County Glen Road/Spring Valley Road adjacent to 232 Glen Road in the Borough of Woodcliff Lake and 2 Spring Valley Road in the Borough of Park Ridge.

3. I hereby certify that the damage caused by said car accident requires immediate emergency repairs as same affect the public health and safety.

4. I hereby certify that the foregoing statements made by me are true to the best of my knowledge. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

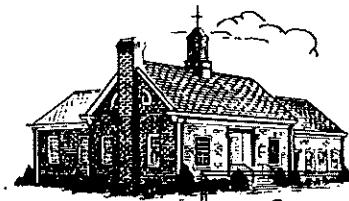
Date: 7/22/26

BOROUGH OF WOODCLIFF LAKE

By: 

DAVID LINKO

Superintendent Department of
Public Works



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 KEYSTONE SPORTS CONSTRUCTION FOR MAJOR FIELD IMPROVEMENTS

RESOLUTION NO. 26-173

JULY 20, 2026

WHEREAS, the Borough of Woodcliff Lake is in receipt of three (3) quotes for the Major Field Improvements as follows: (a) Keystone Sports Construction in the amount of \$374,508.26/\$430,484.73 (with improvements); (b) Athletic Field of America in the amount of \$611,723.84; and (c) Field Turf in the amount of \$652,216.00; and

WHEREAS, upon review of the same, the quote submitted by Keystone Sports Construction submitted through BC Coop Contract #C-25-022, in the base bid amount of \$374,508.26/\$430,484.73 (with improvements) represents the lowest responsible quote; and

WHEREAS, the Borough Administrator, Borough Engineer and Borough Attorney have reviewed the quote submitted by Keystone Sports Construction, a copy of which is attached hereto and incorporated herein by reference for the within referenced project, and recommends the approval of same; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and Keystone Sports Construction for the Major Field Improvements in the base bid amount of \$374,508.26 together with Option 2 only in the amount of \$36,958.82, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

WHEREAS, the Baseball Association will be making a contribution in the amount of \$56,000.00 through the Recreation Trust Fund; and

WHEREAS, the Chief Financial Officer has certified that the funds are available for this project in budget account no. C-04-55-947-010, 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 Keystone Sports Construction thru BC Coop Contract #C-25-022 for Major Field Improvements in the amount of \$374,508.26 together with Option 2 only in the amount of \$36,958.82 for a total contract amount of \$411,467.08, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, 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

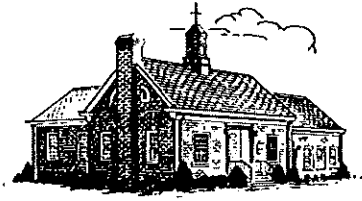
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the contract agreement to Keystone Sports Construction upon its passage.

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 July 20, 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						

**EMERGENCY RESOLUTION PER N.J.S.A. 40A:4-46
RESOLUTION NO. 26-174
JULY 20, 2026**

WHEREAS, an emergency has arisen with respect to the repair of Glen Road, and no adequate provision was made in the 2026 Budget for the aforesaid purpose, and N.J.S.A. 40A:4-46 provides for the creation of an emergency appropriation for the purpose above mentioned, and

WHEREAS, the total emergency appropriation created including this appropriation to be created by this resolution is \$330,000 and three percent of the total operations in the budget for the year 2026 is \$452,983.

WHEREAS, the foregoing appropriation together with prior appropriations does not exceed three (3) percent of the total operating appropriations in the budget for 2026.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Governing Body of the Borough of Woodcliff Lake in the County of Bergen (not less than two-thirds of all members thereof affirmatively concurring) as follows:

1. The Borough hereby authorizes and approves an emergency appropriation pursuant to N.J.S.A. 40A:4-46 and N.J.S.A. 40A:4-48 as follows:

Current Fund
Capital Improvements
Repair of Glen Road

\$330,000

2. That the Chief Financial Officer has certified that the expenditures to be financed through this resolution are related to the aforementioned emergency.
3. Said emergency appropriation is expected to be provided for in full by the adoption of a bond ordinance prior to December 31, 2026.
4. That the Borough Certified Municipal Finance Officer shall upload an electronic copy of this Resolution and CFO Certification in the New Jersey DCA Financial Automation Submission Tracking ("FAST") System.
5. This resolution shall take effect immediately.

CERTIFICATION

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



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

BOROUGH OF WOODCLIFF LAKE
BERGEN COUNTY, NEW JERSEY

This statement must be prepared in duplicate by the Chief Financial Officer or other responsible official, and must be filed with the municipal clerk prior to the adoption of the emergency resolution. The duplicate thereof must be filed with the Director of Local Government Services at the time of filing the emergency resolution.

Need of Emergency Appropriation: An emergency exists relating to the repair of Glen Road.

Date of Happening: July 20, 2026

Have any contracts been awarded or purchase orders placed in connection with this emergency appropriation? No

Have any payments been made in connection with this emergency appropriation? No

If costs are in excess of \$53,000 for either labor or materials, or both, will bids be advertised for?
No

If not, have resolutions been adopted declaring an exigency to exist which will not permit the advertisement for public bids?
Yes

Will work be performed by contract, force account or otherwise?
Contract

Signed _____

Title _____
Chief Financial Officer

DATE: 7/20/26