



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA
APRIL 19, 2021
6:00 PM EXECUTIVE SESSION
7:00 PM OPEN SESSION**

CALL TO ORDER

Notice of this meeting, in accordance with the "Open Public Meetings Law, 1975, C. "231", has been posted and two newspapers, The Record and The Ridgewood News, have been notified.

ROLL CALL

Mayor Carlos Rendo
Councilman Stephen Falanga
Councilwoman Jacqueline Gadaleta
Council President Angela Hayes
Councilwoman Josephine Higgins
Councilman Craig Marson
Councilman Richard Schnoll

CLOSED SESSION

Resolution No. 21-121 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

- Personnel Discussion
- 78 Woodcliff Lake Road, Saddle River
- Affordable Housing Litigation

PLEDGE OF ALLEGIANCE

**PRESENTATION – LAUREN BARBALET, SUPERINTENDENT, WOODCLIFF LAKE SCHOOLS
ERIK GUNDERSEN, SUPERINTENDENT OF PASCACK VALLEY SCHOOL DISTRICT**

APPROVAL OF MINUTES

April 5, 2021 (Open)
April 5, 2021 (Closed)

PUBLIC COMMENT

(limited to 3 minutes per speaker)

MAYOR'S REPORT

ADMINISTRATOR'S REPORT

ENGINEER'S REPORT

COUNCIL MEMBERS' REPORTS/COMMENTS

CORRESPONDENCE

ORDINANCES

Introduction Ordinance 21-08
An Ordinance to Amend Chapter 380 Entitled "Zoning" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

Introduction Ordinance 21-09
Bond Ordinance to Authorize the Making of Various Public Improvements and the Acquisition of New Additional or Replacement Equipment and Machinery, New Information Technology Equipment, New Communication and Signal Systems Equipment and New Automotive Vehicles, Including Original Apparatus and Equipment, in, By and For the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey, to Appropriate the Sum of \$3,450,000 to Pay the Cost Thereof, to Appropriate Various Grants, to Make a Down Payment, to Authorize the Issuance of Bonds to Finance Such Appropriation and to Provide for the Issuance of Bond Anticipation Notes in Anticipation of Such Bonds

ORDINANCE – TABLED

Ordinance No. 21-07 An Ordinance Amending Chapter 380 of the Code of the Borough of Woodcliff Lake, Entitled "Zoning"

CONSENT AGENDA

Resolution No. 21-122 Resolution Authorizing Payroll and Payment of Claims
Resolution No. 21-123 Resolution Authorizing Release of Cash Portion of Performance Bond for the Gables at Woodcliff Lake
Resolution No. 21-124 Resolution Authorizing Website Development Services
Resolution No. 21-125 Temporary Capital Budget

NON-CONSENT AGENDA

ADJOURNMENT

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

Subject to Additions and/or Deletions

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga						
Gadaleta						
Higgins						
Marson						
Schnoll						
Hayes						
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. 21-121
APRIL 19, 2021**

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: Personnel Discussion, 78 Woodcliff Lake Road and Affordable Housing Litigation.

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

___8. Matters Relating to the Employment Relationship. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting, specifically: personnel discussion.

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

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

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on April 19, 2021 that an Executive Session closed to the public shall be held on April 19, 2021 at 6:00 P.M. at the Borough of Woodcliff Lake offices located at 188 Pascack Road, Woodcliff Lake, New Jersey, for the discussion of matters relating to the specific items designated above.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 19, 2021.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga						
Gadaleta						
Higgins						
Marson						
Schnoll						
Hayes						
Mayor Rendo						

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 21-122
APRIL 19, 2021**

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 4/15/2021 \$202,516.89

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:	\$ 331,222.63
Trust/Other:	\$ 1,430.00
Affordable Housing:	\$ 6,092.50
Capital:	\$ 4,731.07
Escrow:	\$ 2,842.90

CERTIFICATION OF FUNDS

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

Jonathan DeJoseph
Chief Financial Officer

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of April 19, 2021.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga						
Gadaleta						
Higgins						
Marson						
Schnoll						
Hayes						
Mayor Rendo						

**RESOLUTION AUTHORIZING RELEASE OF CASH PORTION OF PERFORMANCE BOND FOR
THE GABLES AT WOODCLIFF LAKE**

**RESOLUTION NO. 21-123
APRIL 19, 2021**

WHEREAS, the Pulte Group entered into a Developer’s Agreement with the Borough and guaranteed the installation of all improvements required within same by the posting of a Performance Bond and cash for the project commonly referred to as “the Gables at Woodcliff Lake” ; and

WHEREAS, the Pulte Group has requested that the remaining cash portion of the Performance Bond in the amount of \$49,036.20 be released; and

WHEREAS, the Borough Engineer Evan Jacobs of Neglia Engineering Associates (‘NEA’) authorizes the release of the remaining cash portion of the performance bond.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that based upon the recommendation of the Borough Engineer, the cash portion of the performance bond in the amount of \$49,036.20 by the Pulte Group for the project commonly referred to as “the Gables at Woodcliff Lake” shall be released. As such, the Pulte Group shall maintain a Maintenance Surety Bond in the amount of \$201,755.70.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 19, 2021.

**DEBORAH DAKIN
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga						
Gadaleta						
Higgins						
Marson						
Schnoll						
Hayes						
Mayor Rendo						

RESOLUTION AUTHORIZING WEBSITE DEVELOPMENT SERVICES

RESOLUTION NO. 21-124

APRIL 19, 2021

WHEREAS, the Borough of Woodcliff Lake is in receipt of a proposal from Spatial Data Logic, a state approved contract #89851, for website development and solution services; and

WHEREAS, the proposal, a copy of which is attached hereto and incorporated herein by reference, sets forth a total cost for the first year of \$18,280.00 which includes complete site setup, data conversion and a full year of complete management; and

WHEREAS, after completion of the first year, the Borough has the option to keep full management in place, switch to a shared responsibility or full self-management; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends the approval of the proposal submitted by Spatial Data Logic for website services.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the proposal submitted by Spatial Data Logic, a state approved contract #89851, for website development and solution services, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

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

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 19, 2021.

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

Resolution No. 21-125

Whereas, the local capital budget for the year 2021 has not been adopted, and

Whereas, it is desired to introduce a capital ordinance,

Now, Therefore Be It Resolved, by the Borough Council of the Borough of Woodcliff Lake, County of Bergen, that the following temporary capital budget for 2021 be made:

RECORDED VOTE (Insert last names)

AYES ()

NAYS ()

ABSTAIN ()

ABSENT ()

CAPITAL BUDGET (Current Year Action)
2021

1 PROJECT	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 AMOUNTS RESERVED IN PRIOR YEARS	PLANNED FUNDING SERVICES FOR CURRENT YEAR 2021					6 TO BE FUNDED IN FUTURE YEARS
				5a 2021 Budget Appropriations	5b Improvement Fund	5c Capital Surplus	5d Grants in Aid and Other Funds	5e Debt Authorized	
Various Improvements & Acquisitions		\$ 3,450,000		\$ 134,979			\$ 626,021	\$ 2,689,000	
TOTAL ALL PROJECTS		\$ 3,450,000		\$ 134,979			\$ 626,021	\$ 2,689,000	

3 YEAR CAPITAL PROGRAM 2021 - 2023
Anticipated PROJECT Schedule and Funding Requirement

1 PROJECT	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 ESTIMATED COMPLETION TIME	5 FUNDING AMOUNTS PER YEAR						
				Budget Year 2021	2022	2023	2024	2025	2026	
Various Improvements & Acquisitions		\$ 3,450,000		\$ 3,450,000						
TOTALS ALL PROJECTS		\$ 3,450,000		\$ 3,450,000						

SUMMARY OF ANTICIPATED FUNDING SOURCES AND AMOUNTS

1 PROJECT	2 Estimated TOTAL COST	3 Budget Appropriations		4 Capital Improvement Fund	5 Capital Surplus	6 Grants in Aid And Other Funds	7 BONDS AND NOTES			
		Current Year 2019	Future Years				General	Self- Liquidating	Assessment	School
Various Improvements & Acquisitions	\$ 3,450,000			\$ 134,979		\$ 626,021	\$ 2,689,000			
TOTAL ALL PROJECTS	\$ 3,450,000			\$ 134,979		\$ 626,021	\$ 2,689,000			

It is hereby certified that this is a true copy of a resolution creating the temporary capital budget section adopted by the governing body on the 19th day of April, 2021.

Certified by me

(DATE)

MUNICIPAL CLERK