

**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
NOVEMBER 8, 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 at the Borough Hall and two newspapers, The Record and The Ridgewood News, have been notified.

**ROLL CALL**

Mayor Rendo asked for a roll call. Council members Falanga, Gadaleta, Higgins, and Marson were present. Borough Attorney John Schettino was present, as well as Borough Administrator Tomas Padilla and Borough Clerk Debbie Dakin. Councilman Schnoll arrived at 6:30 PM and Council President Hayes was absent.

**CLOSED SESSION**

Resolution No. 21-276

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
- Litigation Update

MOTION to approve Resolution No. 21-276 was made by Councilwoman Higgins, second by Councilwoman Gadaleta and approved by Councilman Falanga, Councilwoman Gadaleta, Councilwoman Higgins, and Councilman Marson.

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

Mayor Rendo stated that he is going to move the agenda around a little bit. Right before we have the approval of minutes the mayor is going to have Mr. Schettino discuss the litigation regarding 78 Saddle River Road, Saddle River.

Mr. Schettino stated that this litigation started two years ago and not only involves Saddle River's proposed Fair Share Housing Plan but also a complaint that we filed challenging their Zoning Ordinance which rezoned the 78 Woodcliff Lake Road property, which is located on the border of Woodcliff Lake to a multi-family use versus a single-family use. He is happy to report to this Council tonight that a Settlement Agreement has been proposed for a 4-Party Settlement involving the Borough of Saddle River, Fair Share Housing, Ms. Torres who is an objector on the adjoining property and Woodcliff Lake. That Settlement if the Council approves tonight will be also approved by Saddle River tonight. Ms. Torres has already signed off on the terms as has Fair Share Housing. As it pertains to us, because this involves their proposed Fair Share Housing Plan, but as it pertains to Woodcliff Lake, 78 Woodcliff Lake Road will essentially return to what it was originally zoned for which is a one-family dwelling. There will be a Deed Restriction prohibiting the property to be utilized for anything other than a one-family dwelling. The Zoning Ordinance will be rescinded creating a multi-family use and returning it to a one-family use. The property will be put for auction. Ms. Torres, the objector, will be purchasing the property or if somebody outbids her, then that new bidder will be held to the same terms. If Ms. Torres purchases the property, Woodcliff Lake has agreed to allow a 12-foot-wide driveway onto Apple Ridge Road. Ms. Torres will maintain the berm which borders on Apple Ridge Road and there will be a landscaping design on the berm and on the front of the property that faces Apple Ridge Road or side, however the house is situated, will have to be approved by Woodcliff Lake. The Motion regarding Saddle River's request to tie into our sewer system will be withdrawn. The complaint with respect to the Zoning Ordinance will be withdrawn because it will no longer be necessary because it is part of the Agreement. This Settlement must be approved by Judge Padovano. Once Judge Padovano approves the plan, essentially regardless of what occurs down the road, if there are any challenges or appeals, 78 Woodcliff Lake Road will not be included now or in the future and any affordable housing plan on the part of Saddle River. This was a long process, and the Settlement Agreement went through numerous revisions. None of this would have been possible without the support and guidance of the Mayor and Council who had the perseverance to stay through this litigation and made the right decision. Saddle River is meeting simultaneous with us, so we need to adopt the Resolution approving the Settlement and authorizing the mayor to sign off on the Settlement documents.

Councilman Schnoll thanked Mr. Schettino for doing a great job protecting the town and the people who live on Apple Ridge Road.

Resolution No. 21-285                      Resolution Approving 4-Party Settlement Agreement with Fair Share Housing Center

**ROLL CALL:**

Introduction: Marson

Second: Schnoll

Ayes: Falanga, Gadaleta, Higgins, Marson, Schnoll

Nays: None

Absent: Hayes

Abstain: None

## **APPROVAL OF MINUTES**

Motion to approve the Minutes of October 18, 2021 (closed session) was made by Councilwoman Gadaleta, second by Councilman Schnoll and approved by Councilman Falanga, Councilwoman Gadaleta, Councilwoman Higgins, Councilman Marson and Councilman Schnoll. Council President Hayes was absent.

Motion to approve the Minutes of the October 18, 2021 (open session) was made by Councilman Marson, second by Councilwoman Gadaleta and approved by Councilman Falanga, Councilwoman Gadaleta, Councilwoman Higgins, Councilman Marson and Councilman Schnoll. Council President Hayes was absent.

Councilwoman Gadaleta stated that she has a feeling that several people are calling regarding the Ordinance regarding the flag. Ms. Gadaleta stated that she would just like to say that this Council, as well as the Council before, has always supported raising the Pride Flag and she is very proud that she voted yes on both occasions. Because of the outpouring of concern, she reached out to the Borough Attorney as well as Commissioner Tracey Zur. They investigated several different options and what they have come up with is something that the Town of Fair Lawn is practicing. Before we even vote on the Ordinance that is coming up regarding it, maybe we should table it and have Mr. Schettino investigate a little bit more. She believes it would be a wonderful thing if the Town continued to raise the Pride flag, but we do need to limit other flags that could be considered controversial. Mayor Rendo asked Councilwoman Gadaleta if it is her recommendation that we table the Ordinance that is on the agenda. Councilwoman Gadaleta stated that that is her recommendation but before we do that, she would like Mr. Schettino to talk a few minutes about what he found.

Mr. Schettino asked the mayor if he would like him to comment on it. Mayor Rendo stated that he would like to get the opinion of the other Council members first.

Councilman Marson stated that his sentiments have always been in support of raising the flag. He was one of two to vote against introducing the Ordinance to begin with so clearly any solution that incorporates being able to raise the flag he is fully supportive of.

Councilman Schnoll stated that he has no problem tabling it to get further information, but he does have his doubts about utilizing that proposal that Fair Lawn is supposedly using. He has issues but we could talk about it next time.

Councilman Falanga stated that he is all in favor about exploring other options, but he would like to hear from the public today. He would like to hear their thoughts since this is an issue that has raised some concern in the town, and he does not think tabling it and not hearing from the public is a good idea.

Councilwoman Gadaleta stated that she is not saying that we shouldn't hear from the public, but she is saying to possibly table it because there are other options out there that maybe we didn't know about previously. We should hear from the public though.

### **PUBLIC COMMENT**

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

Nancy Gross, Woodcliff Lake, thanked the Council for thinking of even tabling this. As you have heard and seen, there has been a lot of talk about this, and people are upset about the possibility of the flag being taken down. She was trying to get perspective on behalf of the Council from her experience of having been on Council before. There are difficult decisions that are made and when she was on Council there was nobody against the flag, per se it was more concern about different flags and maybe possible litigation. She appreciates hearing from others, and she had an interesting conversation with someone today who does identify as being gay but did not want to come on and speak. She did not want to possibly hear anything negative or negative comments. Councilwoman Gross read what was written by someone else who identifies as being gay and is in favor of flying the Pride flag on the Causeway. She was really touched when the town raised the flag. Ms. Gross asked that this be tabled.

Rebecca Bellin, Woodcliff Lake, stated that she personally was relieved and grateful when the town decided to waive the Pride flag. It was a way overdue gesture. She has a pride flag hanging in front of her house for a few years now. She did not always have it. As an LGBTQ ally she was nervous about it making her family a target of hate. Flying the flag means that this place is safe for all people.

Cheryl Dispoto, Woodcliff Lake, stated that she too was very disappointed that the Council chose to introduce that Ordinance. The Pride flag to her is a symbol of civil rights and as a community it was a bit tone deaf as a suburb of NYC. She understands the concern for litigation, but the White House flies it, the Governor's House flies it, and a lot of surrounding towns fly it so there must be different solutions. She encourages the Council to table the Ordinance.

Sara LaMotta, Woodcliff Lake, stated that she agrees with Ms. Dispoto. She is an LGBTQ ally and has family members who are part of the LGBTQ community. Ms. LaMotta stated that you are telling the community that you were once accepted but no longer accepted because of the threat of litigation. This is a civil rights issue, and the Council needs to take control. There are other solutions that are available.

Allison Silver, Woodcliff Lake, thanked everyone on the Council regarding the 78 Woodcliff Lake Road settlement. She appreciates everyone's help, especially John Schettino for listening to them and putting up with her.

Bert Taylor, Woodcliff Lake, stated that the same people who make decisions as to what flags

you can fly today will be changing those decisions in the future. That is the same way that it started in Germany. It is not right.

Liz Wolk, Woodcliff Lake, stated that she wanted to echo what Ms. Bellin said and what Ms. Dispoto said. She is fully supportive of finding an alternate solution to not flying the Pride flag. She thinks that it was very disturbing and unfortunate and just hopeful that this can be resolved.

Bert Taylor, Woodcliff Lake, asked that with the award of the contract for the causeway that is coming before the Council, besides the paving, the blocks, and the hardscaping that will take place, will this also include the landscaping which includes the tree work. Mr. Padilla replied that this includes some of that. Our engineer is going to give us a better detail of that in his report a little later.

Mayor Rendo stated that back when Councilwoman Hayes and Councilwoman Herrington were on the Council, they were looking into the exact same things that Mr. Miani is going to speak about today. They were looking to add sidewalks from Werimus Road all the way up to the school. They found that the setbacks for the homes along Woodcliff Avenue were very tight in terms of putting sidewalks in. We do have a sidewalk trust fund that we could use, and the former building inspector indicated to the mayor that there was still money in there. Because of the topography in that area, it was difficult to do so.

Gabriel Miani, Woodcliff Lake, stated that he appreciates the historical background and when reaching out to neighbors they had similar feedback. There are many challenges to bringing sidewalks. Mr. Miani stated that he is a licensed professional engineer in the State of New Jersey, and he used to work for Boswell Engineering who was at one time the Borough Engineer. He is quite familiar with the municipal code, NJDOT Highway Design Code and the various challenges that are presented with introducing sidewalks. Mr. Miani stated that his wife had a difficult experience that she had to go through, and they are hoping that it won't happen to anyone else in the future. He would like to see some action by the Council to try and prevent anything of this sort of getting to that level in the future. He laid out the current systems in place for protecting pedestrians along this corridor. This corridor links the parks at Rinzler Field and the Town Pool on one end and the Borough Hall on the other end. They are primarily concerned with access to the school. Mr. Miani stated that they walked along Woodcliff Avenue to go to the Oktoberfest and walking home on the existing sidewalks across from the Church they had extreme difficulty with walking on the sidewalks. They were overgrown with brush, and they had to walk in the street. In the memo that Mr. Miani sent to Mayor and Council were some ideas for improvements.

Sara LaMotta, Woodcliff Lake, stated she is very happy that Mr. Miani brought this to the attention of the Council. Ms. LaMotta stated that another consideration should be Glen Road. There are drivers that drive on that road as if it were a one-way street.

Leslie Maltz, Woodcliff Lake, stated that the Community Garden was very successful this summer. She will be visiting there tomorrow to see who has cleaned up their plot so that they can get their

deposit back. Ms. Maltz also stated that we need to get the county to fix the intersection of Woodcliff and Werimus. This must be addressed.

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

Mr. Schettino stated that Saddle River did approve the Settlement Agreement as well.

Mr. Schettino stated that the concern that was raised and was raised by him as Borough Attorney was not litigation for raising or displaying the Pride flag, it was for concern about an organization which may be perceived as controversial requesting to display their flag and the denial of their request could potentially generate litigation. The Governing Body for the past 2 years and even presently was unanimous as far as he could recall in their support of flying the Pride flag and it was not concern over someone suing the town for flying the Pride flag, but again for not flying a different organization's flag. At the Council's request Mr. Schettino reached out to other municipalities and reached out to the Library of Ordinances for the State of New Jersey and they did not have any Ordinances covering this issue in terms of allowing different flags.

### **MAYOR'S COMMENTS**

Mayor Rendo stated that we just had an election. Mayor Rendo stated that after our Oktoberfest our area was littered by political signs. It really became unsightly. Back in the day when Mayor Goldsmith was Mayor, both political parties in town had an agreement that each party were to have five (5) signs. Three stationary signs and two mobile signs. We followed that agreement for many years. In the recent elections it has started to get away from us. He has discussed this with other Mayors in other municipalities. There were signs thrown on the ground, taken apart and things that are no becoming of Woodcliff Lake and our community. Mayor Rendo would like to have the Council consider a sign Ordinance to look at our regulations regarding signs in public rights-of-ways and private properties. Mayor Rendo asked that Mr. Schettino look at some sign Ordinances.

### **APPOINTMENTS**

- Appointment of Gary Menze to the Zoning Board with a term expiring in December 2024.
- Appointment of Mary Decima Cummins to the Party City Committee

### **ADMINISTRATOR'S REPORT**

#### **Best Practice Questionnaire**

Administrator Padilla stated that as requested every year, the State of New Jersey puts out a Best Practice questionnaire. That has been completed and we must point that out at a meeting. For those that are newer to this, this is put out by DCA and is concerned a survey. However, if you don't do it, you are penalized and if you don't score a certain grade based on the criteria that

they develop, it affects your state aid. Mr. Padilla is happy to report that we continue to exceed the level of requirement. Some of the things that are asked is if we redid our employee handbook or is our website up to date. Our website must have the budget listed on it for the past 3 years. A new item added is regarding cyber security and we did implement security protocols for our computers. This has been filed and attested to by the Clerk. Our state aid will not be affected. It is leaf season. The DPW is actively out there daily picking up the leaves. We ask our residents to please not wait until the end of leaf season to put your leaves out. Please continue to put them out now as they are coming down. Please put them at the edge of your curb and not in the street. December 5<sup>th</sup> will be the last day to put leaves out. Please download Recycle Coach to your phone. This will help you remember pick-up days. The recycling center is drive-thru only. You cannot walk into the recycling center. This is a safety issue for everyone.

November 19<sup>th</sup> is the menorah lighting at 5PM. The tree lighting will take place on December 3<sup>rd</sup>. We started the scavenger hunt. Please sign up on Community Pass. Immediately after Thanksgiving, letters to Santa will begin. There will be a mailbox at Borough Hall for those interested. The annual toy drive begins this week at the Police Station.

### **ENGINEER'S REPORT**

Mr. Jacobs stated that there is a Resolution on the Agenda tonight for their recommendation for award for the Causeway project. The price that came in is higher than the estimate for the project. The reason for this is because of the inclusion of the fencing along the Causeway. Mr. Jacobs had a conversation with Suez as to whether it will be chain link fencing or decorative fencing which is still to be determined so we included that scope of work in there so that whether it is Suez contributing money to the fence or Suez building the fence, we could always remove it but at least we could have a contractor under contract if Woodcliff Lake were to undertake that work. Councilwoman Higgins asked what the amount of the lowest bid was. Mr. Jacobs replied \$716,444.00. Councilman Marson stated that the original estimate with an approximate 20% overage was \$300,000 with about \$170,000 grant. This is so far out of anything in the realm. He understands the need to get this done because of the grant, but he cannot even vote on this unless he sees a detail. We are talking about \$420,000 to \$450,000 more than that original \$300,000. Councilman Marson stated that he has a real problem with this until he sees detail. Mr. Jacobs stated just to clarify the estimate for the project, without the fence, was approximately \$400,000 which is what his final estimate was. Councilman Marson replied that the contract was \$300,000 including significant amounts for overage, all fencing, lighting and trees. Mr. Jacobs stated that the intention that the scope of work for fencing would be removed if Suez did the work or if Suez was going to contribute money, they would contribute to the bottom line of this. Councilman Marson stated that this cannot be thrown in front of us without line items. This is the most extreme example that he has seen where a line item is so different than what they have voted on. Councilman Falanga stated that it was the fencing that blew this out of the water. Councilman Falanga stated that the bids were just opened this past Thursday. This is just to award the contract so that we could secure the grant money, so we do not end up forfeiting the grant money. Councilman Falanga stated that he thinks that the chain link fence looks cheesy, and it is not reflective of the Town and reflective of the company. Councilwoman

Gadaleta was there, and they are open to working with us on the fencing. He still hopes that we can get to a win, win situation where we get a fence along the causeway that is reflective of our Borough. Councilman Falanga stated that he was equally concerned when he heard the cost and he just heard it on Friday from Tom. Councilman Marson stated that we should pull out the fencing part. Mr. Schettino stated that we cannot pull out one aspect of the bid unless it was set up as an alternate. This was put together as a single bid. Either you must accept the entire bid and then look to deduct work or reject the entire bid. Councilman Falanga stated that it is his understanding that each of the other bidders also bid the fencing as a line item. Mr. Jacobs stated that it was a line item as part of the base bid. It was his understanding that the fencing was a must have so it was included as part of the base. As a reference to the low bidder, the fence line-item accounts for about \$300,000 of the \$700,000 bid. Councilwoman Higgins stated that \$300,000 for a fence is ridiculous. Councilman Marson asked Mr. Schettino if we will lose the grant if revisit this. Mr. Schettino stated that the grant has a deadline of November 21<sup>st</sup>. Administrator Padilla stated that he will get on the phone first thing tomorrow morning and see if there is any way that we could extend it. He cannot guarantee that it will happen. Councilwoman Higgins asked if we could have an emergency meeting before November 21<sup>st</sup>. Administrator Padilla stated that unfortunately we were under a deadline with the grant. Councilwoman Gadaleta stated that she agrees with Councilman Marson because \$700,000 blew her mind. Councilwoman Gadaleta agrees that we need a new fence but at what cost and no to \$716,000. Mr. Jacobs stated that he spoke to contractor and explained that the Borough is looking to award this and might want to remove the fence and would it be a problem. The contractor stated that he does not have a problem if the Borough wanted to remove the fencing. Mr. Jacobs stated that the bottom-line item minus the fence is \$416,000. Mr. Padilla suggested that we first see if this grant could be extended.

Mr. Jacobs stated that the contractor for the road program will be starting the concrete work and will start on Woodmont Drive and Chestnut Ridge Road. The roads that require drainage work will be done at a later date.

Mr. Jacobs stated that there is a Resolution for his firm for a change order for the Glen Road bridge project. They are designing a replacement of the bridge. About 100 feet uphill, west of the road of the bridge, there is a concrete retaining wall with a guiderail that is there. The new bridge that is designed is separate from this wall. However, the guiderail that is required for the new bridge will extend to where the current wall is. The condition of that wall is not acceptable to receive the new railing that must be put on top there so they must reconstruct that wall. The change order is for additional geotechnical engineering, structural engineer, civil engineering and land use permitting. The bid opening is schedule for the end of the month. Councilman Schnoll asked how much the change order is for. Mr. Jacobs replied \$53,632.80. Mr. Schnoll asked where in our budget is that money coming from if we approve this change order. Administrator Padilla stated that it should come from the capital fund that was done for that bridge. Mr. Jacobs stated that this was not anticipated but needed for this project. Administrator Padilla stated that it should come out of the bond but if there is not enough in there than we are going to have to create a new bond for it.

## **COUNCIL MEMBERS COMMENTS/REPORTS**

Councilwoman Higgins stated that on November 14, 2021, from 10AM to 6PM, Tri-Boro Volunteer Ambulance Corp. is having an open house. Tours will be given, and we are hoping for new volunteers. The Shade Tree Committee voted today regarding the Memorial Tree program. Applications will be available January 2022. Each tree is \$1,000 and there are 18 types of trees that you could pick from. Dianna Cereijo is leaving the Shade Tree Committee and she will be missed.

Councilman Schnoll stated that he has serious concerns with trying to limit the number of political signs in town. He believes it could be a violation of the first amendment. He knows that political speech is the most protected speech in the country under the first amendment. So to limit a candidate's ability to put stuff out on public property may be problematic but he will leave that to our Borough Attorney to advise us. Councilman Schnoll wished congratulations to the 4 candidates that ran for the Council. He believes that everybody ran a very nice campaign. He attended the debate and he thought that it was very well done.

## **ORDINANCES**

Public Hearing Ordinance No. 21-15

An Ordinance Providing for the Display and Flying of Flags in the Borough of Woodcliff Lake, State of New Jersey

Councilman Falanga stated that as a Councilperson, and just like former Councilwoman Nancy Gross had stated, we have difficult decisions that we sometimes need to make. This is one of those issues that came before the Council. This is not something that was rushed at all. This is something that was deliberated as a Council, and not just flying the Pride flag, but the idea of what types of flags we as a Council decide. There is no secret that someone has asked us to fly the Respect Life flag. There are different views on it. When considering the issue, everyone must think about the rights of others as well. It is sometimes an issue larger than flying the Pride flag, which we all agree was an important step in Woodcliff Lake, to fly especially for our youth who may be looking for our acceptance if they are struggling with their identity. There was no rush and there has been no bullying by anyone to have us take the Pride flag down. There was absolutely no bullying. There was an earnest request by a member of the public to fly the Respect Life flag. Speaking for himself only, he believes that the United States flag and our United States motto is representative of everyone. Yes, he would fly the United States flag as our flag. Councilman Falanga stated that he would be happy to talk to anyone regarding this issue. His information is on the website. Mr. Falanga stated that we do have to be cognizant of other people who want their positions and their strong beliefs flown in the Borough as well. He is in favor of tabling the Ordinance so we can continue a dialogue. Our neighboring town, Montvale, has a no flag Ordinance. They do not fly any flag other than the United States flag and the State's flag. These are not unheard positions. They are designed to avoid controversy.

Councilwoman Gadaleta stated that we have always been an open and transparent Council so

that is why there is a public hearing at the second reading. This is so we can hear suggestions and ideas. We should table this and look at other possible options.

Councilwoman Higgins stated that this is not for just LGBTQ, but it is for all flags. She has received other requests to fly different flags. We should table this at this time.

Mayor Rendo stated that when we are involving Government, we need to be certain. We need to give direction and let the public know which direction we are going. He has attended the flag raising ceremony in the past along with former Councilwoman Gross for the LGBTQ community. He invited our residents, and he has no issue with flying this flag. We as a Council need to represent our entire community. He understands all the elements and all the proposing arguments. We as a Governing Body, can decide which flags to fly and not to fly and our actions are protected by the Constitution.

MOTION to table Ordinance No. 21-15 was made by Councilwoman Gadaleta, second by Councilwoman Higgins and unanimously approved.

Introduction Ordinance 21-16

An Ordinance to Amend Chapter 173 Entitled "Firearms" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

Administrator Padilla stated that we had an inquiry made because someone in town wants to do some hunting on their property. When you look at the whole law, it is not illegal. It can be done based on the Ordinance that we have. Based on the Fish and Game and Wildlife, if you have a certain amount of distance between an inhabitable structure and you have 150 feet and you have the distance and permission from the property owners that adjoin you, you can do a bow and arrow hunt. This is how it is being done in Saddle River. The difference is that most of Saddle River's lots are 2 acres. The exceptions to a firearm, in this case, a firearm is not a hand-gun but it also includes a bow and arrow. Mr. Padilla read the Ordinance. The police department suggested we introduce an Ordinance to remove that exemption. Also, by doing so, you will not be allowed to use a bow and arrow to hunt in Woodcliff Lake.

Mayor Rendo agreed that we need to tighten the Ordinance up. Councilman Marson stated that if we approve this, you cannot use a bow and arrow or firearm on your property. Administrator Padilla agreed that you could not use it for archery. Councilman Marson believes that this Ordinance is too broad. Councilwoman Gadaleta and Councilwoman Higgins are in favor of the Ordinance.

MOTION to introduce Ordinance 21-16 was made by Councilman Schnoll, second by Councilwoman Gadaleta and unanimously approved.

Introduction Ordinance 21-17

An Ordinance to Amend Chapter 326 Entitled "Streets and Sidewalks" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey, to include

Section 326-32 Entitled "Mailbox Damage Due to Snowplowing"

MOTION to introduce Ordinance 21-17 was made by Councilwoman Higgins, second by Councilwoman Gadaleta and unanimously approved.

**CONSENT AGENDA**

MOTION to move Resolution No. 21-282 and Resolution No. 21-282 to Non-Consent was made by Councilman Marson, second by Councilman Schnoll and unanimously approved.

MOTION to approve the Consent Agenda as amended was made by Councilman Falanga, second by Councilwoman Higgins and unanimously approved.

**NON-CONSENT AGENDA**

Resolution No. 21-281                      Resolution Approving                      Revision to Special Emergency  
Appropriation for the Master Plan

Councilwoman Higgins stated that she could explain this Resolution. Councilman Marson stated that the \$50,000 was the amount that they fought so vigorously about and now he is looking at another \$20,000 and he knows nothing about it. Councilwoman Gadaleta stated that she agrees with Councilman Marson. Councilwoman Higgins stated that the \$15,240.00 is for Neglia Engineering to do a circulation and utilities element plus \$1,000 for reimbursement expenses. The total amounts to \$16,240.00. Councilwoman Gadaleta asked that if we did not do this what are the ramifications. Mr. Padilla replied that if this is not done there will be no Master Plan. Councilwoman Higgins stated that this will go before the Planning Board tomorrow night to hear the rest of the presentation and Wednesday is the Master Plan Committee meeting. Councilman Marson asked Ms. Higgins where the first \$50,000 went. Mr. Padilla replied that it went to our Borough Planner. Mr. Padilla also stated that a circulation and utilities element has not been done since 1985. This is a necessity, and it could be spread out over 5 years.

**ROLL CALL:**

Introduction: Falanga  
Second: Higgins  
Ayes: Falanga, Gadaleta, Higgins, Schnoll  
Nays: Marson  
Absent: Hayes  
Abstain: None

Resolution No. 21-282            Resolution Authorizing Change Order No. 1 for Additional Engineering Design Services for Glen Road Bridge Replacement

MOTION to table Resolution No. 21-282 was made by Councilman Marson, second by Councilman Schnoll and unanimously approved.

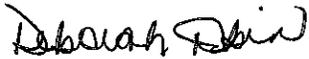
Resolution No. 21-284            Resolution Awarding a Contract to AA Berms, LLC., to Perform Improvements for the Woodcliff Avenue "Causeway" Streetscape Project (NJDOT & Municipally Funded)

MOTION to table Resolution No. 21-284 was made by Councilman Marson, second by Councilwoman Higgins and unanimously approved.

**ADJOURNMENT**

MOTION to adjourn was made by Councilman Schnoll, second by Councilman Falanga and unanimously approved by voice call vote. Meeting was adjourned at 9:45 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR  
Borough Clerk

**BOROUGH OF WOODCLIFF LAKE**  
**Bergen County, New Jersey**

**ORDINANCE 21-15**

**AN ORDINANCE PROVIDING FOR THE DISPLAY AND FLYING OF FLAGS IN THE BOROUGH OF WOODCLIFF LAKE**

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

**Section 1. Purpose.**

The purpose of this provision is to limit the display and flying of the following flags on public property to only: (a) Flag of the United States of America; (b) New Jersey State Flag; (c) United States Military Flags; and (d) Borough Department Flags.

**Section 2. Display and Flying of Flags on Public Property.**

The Borough Council hereby authorizes the Borough Administrator to only fly and/or display the Flag of the United States of America, the New Jersey State Flag, the United States Military Flags and Borough Department Flags on public property.

**Section 3. Flying the United States of America Flag at Half-Staff.**

The Borough Council, upon timely notification and verification of the death of a federal, state or local law enforcement officer, firefighter, ambulance/rescue squad member, emergency medical technician or paramedic who either works or volunteers in the Borough providing such services or is a resident of the Borough of Woodcliff Lake who dies in the line of duty or during the time of active service, or a military veteran who engaged in a combat theater, as approved by the United States Department of Defense, who either works for the Borough of Woodcliff Lake or resides in the Borough of Woodcliff Lake, shall direct that the United States Flag be flown at half-staff at all municipal buildings for a period of three (3) days from the date of notification and verification. Said notification shall be made at the time of death, but in no event later than one week after internment.

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

Ordinance No. 21-16

AN ORDINANCE TO AMEND CHAPTER 173 ENTITLED "FIREARMS" OF THE BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

WHEREAS, Chapter 173, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Firearms within the Borough of Woodcliff Lake; and,

BE IT ORDAINED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Chapter 173-2. Exceptions.

Paragraph C. - Deleted in its entirety.

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

Ordinance No. 21-17

AN ORDINANCE TO AMEND CHAPTER 326 ENTITLED "STREETS AND SIDEWALKS" OF THE BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY, TO INCLUDE SECTION 326-32 ENTITLED "MAILBOX DAMAGE DUE TO SNOWPLOWING"

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

WHEREAS, Chapter 326, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Streets and Sidewalks within the Borough of Woodcliff Lake; and,

BE IT ORDAINED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Chapter 326. Streets and Sidewalks

Art. V entitled Use and Maintenance of Sidewalks, Curbs and Gutters.

326-32 Mailbox Damage Due to Snow Plowing.

A. Intent; Rationale. It is the intent of this article to establish uniform procedures to reimburse residents for damage to mailboxes due to snow removal operations. The Borough of Woodcliff Lake's primary obligation is to ensure that its roadways are as clear as possible of snow and ice. It is also understood that most mailboxes are located within the public right-of-way and, therefore, while fulfilling the primary objective, mailboxes may be unintentionally and unavoidably damaged. This policy assumes there is a shared responsibility between the Borough of Woodcliff Lake and the homeowner when mailboxes located in the public right-of-way are damaged during snow removal operations.

B. Resident Responsibility. Snowplow operators make every effort to remove snow as close to the curbline as practical and to provide access to mailboxes for the Postal Service. However, it is not possible to provide perfect conditions and minimize the damage to mailboxes with the size and type of equipment the Borough operates. Therefore, the final cleaning adjacent to mailboxes is the responsibility of each resident.

C. Landscaping; Hardscape. Property owners should assume all risk of damage for landscaping/hardscape, including nursery and inanimate materials that are installed or encroach on the Borough right-of-way. The Borough assumes no responsibility for damage incurred to these nonpermitted elements as a result of snow plowing and ice control activities with the exception that lawns that are scraped or gouged by Borough equipment will be repaired by top

dressings and seeding the following spring. In addition, inanimate materials such as boulders, timbers, etc. are a hazard and can cause damage to plow equipment.

D. Reimbursement Policy. While there is no legal requirement, it is the policy of the Borough of Woodcliff Lake to reimburse residents up to \$150.00 for eligible mailbox damage caused by direct plow contact or thrown snow coming off the plow on the part of the Borough's Department of Public Works or Borough private contractors. Residents seeking reimbursement greater than \$150.00 for mailbox damage caused by Borough operators may file a tort claim under Title 59 of the New Jersey Statutes Annotated. Nothing in this article shall be construed to entitle any resident to reimbursement prior to an investigation and determination by the Director of Public Works or designee that the claimed damage is eligible for reimbursement pursuant to this section.

E. Eligibility; Procedure; Investigation. For the purpose of this article, boxes used for receipt of United States mail and placed outside of residences and established for such purposes shall be referred to herein as "mailboxes". All mailboxes must be installed in accord with the United States Postal Service Mailbox Guidelines.

(i) Eligibility; mailbox damage claim. The reimbursement provisions shall only apply to those homeowners who satisfy the following criteria:

(a) The mailbox is securely fastened to a sturdy post which is sufficiently anchored in the ground to resist the impact of plowed snow.

(b) The damaged mailbox and/or post must meet the requirements of the United States Postal Service Mailbox Guidelines, as well as all other requirements in regard to construction and location. Mailboxes that do not meet the requirements of the United States Postal Service and/or any other applicable regulations are not eligible for reimbursement.

(c) The damage must have been caused by direct contact with or thrown snow from Borough Department of Public Works or Borough private contractor plows or snow removal equipment.

(d) The homeowner must notify the Borough within fourteen (14) days of the date the damage occurred. Damage reported outside of this time frame will not be eligible for reimbursement.

(f) The homeowner must sign a general release discharging the Borough from all debts, claims, demands, damages, actions or further tort claims under Title 59.

F. Claim Procedure.

(i) Within the time period above, a homeowner making a claim for reimbursement shall contact the Department of Public Works and file a mailbox damage claim.

(ii) the mailbox damage claim shall be accompanied with the following:

(a) Name, address, phone number and email address of claimant.

(b) Date and time of damage.

(c) Exact location of damage.

- (d) Explanation of what happened/description of damage.
- (e) Photographs of damage.
- (f) Itemized receipt for the cost of the new mailbox and/or post.

(iii) After submission of the claim, the Director of Public Works or designee shall investigate the alleged damage to determine if the damage was caused by the plow blade, vehicle and/or thrown snow coming off the plow. A written response on the findings of the investigation will be mailed to the resident.

(iv) If it is determined that the mailbox was damaged by the plow blade, vehicle and/or thrown snow coming off the plow, the homeowner will be reimbursed for the cost of the mailbox and/or post in an amount not to exceed \$150 upon the submission of an itemized receipt of the cost of the new mailbox and/or post. If it is determined that the damage was not caused by the plow blade vehicle and/or thrown snow coming off the plow, no reimbursement will be given. All actual repairs and/or replacements shall be the responsibility of the homeowner.

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.



# 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
Falanga			X			
Gadaleta		X	X			
Higgins	X		X			
Marson			X			
Schnoll						X
Hayes						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. 21-276 NOVEMBER 8, 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: Litigation Update, Personnel.

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.

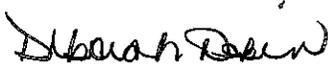
The minutes will be released within ninety (90) days or earlier upon the resolution of the matter through settlement or court decision and the time period for any and all appeals.

\_\_\_\_\_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 November 8, 2021 that an Executive Session closed to the public shall be held on November 8, 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.

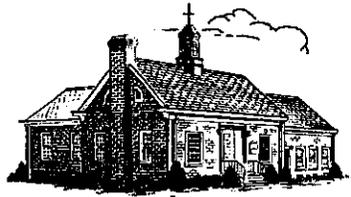
**CERTIFICATION**

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 November 8, 2021.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

### RESOLUTION NO. 21-277

NOVEMBER 8, 2021

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

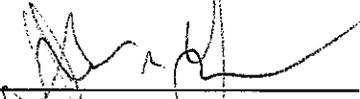
Payroll Released 10/31/2021                      \$222,958.53

**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:	\$ 1,701,207.91
Trust/Other:	\$        986.99
Affordable Housing:	\$        900.00
State Unemployment:	\$        216.00

**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.



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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 November 8, 2021.



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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 Clerk

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING RAFFLE LICENSE TO PARK RIDGE HIGH SCHOOL BOOSTER CLUB

**RESOLUTION NO. 21-278**

**NOVEMBER 8, 2021**

**WHEREAS**, a raffle application has been made by the Park Ridge High School Booster Club for a raffle to be held on November 22, 2021; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the raffle license application of the Park Ridge High School Booster Club is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA21-02.

### 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 November 8, 2021.

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
Falanga			X			
Gadaleta	X		X			
Higgins		X	X			
Marson			X			
Schnoll			X			
Hayes						X
Mayor Rendo						

## RESOLUTION APPROVING DEDICATION BY RIDER FOR MEMORIAL TREE PROGRAM

### RESOLUTION NO. 21-279 NOVEMBER 8, 2021

**WHEREAS**, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and

**WHEREAS**, N.J.S.A. 40A:5-29 provides for the receipt of bequests, legacies and gifts to be utilized in the manner set forth in said bequest, legacy or gift; and

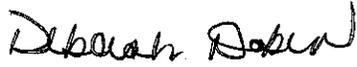
**WHEREAS**, N.J.S.A. 40A:5-29 provides the dedicated revenues anticipated from the Commemorative Tree Program are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement.

**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 Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Memorial Tree Program pursuant to N.J.S.A. 40A:5-29; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of November 8, 2021.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FISCAL GRANT CYCLE JULY 2020 - JUNE 2025

### RESOLUTION NO. 21-280 NOVEMBER 8, 2021

**WHEREAS**, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey; and

**WHEREAS**, the Borough Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and, therefore, has an established Municipal Alliance Committee; and

**WHEREAS**, the Woodcliff Lake Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and

**WHEREAS**, the Council of the Borough of Woodcliff Lake has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Bergen.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Woodcliff Lake, Bergen County, State of New Jersey hereby recognizes the following:

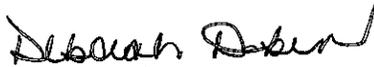
1. The Borough of Woodcliff Lake Council does hereby authorize submission of a strategic plan for the Woodcliff Lake Municipal Alliance Grant for the fiscal year 2023 in the amount of:

DEDR	\$ 3836.33
Cash Match	\$ 959.08
In-Kind	\$ 2877.25

2. The Woodcliff Lake Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance audit requirements.

#### **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 November 8, 2021.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING REVISION TO SPECIAL EMERGENCY APPROPRIATION FOR THE MASTER PLAN

**RESOLUTION NO. 21-281  
NOVEMBER 8, 2021**

**WHEREAS**, on February 8, 2021, Resolution No. 21-57 was adopted authorizing the Special Emergency Appropriation for the Master Plan in the total amount of \$50,000.00; and

**WHEREAS**, after a review of same, it is necessary to amend the total amount of the Special Emergency Appropriation for the Master Plan in an amount not to exceed \$70,000.00; and

**WHEREAS**, the Governing Body has reviewed this matter and recommends the approval of same.

**WHEREAS**, NJS40A:4-53 and -55 provide that it shall be lawful to make such appropriation, which appropriation and/or the "special emergency notes" issued to finance the same shall be provided for in succeeding annual budgets by the inclusion of an appropriation of at least one-fifth of the amount authorized pursuant to this act.

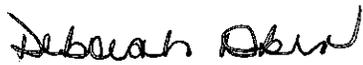
**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that Resolution No. 21-57 adopted on February 8, 2021 be and is hereby revised to reflect a Special Emergency Appropriation for the Master Plan in an amount not to exceed \$70,000.00; and

**BE IT FURTHER RESOLVED**, that two (2) certified copies of this resolution will be filed with the Director of the Division of Local Government Services; however, no approval is required from the Division.

**BE IT FURTHER RESOLVED** that 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 November 8, 2021.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES

### RESOLUTION NO. 21-283 NOVEMBER 8, 2021

**WHEREAS**, Yong Jun Chee, the owner of property 61 Campbell Avenue submitted a permit to install a generator and paid a permit fee of \$430.00 (Permit 21-0125); and

**WHEREAS**, the installation of the generator was cancelled by the homeowner and work was never performed; and

**WHEREAS**, the owner of the property has requested a refund of the permit fees. Twenty percent of permit fees may be retained for Plan review fees. Eighty percent of permit fee or \$344.00 should be refunded.

**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 \$344.00 to the owner listed below:

**PAYMENT TO:**  
Yong Jun Chee  
61 Campbell Ave.  
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 November 8, 2021.



**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
Falanga			X			
Gadaleta			X			
Higgins			X			
Marson	X		X			
Schnoll		X	X			
Hayes						X
Mayor Rendo						

## RESOLUTION APPROVING 4-PARTY SETTLEMENT AGREEMENT WITH FAIR SHARE HOUSING CENTER

### RESOLUTION NO. 21-285 NOVEMBER 8, 2021

**WHEREAS**, the Borough of Woodcliff Lake entered a Notice of Appearance as an interested party with regard to the matter In Re the Borough of Saddle River Third Round Mount Laurel Affordable Housing, Docket No. BER-L-6120-15; and

**WHEREAS**, continued fairness hearings and mediations were held before the Honorable Gregg A. Padovano which resulted in the Parties reaching a settlement agreement; and

**WHEREAS**, the Borough of Saddle River and the Fair Share Housing Center, together with all interested parties have reached a 4-Party Settlement Agreement, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Engineer and Borough Attorney have reviewed the 4-Party Settlement Agreement 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 the 4-Party Settlement Agreement with regard to the matter In Re the Borough of Saddle River Third Round Mount Laurel Affordable Housing, Docket No. BER-L-6120-15, 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 is hereby authorized and directed to execute the 4-Party Settlement Agreement on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to forward a copy of this Resolution together with the signed 4-Party Settlement Agreement to the Attorney for the Fair Share Housing Center and all Interested Parties 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 November 8, 2021



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