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WATERSHED INVENTORY REPORT PHASE 1 OF THE WATERSHED IMPROVEMENT PLAN

BOROUGH OF WOODCLIFF LAKE
BERGEN COUNTY
DECEMBER 23, 2025
Permit # NJG0149900

Stormwater Program Coordinator:
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The below figures are located within Appendix A of the report.

II. LIST OF TABLES

The below tables can be found within the pages of the report.

III. ACKNOWLEDGEMENTS

The Borough of Woodcliff Lake's Watershed Inventory Report has been prepared by Neglia Group.

Neglia Group would like to thank the Mayor and Council of the Borough of Woodcliff Lake for their continued work on making the Borough of Woodcliff Lake a safe, happy, and healthy place for all of its residence.

Neglia Group also wishes to acknowledge the following resources which were compiled by the New Jersey Department of Environmental Protection (NJDEP) to help with the preparation of this report:

- New Jersey Watershed Evaluation Tool (NJ-WET)
- NJDEP Open Data
- MS4 WIP Guidance Webpage
- TMDL Lookup Tool
- New Jersey's Integrated Water Quality Assessment Reports – 303 (d) List
- New Jersey Environmental Justice Mapping, Assessment, and Protection Tool (EJMAP)
- New Jersey Hydrologic Modeling Database (H&H Database)

IV. INTRODUCTION

The Borough of Woodcliff Lake is located in Bergen County covering 4.96 square miles to the West of Hudson River and bordered by Montvale and Park Ridge to the North, Hillsdale to the South and East, and Saddle River to the West. The Borough has a population of 6,234 (2024 United States Census) and is a majority urban use land with the highest land use being Residential with 0.4% as High Density or Multiple Dwelling, 2.78% as Rural, Single Unit, 47.23% as Single Unit, Low Density, and 8.89% as Single Unit, Medium Density. Table 1 below depicts the land use breakdown of the Borough (Land Cover 2020).

The Borough of Woodcliff Lake is located within the Hackensack River (above Old Tappan gage) subwatershed, Pascack Brook (above Westwood gage) subwatershed, Pascack Brook (below Westwood gage) subwatershed, and Saddle River (above Ridgewood gage) of the Watershed Management Area 5 (Hackensack, Hudson, and Pascack), as shown in Figure 1. A portion of the Borough is located in a Zone AE flood zone as shown in Figure 2.

This watershed improvement report provides a comprehensive understanding of the key defining features of how water flows throughout and into the Borough of Woodcliff Lake. This report presents information of the existing conditions and infrastructure within the Borough of Woodcliff Lake and aims to serve as a tool for informed decision-making, planning, and implementation of sustainable watershed management strategies to improve the community, watershed, the Hudson River, and the associated ecosystems.

The figures and tables provided in this report were prepared by geographic information systems (GIS) to provide a full graphical understanding of the stormwater infrastructure owned and operated by the Borough of Woodcliff Lake. The Borough's infrastructure was mapped by Neglia Group staff between 2023 – 2025 using survey-grade GPS collection methods and professional GIS drafting methods.

Table 1: Land Use Acreage & Percentage Breakdown

Type	Acreage	Percentage
Residential	1,346.21	59.31%
Agriculture	25.63	1.13%
Commercial / Industrial	186.51	8.22%
Urban Land	132.09	5.82%
Transportation/Communication/Utilities	40.19	1.77%
Recreational Land	39.16	1.73%
Forest	249.44	10.99%
Barren Land	3.48	0.15%
Water	154.72	6.82%
Wetlands	92.50	4.08%

Total	2,269.94	100%
Source: Anderson Classification Land Use / Land Cover 2020		

V. ACRONYMS & DEFINITIONS

ACRONYMS

- "BMP" – Best Management Practice
- "DO" – Dissolved Oxygen
- "EPA" – U.S. Environmental Protection Agency
- "GIS" – Geographic Information System
- "HUC 14" – Hydrologic Unit Code 14
- "LIDAR" – Light Detection and Ranging
- "MS4" – Municipal Separate Storm Sewer System
- "MTD" – Manufactured Treatment Device
- "NJPDES" – New Jersey Pollutant Discharge Elimination System
- "NJDEP" – New Jersey Department of Environmental Protection
- "NJDOT" – New Jersey Department of Transportation
- "NJ-WET" – New Jersey Watershed Evaluation Tool
- "TDS" – Total Dissolved Solids
- "TMDL" – Total Maximum Daily Load
- "TSS" – Total Suspended Solids
- "WIP" – Watershed Improvement Plan

DEFINITIONS

- "HUC 14" or "hydrologic unit code 14" means an area within which water drains to a particular receiving surface water body, also known as a subwatershed, which is identified by a 14-digit hydrologic unit boundary designation, delineated within New Jersey by the United States Geological Survey. (N.J.A.C. 7:9B)
- "Municipal separate storm sewer" (or MS4 conveyance) means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains) as defined in more detail at N.J.A.C. 7:14A-1.2.
- "Outfall" means any point source which discharges directly to waters of the United States and does not include open conveyances connecting two municipal separate storm sewers, or pipes, tunnels or other conveyances which connect segments of

the same stream or other waters of the United States and are used to convey waters of the United States.

- “Overburdened community” means a block group with at least 35 percent low-income households; or at least 40 percent of the residents identify as minority or as members of a State recognized tribal community; or at least 40 percent of the households have limited English proficiency.
- "Storm drain inlet" means the point of entry into the storm sewer system.
- "Stormwater" means water resulting from precipitation (including rain and snow) that runs off the land's surface, is transmitted to the subsurface, is captured by separate storm sewers or other sewerage or drainage facilities or is conveyed by snow removal equipment.
- "Stormwater facility" means stormwater infrastructure including, but not limited to, catch basins, infiltration basins, detention basins, green infrastructure (GI), filter strips, riparian buffers, infiltration trenches, sand filters, constructed wetlands, wet basins, bioretention systems, low flow bypasses, Manufactured Treatment Devices (MTDs), and stormwater conveyances.
- “Stormwater interconnections” means the location in which water flows from one MS4 system into another MS4 system that is owned by another entity.
- "Stormwater management basin" means a stormwater management basin as defined in N.J.A.C. 7:8.
- "Stormwater management measure" means a stormwater management measure as defined in N.J.A.C. 7:8.
- “Stormwater runoff” means water flow on the surface of the ground or in storm sewers, resulting from precipitation.
- “Total maximum daily load” or “TMDL” means a total maximum daily load formally established pursuant to Section 7 of the Water Quality Planning Act (N.J.S.A. 58:11A-7) and Section 303(d) of the Clean Water Act, 33 U.S.C. §§12512 et seq. A TMDL is the sum of individual wasteload allocations for point sources, load allocations for nonpoint sources of pollution, other sources such as tributaries or adjacent segments, and allocations to a reserve or margin of safety for an individual pollutant.
- “Waters of the State” means the ocean and its estuaries, all springs, streams and bodies of surface or ground water, whether natural or artificial, within the boundaries of the State of New Jersey or subject to its jurisdiction” (see N.J.A.C. 7:9B-1.4).
- “Water quality impairments” means that the water body is contaminated by pollutants which prevents the water body from meeting its designated use.

VI. STORMWATER OUTFALLS

The Borough of Woodcliff Lake contains one hundred thirty-seven (137) outfalls within the Borough limits, as shown in Figure 3. The Borough owns and operates fifty-seven (57) of these outfalls, Bergen County owns and operated thirty-seven (37) of these outfalls, the State of New Jersey owns and operates twenty-five (25) of these outfalls, and the remaining twenty-three (23) are of unknown, private, or other ownership. All storm water within the Borough is ultimately drained into the Hudson River.

All outfalls owned and operated by the Borough of Woodcliff Lake are required to be inspected once every five years per the NJDEP MS4 permit. The Borough continuously maintains and inspects these outfalls in accordance with the NJDEP requirements.

RECEIVING SURFACE WATERS

Fourteen (14) of the fifty-seven (57) Woodcliff Lake owned outfalls, or (24%), located within the Borough of Woodcliff Lake discharge directly into Bear Brook. Two (2) or (4%) of outfalls discharge into the Holdrum Brook, twenty-four (24) or (42%) of outfalls discharge into the Musquapsink Brook, ten (10) or (18%) of outfalls discharge into the Musquapsink Brook Wetlands, one (1) or (2%) of outfalls discharge into the Pascack Brook, three (3) or (5%) of outfalls discharge into the Saddle Brook Wetlands, one (1) or (2%) of outfalls discharge into the Wandell Brook, and the remaining two (2) or (3%) of outfalls discharge into the Musquapsink Brook, as shown on Figure 4.

WATER QUALITY CLASSIFICATIONS

The Borough of Woodcliff Lake contains seven classified waterways, which are all ultimately tributaries to the Hudson River. The Bear Brook, Holdrum Brook, Musquapsink Brook, Pascack Brook, Woodcliff Lake Reservoir, Wandell Brook, and Saddle Brook is classified as category one non-trout freshwater (FW2-NTC1), as shown on Figure 5.

VII. STORMWATER INTERCONNECTIONS

The Borough of Woodcliff Lake contains MS4 systems owned by Bergen County. Additionally, Woodcliff Lake's stormwater infrastructure is connected to the adjacent Borough of Woodcliff Lake and Borough of Old Tappan. These interconnections point locations were found using the municipality boundary and right-of-way for county and state roadways utilizing information from the NJ Office of GIS, NJDEP.

The Borough of Woodcliff Lake's MS4 infrastructure interconnects into the Bergen County MS4 system at twenty-four (24) locations. The Borough of Woodcliff Lake's MS4 infrastructure interconnects into the State system at seven (7) location. The Borough of Woodcliff Lake's MS4 infrastructure interconnects into other municipality systems at nine (9) locations. The Borough of Woodcliff Lake's MS4 infrastructure interconnections into the varying systems detailed above are illustrated on Figure 6.

The Borough of Hillsdale discharges into the Borough of Woodcliff Lake's MS4 infrastructure at one (1) point located along Lincoln Avenue. Bergen County's MS4 infrastructure discharges into the Borough of Woodcliff Lake's MS4 infrastructure at five (5) locations. The interconnections of water flowing into the Borough of Woodcliff Lake's MS4 system are shown in Figure 7.

VIII. DRAINAGE AREA(S) FOR STORMWATER OUTFALLS AND STORMWATER INTERCONNECTIONS

The report delineates the drainage areas that are flowing to outfalls and upstream connections to other MS4 systems. These delineations can identify the amount of water flowing into the Borough's system and aid in identifying issues in the stormwater piping network.

STORM DRAIN INLETS AND MANHOLES

The Borough of Woodcliff Lake owns and operates five hundred sixty-four (564) stormwater inlets and catch basins and one hundred sixty-eight (168) manholes that discharge stormwater runoff into the waterways referenced above located within the Borough. Woodcliff Lake uses ArcGIS to manage and visualize the MS4 infrastructure. Figure 8 illustrate the stormwater structures owned and operated by the Borough of Woodcliff Lake and all stormwater interconnections that convey stormwater runoff into the Borough's MS4 system.

The stormwater inlets and catch basins owned and operated by the Borough of Woodcliff Lake are required to be inspected once every five years per the NJDEP MS4 permit. The Borough maintains a list of inlets that require cleaning and repair. The Borough cleans and implements repairs on stormwater infrastructure on a regular basis, in accordance with the MS4 permit.

OUTFALL AND UPSTREAM CONNECTIONS DRAINAGE AREA METHODOLOGY

The procedure used to delineate the drainage area for the outfalls and upstream interconnection points use the outfall, manhole, and inlet points with the pipe network linework inserted into AUTOCAD Civil 3D. The MS4 information was then used in conjunction with one-foot contours provided from LIDAR information and detailed using standard overland and pipe flow analysis. Figure 9 illustrates the delineated drainage areas for the outfalls.

This delineation procedure is not entirely accurate due to insufficient data due to the lack of manholes and inlets owned by other entities within the Borough that would otherwise, create a full picture of the stormwater infrastructure from the county and state. Future procedures can be refined to improve the delineation process by incorporating the county and state data, upon the completion from both entities.

IX. WATER QUALITY IMPAIRMENTS AND TMDLS

The New Jersey Integrated Water Quality Monitoring and Assessment Report (305(b) and 303 (d)) (Integrated List) is required by the federal Clean Water Act to be prepared biennially and is a valuable source of water quality information. This combined report presents the extent to which New Jersey water is attaining water quality standards and identifies waters that are impaired.

Water bodies are classified through the use of Sublists. Sublist 1 and 2 waterbodies are unimpaired. Sublist 3 waterbodies have limited assessment or data availability. Sublist 4 waterbodies are impaired due to pollution rather than pollutants or have had a Total Maximum Daily Load (TMDL) or other enforceable management measure approved by the EPA expected to achieve Water Quality Standards. Sublist 5 of the Integrated List constitutes the list of waters impaired or threatened by pollutants, for which one or more TMDLs are needed.

A TMDL is the amount of a pollutant that can be accepted by a water body without causing an exceedance of water quality standards or interfering with the ability to use a water body for one or more of its designated uses. The allowable load is allocated to the various sources of the pollutant, such as stormwater and wastewater discharges, which require an NJPDES permit to discharge, and nonpoint source, which includes stormwater runoff from agricultural areas and residential areas, along with a margin of safety. Provisions may also be made for future sources in the form of reserve capacity. Based on an inquiry to the NJDEP's TMDL Look-Up Tool, provided by the Bureau of Nonpoint Pollution, the entirety of Woodcliff Lake Borough holds the TMDL parameter of Fecal Coliform, as shown in Figure 10.

The Hackensack R (above Hirshfield Brook) subwatershed and Saddle River subwatershed of the Watershed Management Area 5 (Hackensack, Hudson, and Pascack) has four (4) water quality impairments, as shown in Figure 11. The impairments are Dissolved Oxygen, Total Dissolved Solids, PH, and Temperature.

X. OVERBURDENED COMMUNITIES

The Borough of Woodcliff Lake contains 0.00% overburdened communities (NJ-WET), as shown in Figure 12.

The Borough regularly does activities to promote the wellness of the residents by hosting community wellness days and wellness programs for adults and seniors. Woodcliff Lake further has an annual town wide clean-up and facilities school / youth education activities on the importance of stormwater.

Table 2: Overburdened Communities Percentage		
Type	Acreage	Percentage
Minority	0.00	0%
Non-Overburdened Community	2,269.94	100.00%
Total	2,269.94	100.00%
Source: NJDEP Open Data		

XI. IMPERVIOUS COVER

The impervious area occupies approximately twenty-eight (28%) of the Borough's footprint. Figure 13 shows the impervious coverage of the Borough of Woodcliff Lake.

Table 3: Impervious Coverage Breakdown		
Class	Acreage	Percentage
Building	169.79	7.44%
Other	262.58	11.57%
Road	195.83	8.63%
Total Impervious	627.19	27.63%
Non-Impervious	1,642.75	72.37%
Total	2,269.94	100.00%
Source: NJDEP Open Data		

A link has been discovered by researchers between the impervious cover within a watershed and the stream ecosystem impairments (Schueler et al., 2009). Schueler first proposed a model in 2004 using the impervious coverage to diagnose the severity of future streams problems within the urban watersheds. The impervious cover model designates urban streams into four (4) categories; sensitive, impacted, non-supporting, and urban drainage.

A sensitive stream is when the watershed has an impervious cover of less than ten percent (10%) and are able to generally retain the hydrologic function and support good to excellent aquatic diversity. Impacted streams have an impervious coverage of ten percent (10%) to twenty-five (25%) and while showing signs of stream health decline have fair aquatic diversity. Non-supporting streams have an impervious coverage between twenty-five percent (25%) and sixty percent (60%) and no longer support their hydraulic function, channel stability, habitat, water quality of biological diversity. Non-supporting streams often are so degraded that it is difficult for the stream to make a full recovery. Urban drainage streams have an impervious coverage of sixty percent (60%) or higher and have become so degraded that they generally only function as a conduit for flood waters. Urban drainage streams consistently have poor water quality, highly unstable channels and poor habitat and biodiversity scores. Many of these streams are so beyond repair that they disappear altogether by earthworks and / or storm drain enclosures.

The high percentage of impervious cover within the Borough of Woodcliff Lake would suggest that the waterways within its border are impaired as urban drainage streams.

XII. CONCLUSION

The Watershed Inventory Report serves as a record for the stormwater infrastructure, water quality data, stream classifications, and additional relevant information for a full understanding of the MS4 information within the Borough of Woodcliff Lake. All the data compiled for this report has been compiled by GIS experts as a digital map that can be utilized as a continued reference with a closer look at the information provided in this report. As, phase one of the watershed improvement plan, this report will be used in the creation of a Watershed Assessment Report which will identify areas of potential concern and where water quality improvement projects could potentially be implemented.

XIII. REFERENCES

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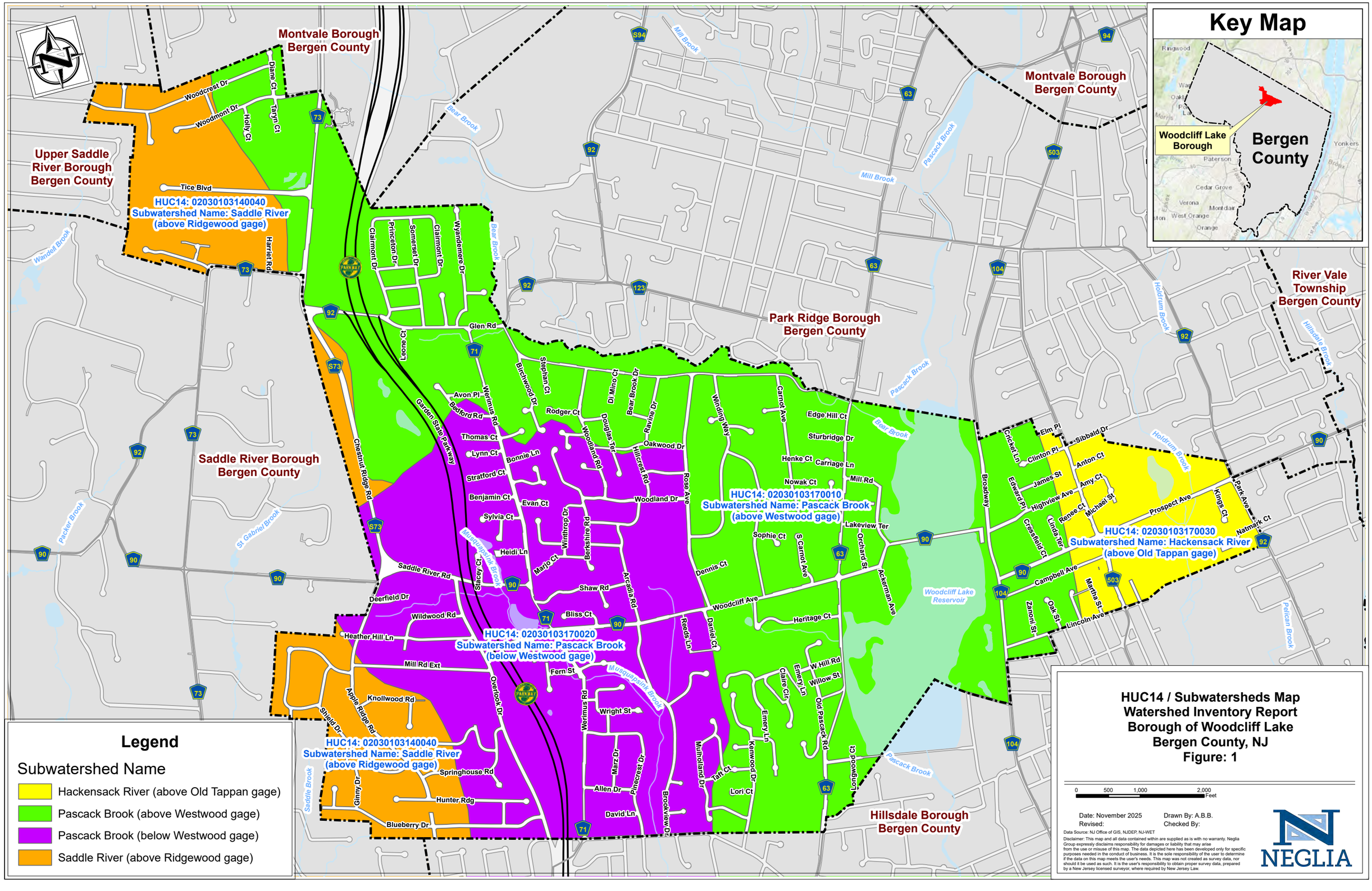
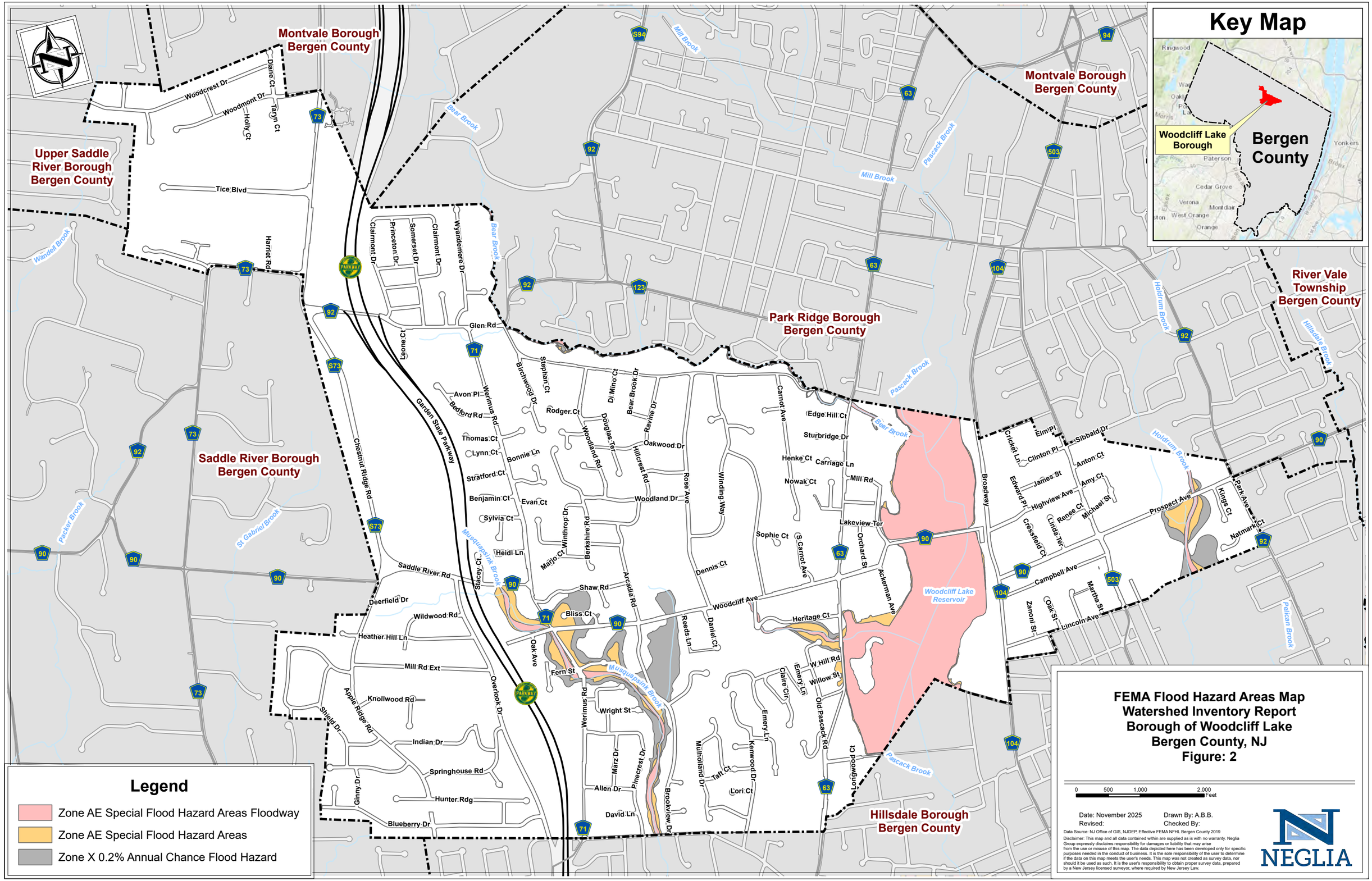

Key Map
Woodcliff Lake Borough
Bergen County
Montvale Borough
Bergen County
Upper Saddle River Borough
Bergen County
Saddle River Borough
Bergen County
Park Ridge Borough
Bergen County
Montvale Borough
Bergen County
River Vale Township
Bergen County
Hillsdale Borough
Bergen County
HUC14: 02030103140040
Subwatershed Name: Saddle River
(above Ridgewood gage)
HUC14: 02030103170010
Subwatershed Name: Pascack Brook
(above Westwood gage)
HUC14: 02030103170020
Subwatershed Name: Pascack Brook
(below Westwood gage)
HUC14: 02030103170030
Subwatershed Name: Hackensack River
(above Old Tappan gage)
Legend
Subwatershed Name
Hackensack River (above Old Tappan gage)
Pascack Brook (above Westwood gage)
Pascack Brook (below Westwood gage)
Saddle River (above Ridgewood gage)
HUC14 / Subwatersheds Map
Watershed Inventory Report
Borough of Woodcliff Lake
Bergen County, NJ
Figure: 1
0 500 1,000 2,000 Feet
Date: November 2025
Revised:
Drawn By: A.B.B.
Checked By:
Data Source: NJ Office of GIS, NJDEP, NJ-WET
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.
NEGLIA
Woodcrest Dr
Woodmont Dr
Diane Ct
Holly Ct
Taryn Ct
Tice Blvd
Harriet Rd
Wandell Brook
Packer Brook
St Gabriel Brook
Chestnut Ridge Rd
Garden State Parkway
Clairmont Dr
Princeton Dr
Somerset Dr
Wyandemere Dr
Bear Brook
Mill Brook
Pascack Brook
Glen Rd
Leonard Ct
Avon Pl
Bedford Rd
Wernimus Rd
Birchwood Dr
Stephan Ct
Rodger Ct
Douglas Ter
Woodland Rd
Di Mino Ct
Bear Brook Dr
Ravine Dr
Oakwood Dr
Hillcrest Rd
Rose Ave
Thomas Ct
Lynn Ct
Bonnie Ln
Stratford Ct
Benjamin Ct
Evan Ct
Sylvia Ct
Heidi Ln
Marjo Ct
Winthrop Dr
Berkshire Rd
Woodland Dr
Musquapsink Brook
Stacey Ct
Saddle River Rd
Deerfield Dr
Wildwood Rd
Heather Hill Ln
Mill Rd Ext
Shaw Rd
Arcadia Rd
Bliss Ct
Reeds Ln
Daniel Ct
Overlook Dr
Fern St
Wright St
Werimus Rd
Knollwood Rd
Apple Ridge Rd
Shield Dr
Springhouse Rd
Ginny Dr
Hunter Rdg
Blueberry Dr
Saddle Brook
Marz Dr
Pinecrest Dr
Allen Dr
David Ln
Brookview Dr
Mulholland Dr
Tait Ct
Lori Ct
Kenwood Dr
Longwood Ct
Emery Ln
Claire Ct
Old Pascack Rd
W Hill Rd
Willow St
Woodcliff Ave
Heritage Ct
Dennis Ct
S Carnot Ave
Orchard St
Ackerman Ave
Lakeview Ter
Sophie Ct
Carnot Ave
Edge Hill Ct
Sturbridge Dr
Henke Ct
Carriage Ln
Nowak Ct
Mill Rd
Winding Way
Woodcliff Lake Reservoir
Broadway
Cricket Ln
Edward Pl
Elm Pl
Clinton Pl
Sibbald Dr
Anton Ct
James St
Amy Ct
Highview Ave
Renee Ct
Michael St
Prospect Ave
Kings Ct
Park Ave
Natmark Ct
Cressfield Ct
Linda Ter
Campbell Ave
Martha St
Lincoln Ave
Zanoni St
Oak St
Holdrum Brook
Hillsdale Brook
Pelican Brook
Ridgewood
Paterson
Yonkers
Bronx
Cedar Grove
Verona
Montclair
West Orange
Orange


Montvale Borough
Bergen County
Upper Saddle
River Borough
Bergen County
Saddle River Borough
Bergen County
Park Ridge Borough
Bergen County
Montvale Borough
Bergen County
River Vale
Township
Bergen County
Hillsdale Borough
Bergen County
Woodcliff Lake
Reservoir
Mill Brook
Bear Brook
Pascack Brook
Musquapsink Brook
Holdrum Brook
Hillsdale Brook
Pelican Brook
Wandell Brook
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St Gabriel Brook
Woodcrest Dr
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Wildwood Rd
Heather Hill Ln
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Knollwood Rd
Indian Dr
Springhouse Rd
Hunter Rdg
Blueberry Dr
Shield Dr
Apple Ridge Rd
Overlook Dr
Oak Ave
Fern St
Avon Pl
Bedford Rd
Werimus Rd
Birchwood Dr
Stephan Ct
Rodger Ct
Douglas Ter
Woodland Rd
Hillcrest Rd
Oakwood Dr
Bear Brook Dr
Ravine Dr
Thomas Ct
Lynn Ct
Bonnie Ln
Stratford Ct
Benjamin Ct
Evan Ct
Sylvia Ct
Heidi Ln
Mario Ct
Winthrop Dr
Berkshire Rd
Rose Ave
Winding Way
Woodland Dr
Arcadia Rd
Shaw Rd
Bliss Ct
Woodcliff Ave
Reeds Ln
Daniel Ct
Dennis Ct
Sophie Ct
S Carnot Ave
Carnot Ave
Edge Hill Ct
Sturbridge Dr
Henke Ct
Carriage Ln
Nowak Ct
Mill Rd
Lakeview Ter
Orchard St
Ackerman Ave
Heritage Ct
W Hill Rd
Willow St
Old Pascack Rd
Claire Cir
Emery Ln
Longwood Ct
Kenwood Dr
Lori Ct
Taft Ct
Mulholland Dr
Brookview Dr
Pinecrest Dr
Marz Dr
Allen Dr
David Ln
Wright St
Werimus Rd
Stacey Ct
Broadway
Cricket Ln
Elm Pl
Clinton Pl
Sibbald Dr
Anton Ct
James St
Edward Pl
Highview Ave
Amy Ct
Renee Ct
Michael St
Linda Ter
Cressfield Ct
Prospect Ave
Kings Ct
Park Ave
Natmark Ct
Campbell Ave
Martha St
Zanoni St
Oak St
Lincoln Ave
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Borough
Bergen
County
Ringwood
Wayne
Oakland
Pompton Lakes
Morris
Paterson
Yonkers
Bronx
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Verona
Montclair
West Orange
Orange
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Zone X 0.2% Annual Chance Flood Hazard
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Date: November 2025
Revised:
Drawn By: A.B.B.
Checked By:
Data Source: NJ Office of GIS, NJDEP, Effective FEMA NFHL Bergen County 2019
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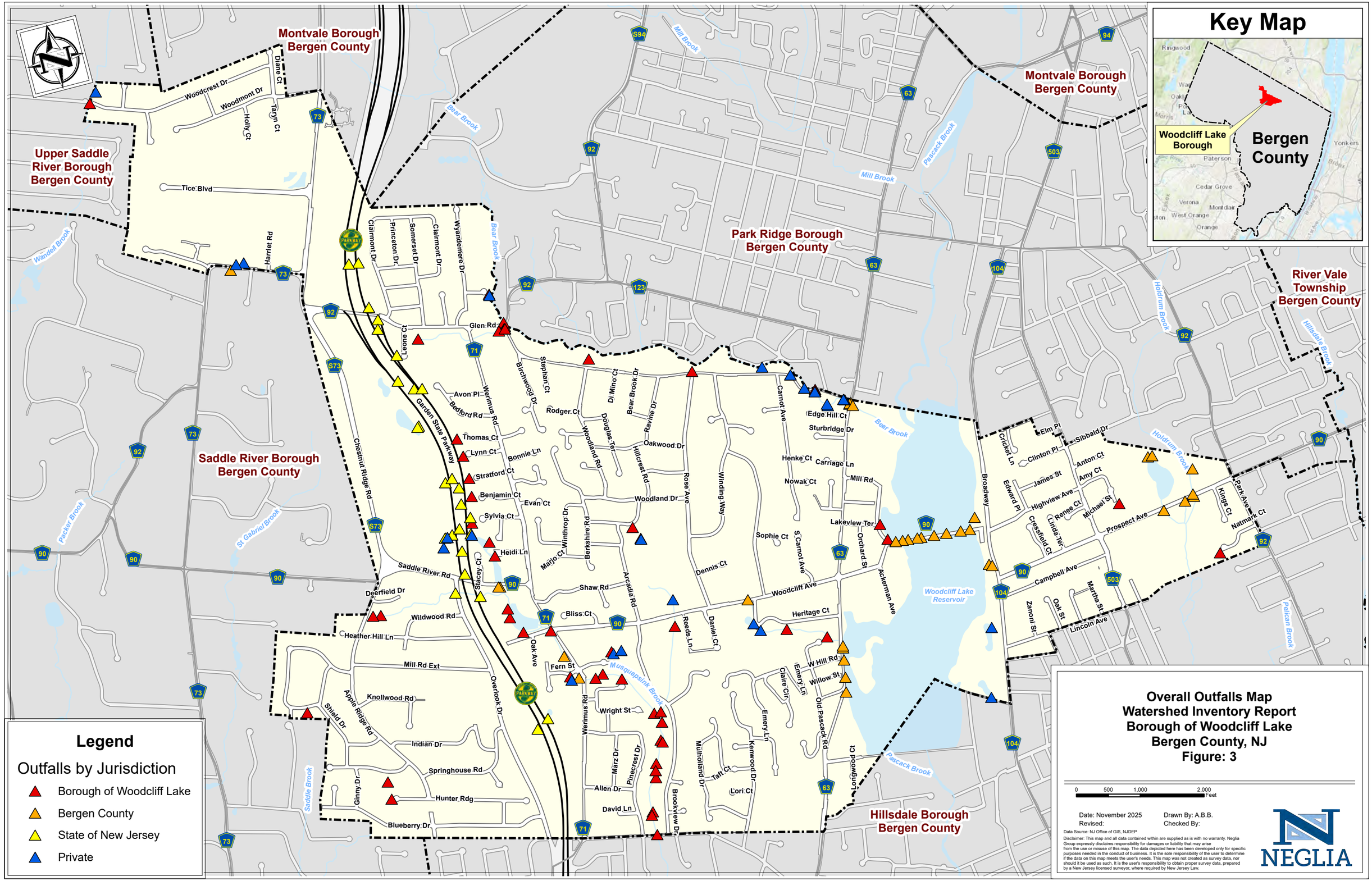
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Saddle River Borough
Bergen County
Park Ridge Borough
Bergen County
Montvale Borough
Bergen County
River Vale
Township
Bergen County
Hillsdale Borough
Bergen County
Woodcliff Lake
Reservoir
Bear Brook
Mill Brook
Pascack Brook
Musquapsink Brook
Saddle Brook
Holdrum Brook
Hillsdale Brook
Pelican Brook
Packer Brook
St Gabriel Brook
Wandell Brook
Woodcrest Dr
Woodmont Dr
Diane Ct
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Tice Blvd
Harriet Rd
Clairmont Dr
Princeton Dr
Somerset Dr
Wyandemere Dr
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Garden State Parkway
Avon Pl
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Bonnie Ln
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Mill Rd Ext
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Wright St
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Woodland Dr
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Edge Hill Ct
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Carriage Ln
Nowak Ct
Mill Rd
S Carnot Ave
Sophie Ct
Lakeview Ter
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Ackerman Ave
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Linda Ter
Cressfield Ct
Michael St
Prospect Ave
Kings Ct
Park Ave
Natmark Ct
Campbell Ave
Martha St
Zanoni St
Oak St
Lincoln Ave
Key Map
Woodcliff Lake Borough
Bergen County
Legend
Outfalls by Jurisdiction
Borough of Woodcliff Lake
Bergen County
State of New Jersey
Private
Overall Outfalls Map
Watershed Inventory Report
Borough of Woodcliff Lake
Bergen County, NJ
Figure: 3
0 500 1,000 2,000 Feet
Date: November 2025
Revised:
Drawn By: A.B.B.
Checked By:
Data Source: NJ Office of GIS, NJDEP
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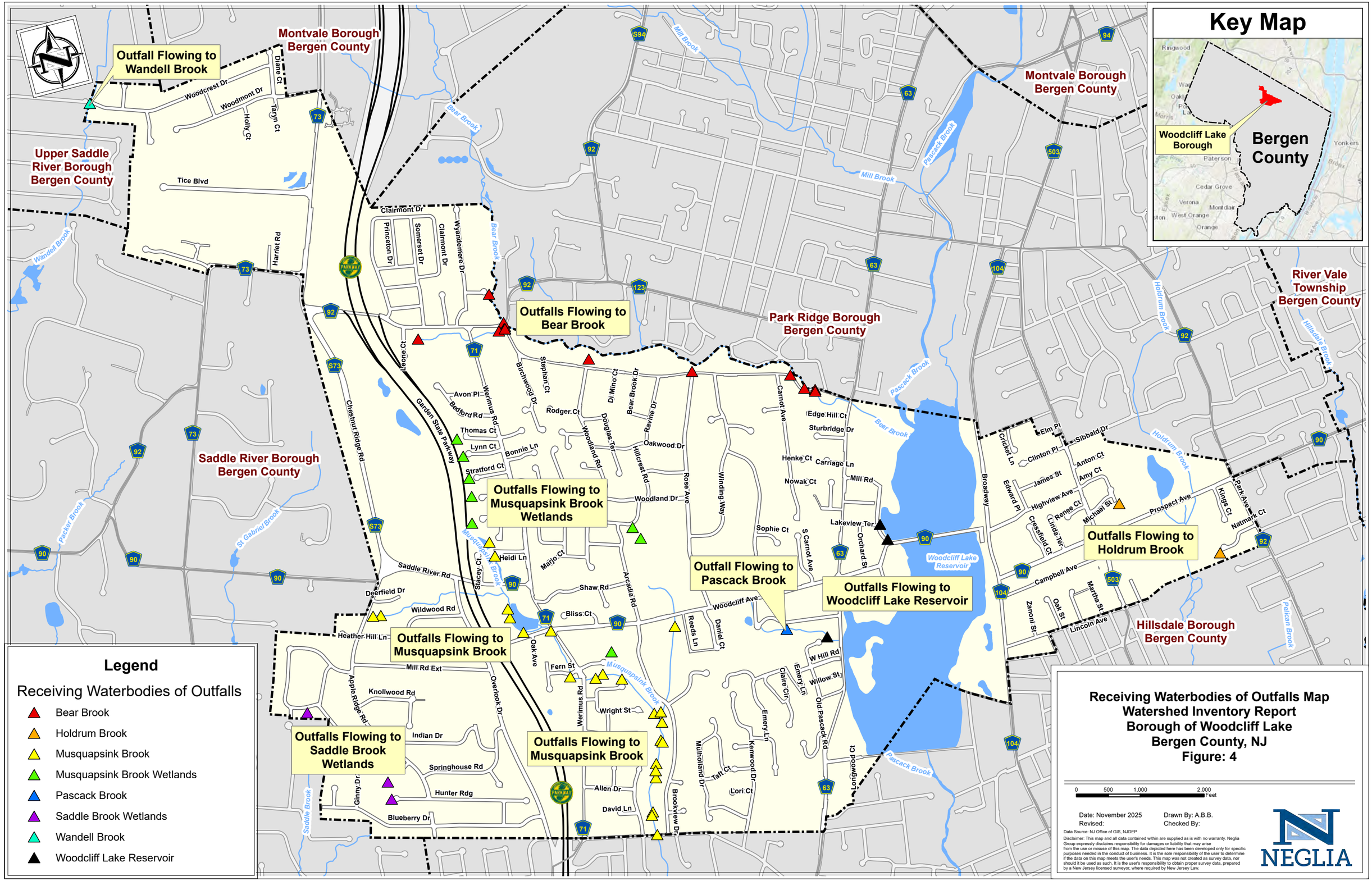
Outfall Flowing to Wandell Brook
Montvale Borough Bergen County
Upper Saddle River Borough Bergen County
Saddle River Borough Bergen County
Park Ridge Borough Bergen County
Montvale Borough Bergen County
River Vale Township Bergen County
Hillsdale Borough Bergen County
Outfalls Flowing to Bear Brook
Outfalls Flowing to Musquapsink Brook Wetlands
Outfall Flowing to Pascack Brook
Outfalls Flowing to Woodcliff Lake Reservoir
Outfalls Flowing to Holdrum Brook
Outfalls Flowing to Musquapsink Brook
Outfalls Flowing to Saddle Brook Wetlands
Outfalls Flowing to Musquapsink Brook
Key Map
Woodcliff Lake Borough
Bergen County
Legend
Receiving Waterbodies of Outfalls
Bear Brook
Holdrum Brook
Musquapsink Brook
Musquapsink Brook Wetlands
Pascack Brook
Saddle Brook Wetlands
Wandell Brook
Woodcliff Lake Reservoir
Receiving Waterbodies of Outfalls Map
Watershed Inventory Report
Borough of Woodcliff Lake
Bergen County, NJ
Figure: 4
0 500 1,000 2,000 Feet
Date: November 2025
Revised:
Drawn By: A.B.B.
Checked By:
Data Source: NJ Office of GIS, NJDEP
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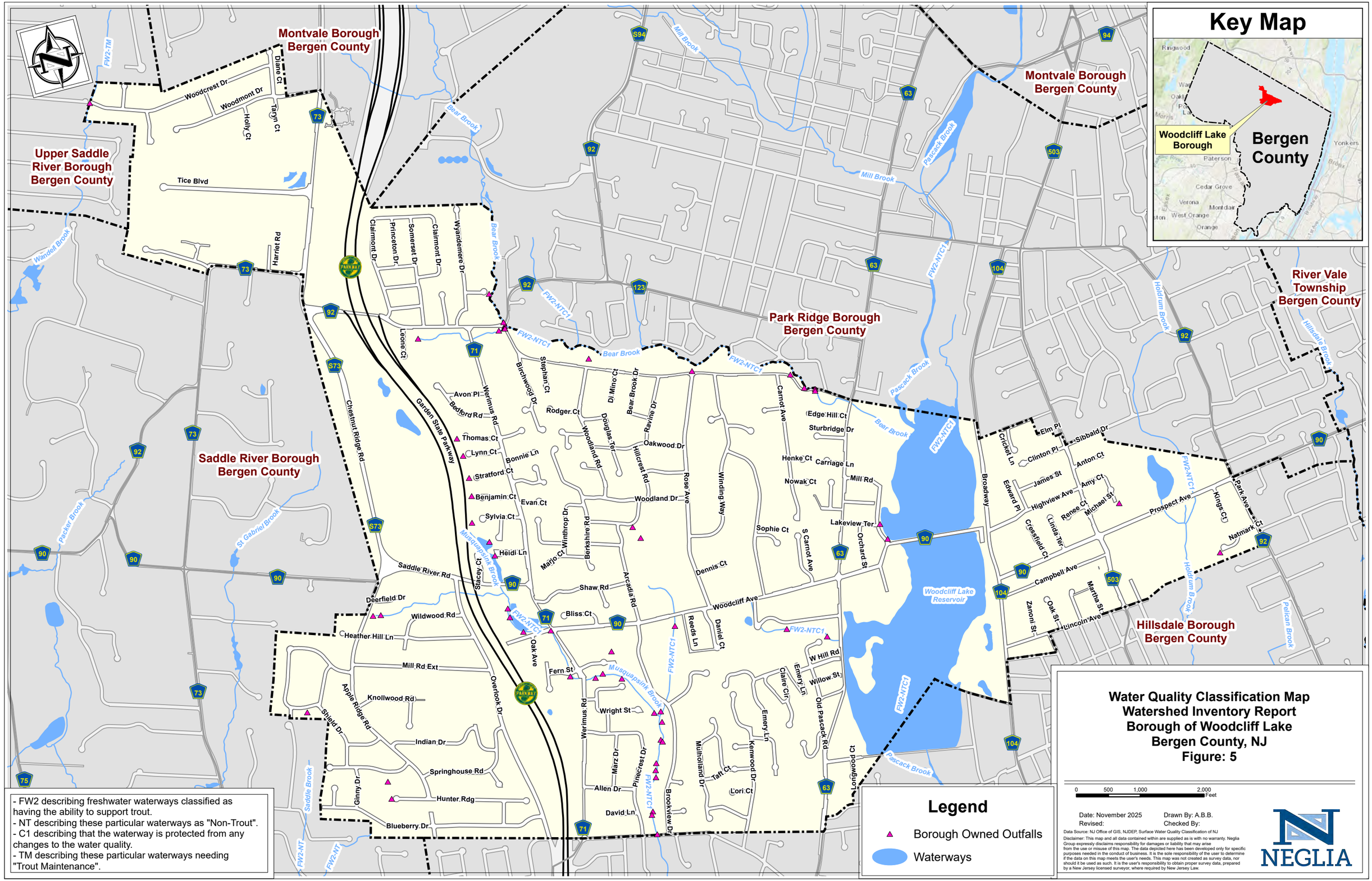
Montvale Borough
Bergen County
Upper Saddle
River Borough
Bergen County
Saddle River Borough
Bergen County
Park Ridge Borough
Bergen County
Montvale Borough
Bergen County
River Vale
Township
Bergen County
Hillsdale Borough
Bergen County
Woodcliff Lake
Reservoir
Key Map
Woodcliff Lake
Borough
Bergen
County
Water Quality Classification Map
Watershed Inventory Report
Borough of Woodcliff Lake
Bergen County, NJ
Figure: 5
Legend
Borough Owned Outfalls
Waterways
- FW2 describing freshwater waterways classified as having the ability to support trout.
- NT describing these particular waterways as "Non-Trout".
- C1 describing that the waterway is protected from any changes to the water quality.
- TM describing these particular waterways needing "Trout Maintenance".
0 500 1,000 2,000 Feet
Date: November 2025
Revised:
Drawn By: A.B.B.
Checked By:
Data Source: NJ Office of GIS, NJDEP, Surface Water Quality Classification of NJ
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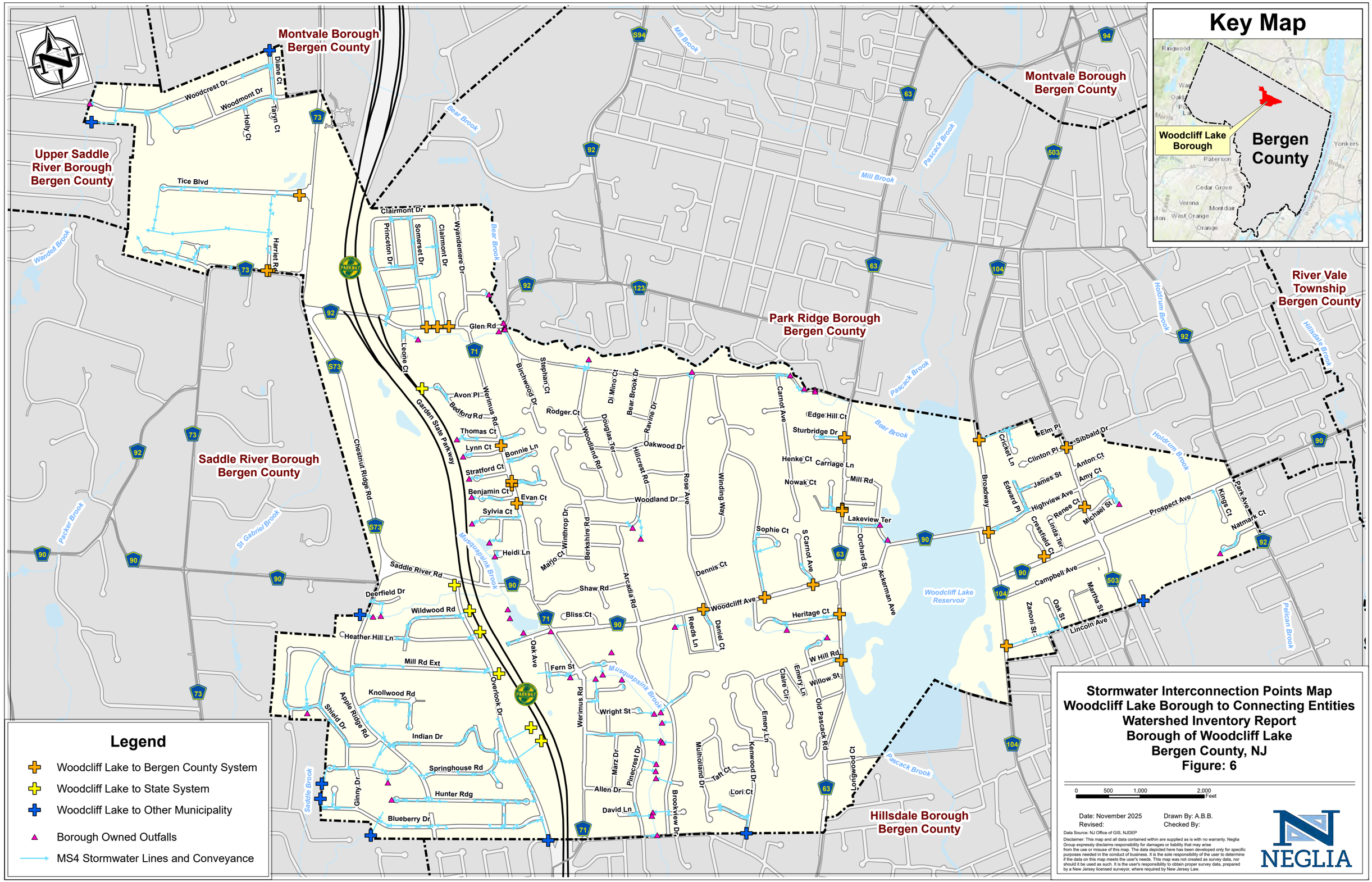

Key Map

Legend

- Woodcliff Lake to Bergen County System
- Woodcliff Lake to State System
- Woodcliff Lake to Other Municipality
- Borough Owned Outfalls
- MS4 Stormwater Lines and Conveyance

Stormwater Interconnection Points Map
Woodcliff Lake Borough to Connecting Entities
Watershed Inventory Report
Borough of Woodcliff Lake
Bergen County, NJ
Figure: 6

0 500 1,000 2,000 Feet

Date: November 2025 Drawn By: A.B.B.
Revised: Checked By:

Data Source: NJ Office of GIS, NJDEP

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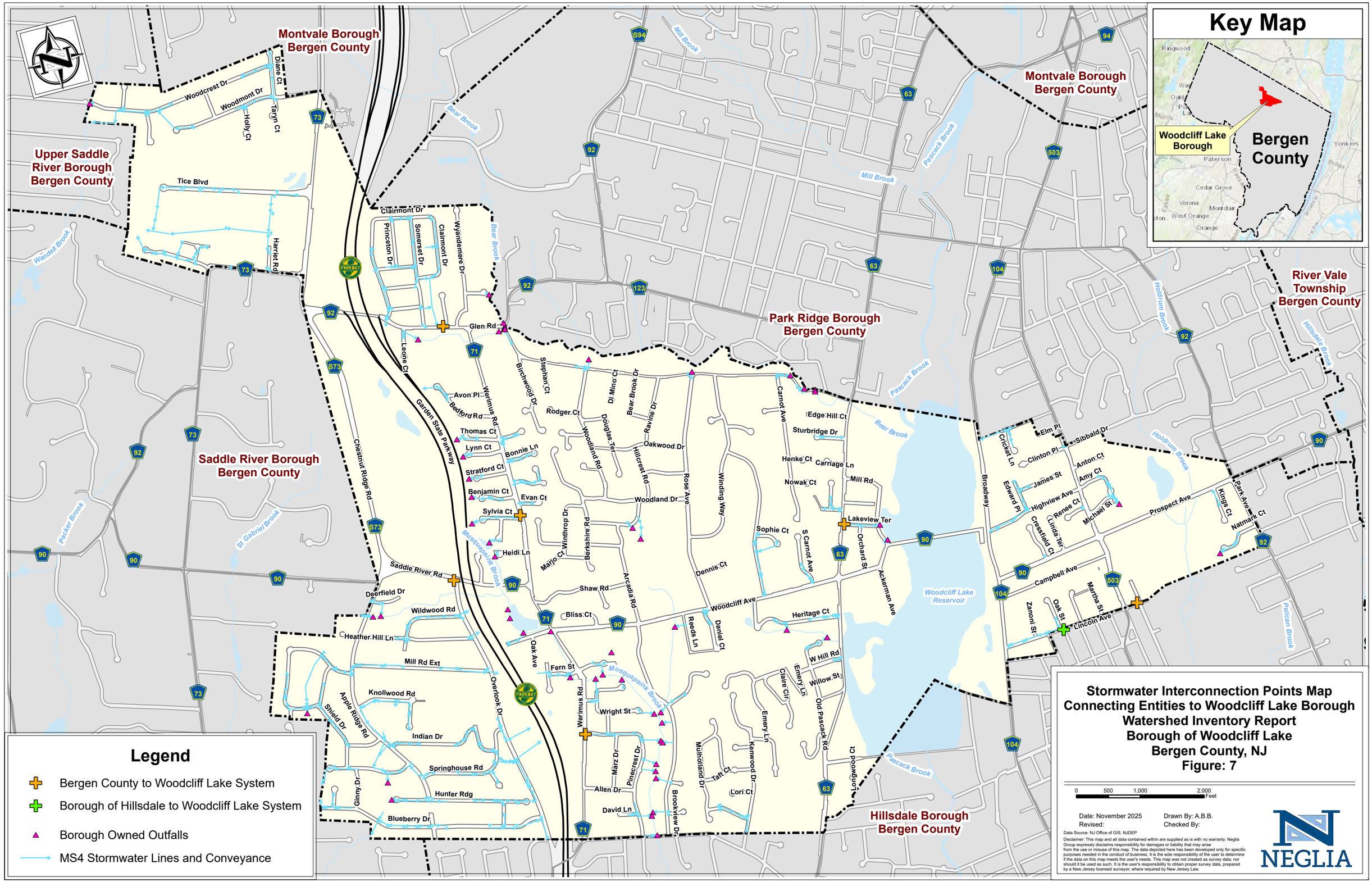
Montvale Borough
Bergen County
Upper Saddle
River Borough
Bergen County
Saddle River Borough
Bergen County
Park Ridge Borough
Bergen County
Montvale Borough
Bergen County
River Vale
Township
Bergen County
Hillsdale Borough
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Bear Brook
Pascack Brook
Musquapsink Brook
Holdrum Brook
Hillsdale Brook
Pelican Brook
Packer Brook
St Gabriel Brook
Wandell Brook
Garden State Parkway
Chestnut Ridge Rd
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Woodmont Dr
Diane Ct
Holly Ct
Taryn Ct
Tice Blvd
Harriet Rd
Clairmont Dr
Princeton Dr
Somerset Dr
Wyandemere Dr
Glen Rd
Leone Ct
Avon Pl
Bedford Rd
Wernimus Rd
Thomas Ct
Lynn Ct
Bonnie Ln
Stratford Ct
Benjamin Ct
Evan Ct
Sylvia Ct
Heidi Ln
Saddle River Rd
Deerfield Dr
Wildwood Rd
Heather Hill Ln
Mill Rd Ext
Knollwood Rd
Apple Ridge Rd
Shield Dr
Indian Dr
Springhouse Rd
Glory Dr
Hunter Rdg
Blueberry Dr
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Fern St
Wright St
Werimus Rd
Marz Dr
Pinecrest Dr
Allen Dr
David Ln
Brookview Dr
Multiroland Dr
Taft Ct
Kenwood Dr
Lori Ct
Longwood Ct
Old Pascack Rd
Emery Ln
Claire Cir
Willow St
W Hill Rd
Ackerman Ave
Orchard St
Lakeview Ter
Mill Rd
Carriage Ln
Henke Ct
Nowak Ct
Sturbridge Dr
Edge Hill Ct
Carnot Ave
S Carnot Ave
Sophie Ct
Dennis Ct
Winding Way
Rose Ave
Oakwood Dr
Hillcrest Rd
Woodland Dr
Woodland Rd
Douglas Ter
Di Mino Ct
Bear Brook Dr
Ravine Dr
Stephan Ct
Birchwood Dr
Rodger Ct
Winthrop Dr
Berkshire Rd
Marjo Ct
Arcadia Rd
Shaw Rd
Bliss Ct
Reeds Ln
Daniel Ct
Heritage Ct
Woodcliff Ave
Broadway
Cricket Ln
Elm Pl
Sibbald Dr
Clinton Pl
Anton Ct
Amy Ct
James St
Edward Pl
Highview Ave
Renee Ct
Cressfield Ct
Linda Ter
Michael St
Prospect Ave
Kings Ct
Park Ave
Natmark Ct
Campbell Ave
Martha St
Zanoni St
Oak St
Lincoln Ave
Woodcliff Lake Borough
Bergen County
Key Map
Ringwood
Wayne
Oakland
Pompton Lakes
Morris
Paterson
Yonkers
Bronx
Cedar Grove
Verona
Montclair
West Orange
Orange
Essex
Hudson
Legend
Bergen County to Woodcliff Lake System
Borough of Hillsdale to Woodcliff Lake System
Borough Owned Outfalls
MS4 Stormwater Lines and Conveyance
Stormwater Interconnection Points Map
Connecting Entities to Woodcliff Lake Borough
Watershed Inventory Report
Borough of Woodcliff Lake
Bergen County, NJ
Figure: 7
0
500
1,000
2,000
Feet
Date: November 2025
Revised:
Drawn By: A.B.B.
Checked By:
Data Source: NJ Office of GIS, NJDEP
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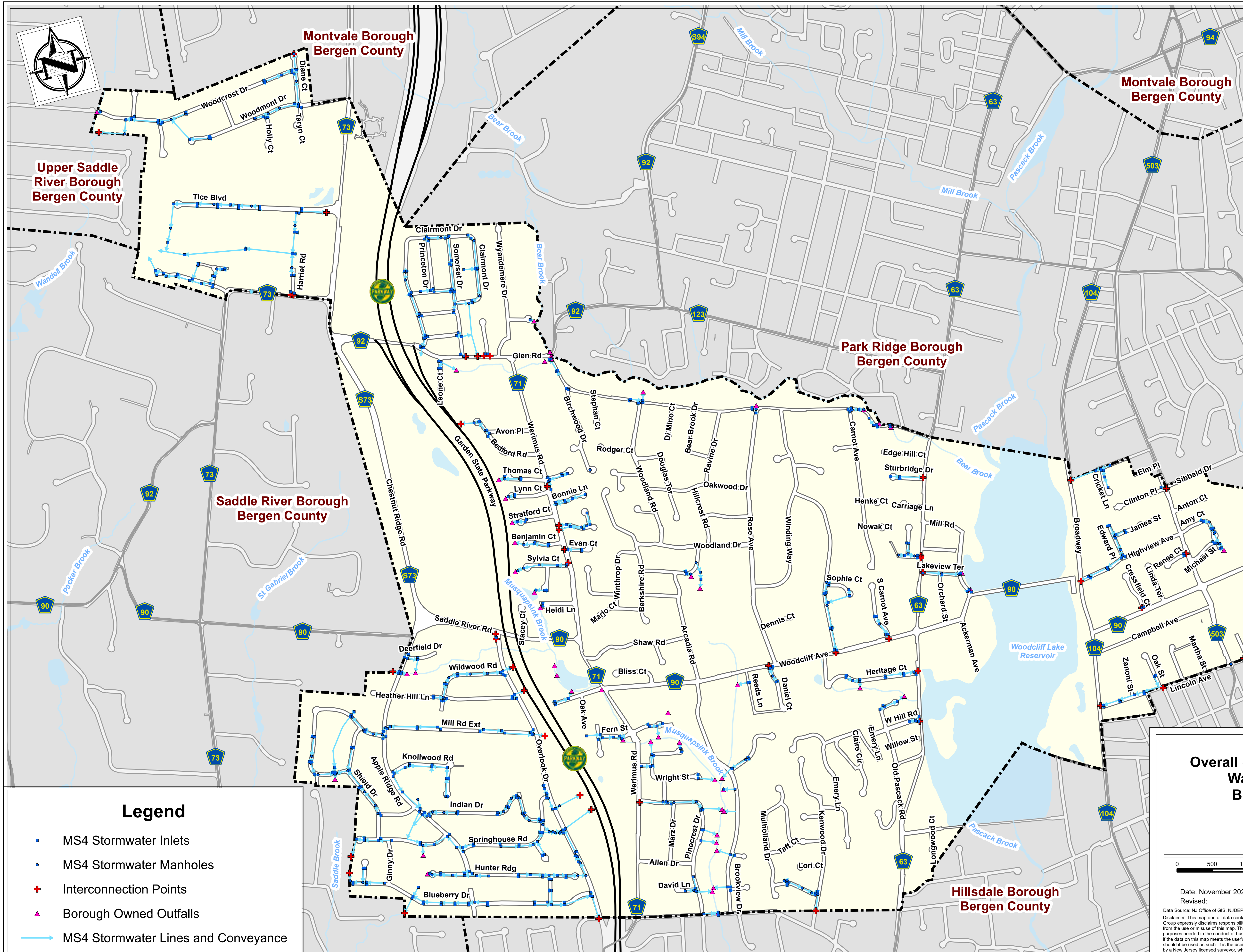

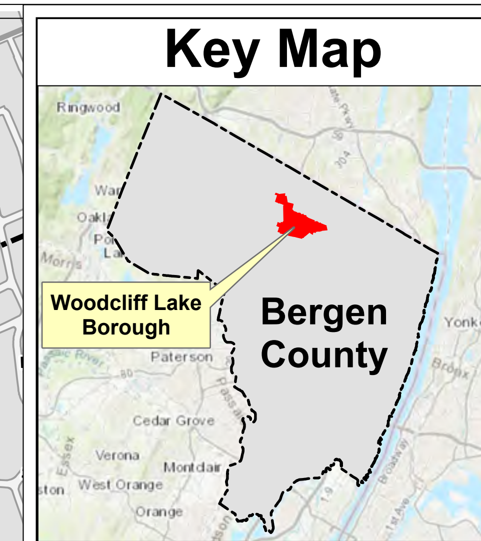

Overall Storm Inlets and Manholes Map
Watershed Inventory Report
Borough of Woodcliff Lake
Bergen County, NJ
Figure: 8

0 500 1,000 2,000 Feet

Date: November 2025
Revised:
Drawn By: A.B.B.
Checked By:

Data Source: NJ Office of GIS, NJDEP

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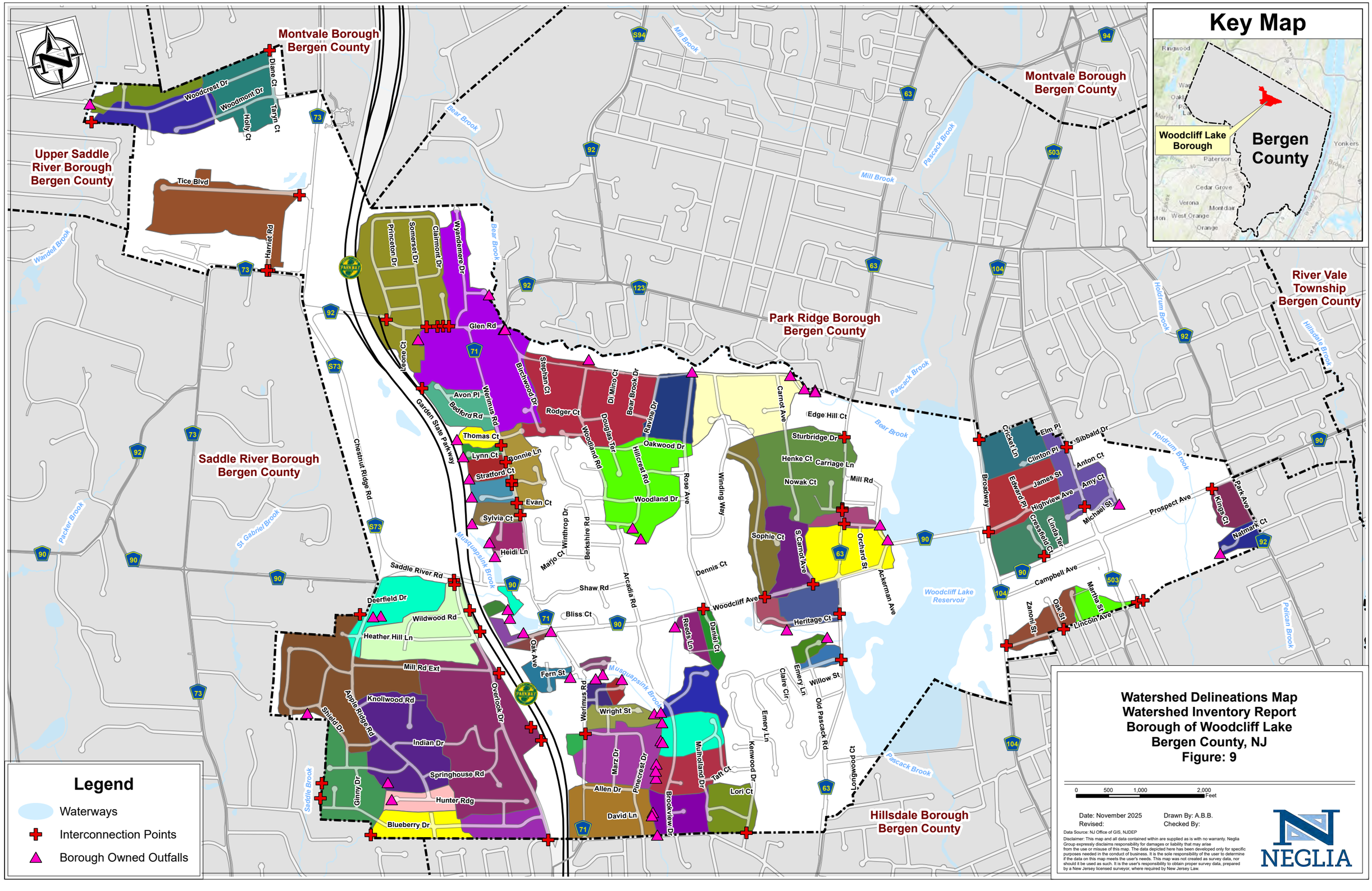
Key Map
Woodcliff Lake Borough
Bergen County
Montvale Borough Bergen County
Upper Saddle River Borough Bergen County
Saddle River Borough Bergen County
Park Ridge Borough Bergen County
Montvale Borough Bergen County
River Vale Township Bergen County
Hillsdale Borough Bergen County
Woodcrest Dr
Woodmont Dr
Diane Ct
Holly Ct
Taryn Ct
Tice Blvd
Harriet Rd
Princeton Dr
Somerset Dr
Clairmont Dr
Wyandemere Dr
Glen Rd
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Garden State Parkway
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Bedford Rd
Wernimus Rd
Birchwood Dr
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Rodger Ct
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Carnot Ave
Edge Hill Ct
Emery Ln
Willow St
Claire Ct
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Longwood Ct
Kenwood Dr
Taft Ct
Lori Ct
Mulholland Dr
Brookview Dr
Pinecrest Dr
Marz Dr
Allen Dr
David Ln
Wright St
Werimus Rd
Musquapsink Brook
Saddle River Rd
Deerfield Dr
Wildwood Rd
Heather Hill Ln
Mill Rd Ext
Knollwood Rd
Indian Dr
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Hunter Rdg
Blueberry Dr
Apple Ridge Rd
Shield Dr
Ginny Dr
Overlook Dr
Chestnut Ridge Rd
Cricket Ln
Elm Pl
Clinton Pl
Sibbald Dr
Anton Ct
Amy Ct
James St
Edward Pl
Highview Ave
Gressfield Ct
Linda Ter
Michael St
Broadway
Prospect Ave
Kings Ct
Park Ave
Natmark Ct
Campbell Ave
Martha St
Lincoln Ave
Oak St
Zanoni St
Woodcliff Lake Reservoir
Bear Brook
Mill Brook
Pascack Brook
Holdrum Brook
Hillsdale Brook
Pelican Brook
Wandell Brook
Packer Brook
St Gabriel Brook
Saddle Brook
Legend
Waterways
Interconnection Points
Borough Owned Outfalls
Watershed Delineations Map
Watershed Inventory Report
Borough of Woodcliff Lake
Bergen County, NJ
Figure: 9
0 500 1,000 2,000 Feet
Date: November 2025
Revised:
Drawn By: A.B.B.
Checked By:
Data Source: NJ Office of GIS, NJDEP
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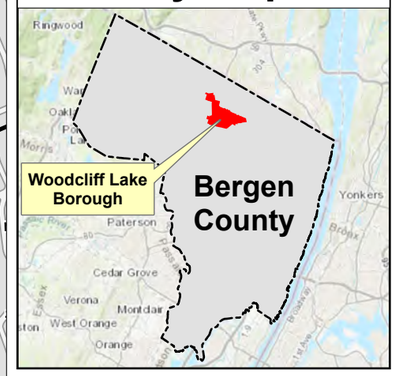
Fecal Coliform

Key Map



Montvale Borough
Bergen County

Upper Saddle River Borough
Bergen County

Saddle River Borough
Bergen County

Park Ridge Borough
Bergen County

River Vale Township
Bergen County

Hillsdale Borough
Bergen County

Woodcliff Lake Reservoir

Woodcrest Dr, Woodmont Dr, Diane Ct, Holly Ct, Taryn Ct, Tice Blvd, Harriet Rd, Wandell Brook, Clairmont Dr, Princeton Dr, Somerset Dr, Wyandemere Dr, Bear Brook, Mill Brook, Pascack Brook, Glen Rd, Leonard Ct, Garden State Parkway, Avon Pl, Bedford Rd, Wertmus Rd, Birchwood Dr, Stephan Ct, Rodger Ct, Douglas Ter, Woodland Rd, Di Mino Ct, Bear Brook Dr, Ravine Dr, Hillcrest Rd, Oakwood Dr, Thomas Ct, Lynn Ct, Bonnie Ln, Stratford Ct, Benjamin Ct, Evan Ct, Sylvia Ct, Heidi Ln, Winthrop Dr, Berkshire Rd, Marjo Ct, Arcadia Rd, Rose Ave, Winding Way, Woodland Dr, Carnot Ave, Edge Hill Ct, Sturbridge Dr, Henke Ct, Carriage Ln, Nowak Ct, Mill Rd, Lakeview Ter, Orchard St, Ackerman Ave, Dennis Ct, Reeds Ln, Daniel Ct, Heritage Ct, Woodcliff Ave, Bliss Ct, Shaw Rd, Stacey Ct, Musquapsink Brook, Saddle River Rd, Deerfield Dr, Wildwood Rd, Heather Hill Ln, Mill Rd Ext, Knollwood Rd, Apple Ridge Rd, Shield Dr, Indian Dr, Springhouse Rd, Hunter Rdg, Blueberry Dr, Chestnut Ridge Rd, Overlook Dr, Oak Ave, Fern St, Wright St, Werimus Rd, Emery Ln, Claire Cir, W Hill Rd, Willow St, Old Pascack Rd, Longwood Ct, Kenwood Dr, Lori Ct, Taft Ct, Mulholland Dr, Brookview Dr, Allen Dr, Marz Dr, Pinecrest Dr, David Ln, Gilroy Dr, Saddle Brook, St Gabriel Brook, Packer Brook, Broadway, Cricket Ln, Elm Pl, Clinton Pl, Sibbald Dr, Anton Ct, Amy Ct, James St, Edward Pl, Highview Ave, Renee Ct, Linda Ter, Michael St, Cressfield Ct, Prospect Ave, Kings Ct, Park Ave, Natmark Ct, Campbell Ave, Martha St, Zanoni St, Oak St, Lincoln Ave, Holdrum Brook, Hillsdale Brook, Pelican Brook

Legend

Fecal Coliform

The entirety of Woodcliff Lake Borough holds the TMDL parameter of Fecal Coliform.

TMDL Map
Watershed Inventory Report
Borough of Woodcliff Lake
Bergen County, NJ
Figure: 10

0 500 1,000 2,000 Feet

Date: November 2025 Drawn By: A.B.B.
Revised: Checked By:

Data Source: NJ Office of GIS, NJDEP, NJ-WET

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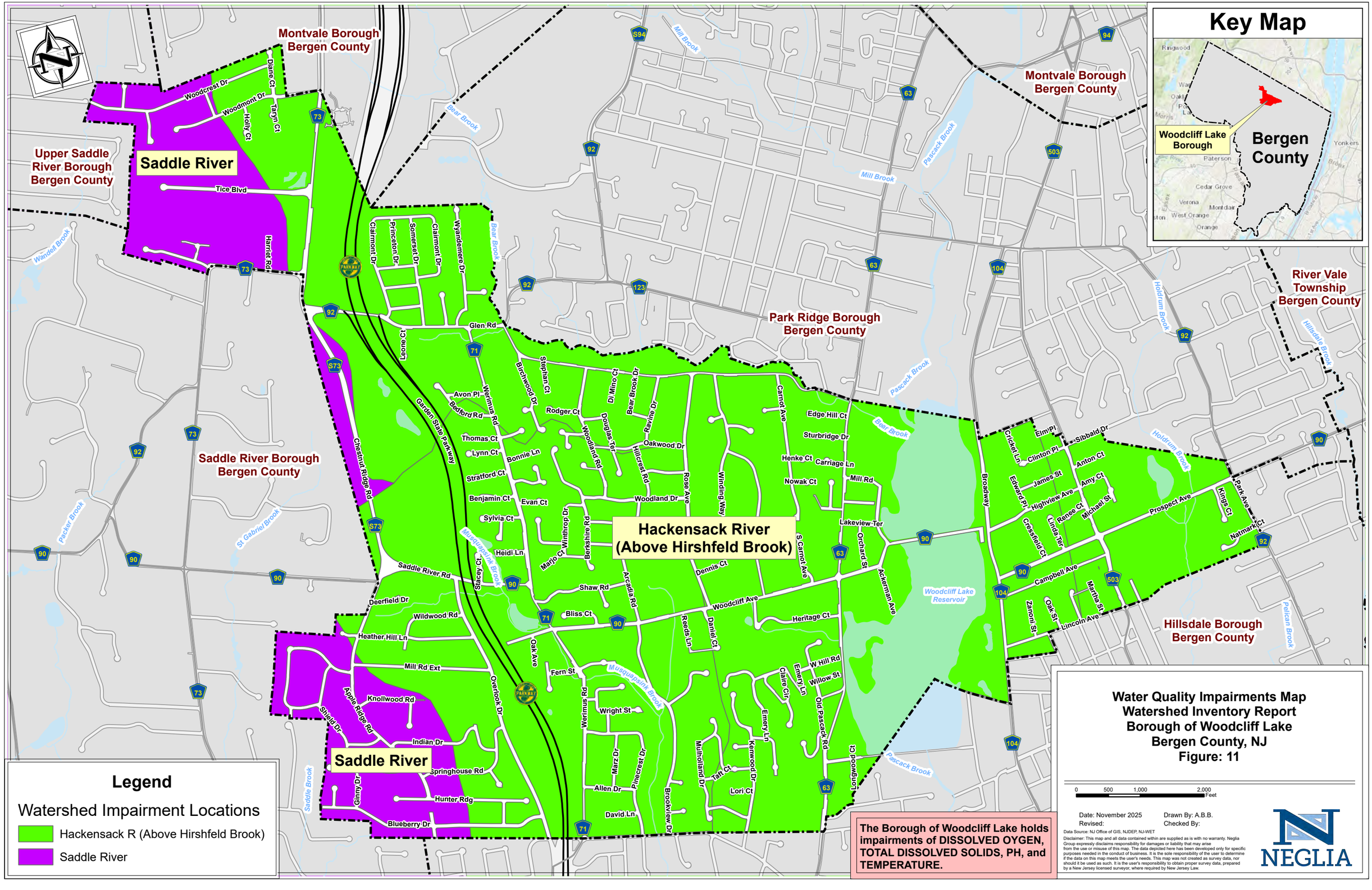
Key Map
Woodcliff Lake Borough
Bergen County
Montvale Borough Bergen County
Upper Saddle River Borough Bergen County
Saddle River
Saddle River Borough Bergen County
Park Ridge Borough Bergen County
Montvale Borough Bergen County
River Vale Township Bergen County
Hillsdale Borough Bergen County
Hackensack River (Above Hirshfeld Brook)
Saddle River
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Natmark Ct
Campbell Ave
Martha St
Zanoni St
Oak St
Lincoln Ave
Legend
Watershed Impairment Locations
Hackensack R (Above Hirshfeld Brook)
Saddle River
The Borough of Woodcliff Lake holds impairments of DISSOLVED OYGEN, TOTAL DISSOLVED SOLIDS, PH, and TEMPERATURE.
Water Quality Impairments Map
Watershed Inventory Report
Borough of Woodcliff Lake
Bergen County, NJ
Figure: 11
0 500 1,000 2,000 Feet
Date: November 2025
Revised:
Drawn By: A.B.B.
Checked By:
Data Source: NJ Office of GIS, NJDEP, NJ-WET
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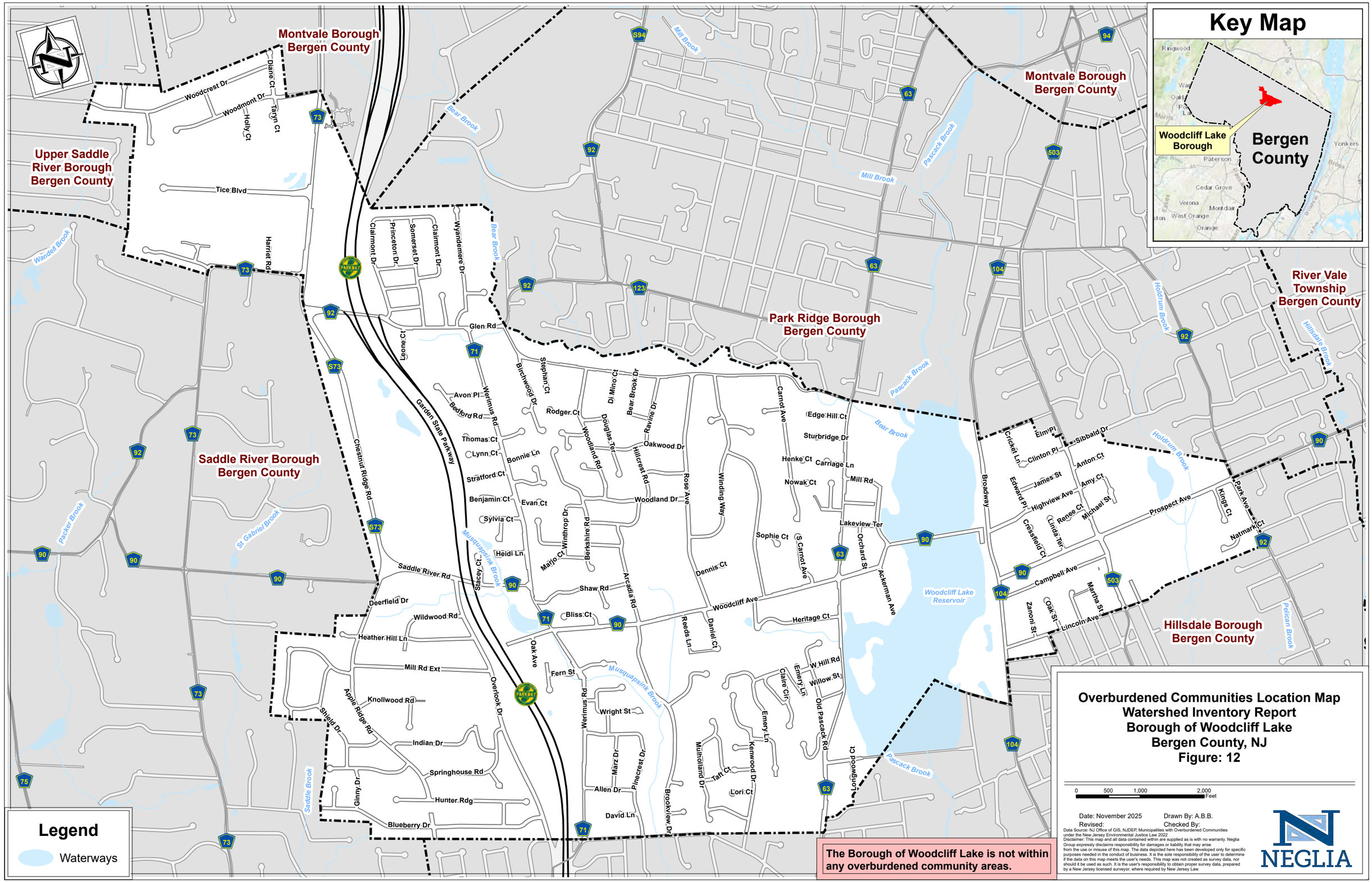
Key Map
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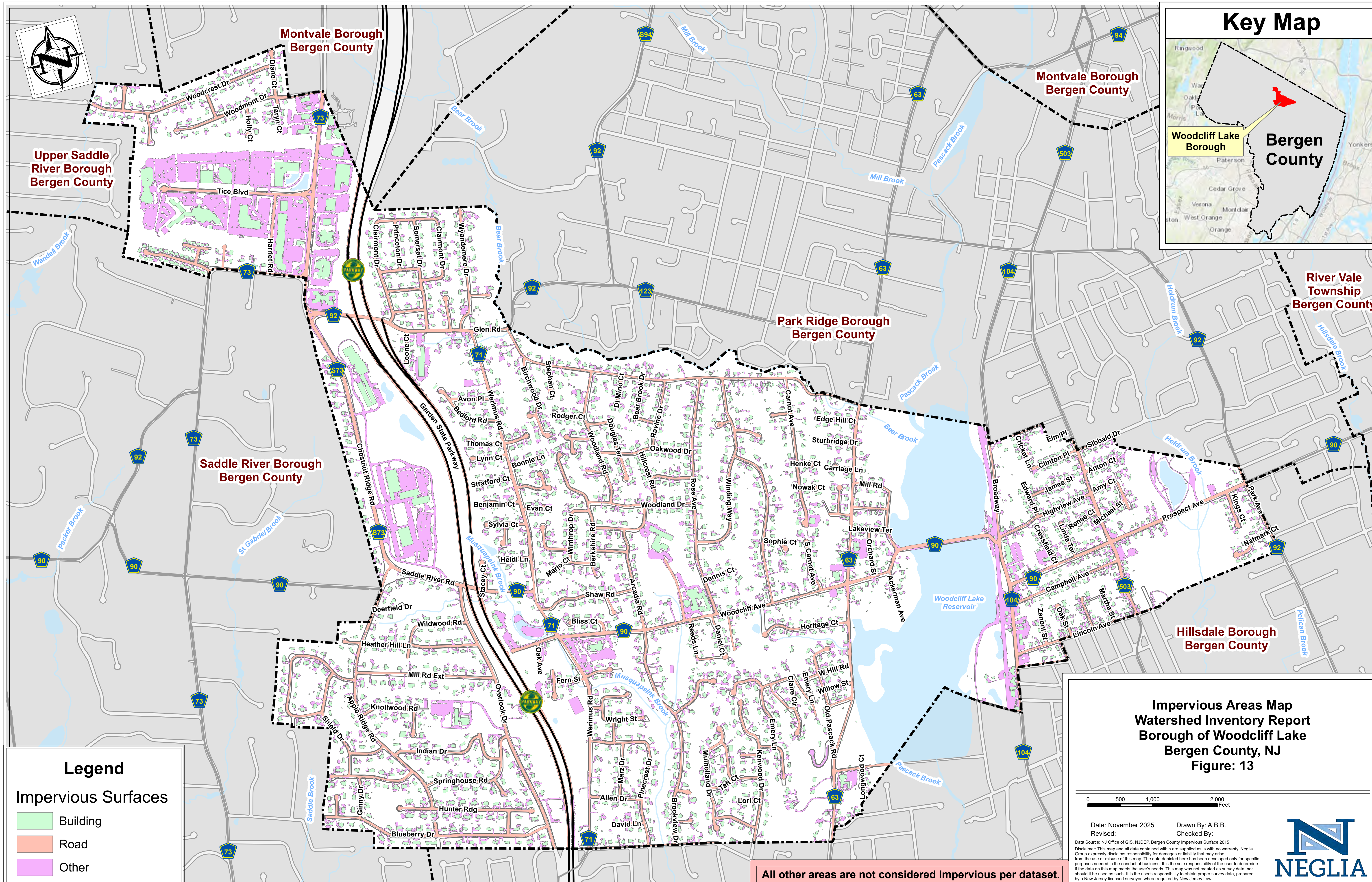
Mill Rd
Sophie Ct
S Carnot Ave
Orchard St
Ackerman Ave
Lakeview Ter
Broadway
Cricket Ln
Elm Pl
Clinton Pl
Sibbald Dr
Anton Ct
James St
Amy Ct
Edward Pl
Highview Ave
Renee Ct
Michael St
Cressfield Ct
Linda Ter
Prospect Ave
King Ct
Park Ave
Natmark Ct
Campbell Ave
Martha St
Zanoni St
Oak St
Lincoln Ave
Ringwood
Wayne
Oakland
Paterson
Yonkers
Bronx
Cedar Grove
Verona
Montclair
West Orange
Orange
Morris
Essex
Hudson
Passaic
Bergen
Legend
Waterways
Overburdened Communities Location Map
Watershed Inventory Report
Borough of Woodcliff Lake
Bergen County, NJ
Figure: 12
0 500 1,000 2,000 Feet
Date: November 2025
Revised:
Drawn By: A.B.B.
Checked By:
Data Source: NJ Office of GIS, NJDEP. Municipalities with Overburdened Communities under the New Jersey Environmental Justice Law 2022.
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.
NEGLIA
The Borough of Woodcliff Lake is not within any overburdened community areas.



Impervious Areas Map
Watershed Inventory Report
Borough of Woodcliff Lake
Bergen County, NJ
Figure: 13

All other areas are not considered Impervious per dataset.

Date: November 2025
Revised:
Drawn By: A.B.B.
Checked By:

Data Source: NJ Office of GIS, NJDEP, Bergen County Impervious Surface 2015

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NEGLIA