



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
APRIL 11, 2022  
6:00 PM CLOSED SESSION  
7:00 PM OPEN SESSION**

**CALL TO ORDER**

Notice of this meeting, in accordance with the "Open Public Meetings Law, 1975, C. "231", 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, Hayes, Higgins, Margolis and Schnoll were present. Camelia Grymes from Borough Attorney John Schettino's office was present for a period during closed session until Mr. Schettino was able to attend. Borough Administrator Tomas Padilla and Borough Clerk Debbie Dakin were present as well. Council President Gadaleta arrived at 7:00 PM and left the meeting at 7:30 PM.

**CLOSED SESSION**

Resolution No. 22-99      A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

- Litigation Update

MOTION to approve Resolution No. 22-99 was made by Councilwoman Higgins, second by Councilman Schnoll and approved by Councilman Falanga, Councilwoman Hayes, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll. Council President Gadaleta was absent.

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Motion to approve the Minutes of March 21, 2022 (Closed) was made by Councilman Schnoll,

second by Councilwoman Higgins and approved by Councilman Falanga, Councilwoman Hayes, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll. Council President Gadaleta was absent.

Motion to approve the Minutes of March 21, 2022 (Open) was made by Councilman Schnoll, second by Councilman Falanga and approved by Councilman Falanga, Councilwoman Hayes, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll. Council President Gadaleta was absent.

### **PUBLIC COMMENT**

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

Ann Marie Borrelli, Woodcliff Lake, asked what introducing an ordinance means. Mr. Schettino explained the process. Ms. Borrelli asked if any of Ordinance 19-07 be amended in the process. Mr. Schettino stated that an Ordinance can be amended at any time but there is a process. Ms. Borelli stated that with three story buildings close to the street on Broadway you are aware of what that could potentially look like. If the design standards for looking like houses could be left it would be appreciated. Ms. Borrelli also stated that the intersection of Prospect and Broadway is becoming quite congested. If you are trying to make a left-hand turn coming down Prospect on to Broadway and a car is next to you trying to make a right-hand turn, they block the view, and it is difficult to see cars coming down south of Broadway. Mr. Padilla stated that with respect to Prospect and Broadway, those are both county roads and any development that goes in front of the Planning Board along either of those roads would also have to go to the County Planning Board.

Alex Couto, Woodcliff Lake, asked when the Ordinances would get posted. Mr. Padilla replied that they would get posted on the website and in the newspaper once they are introduced. Mr. Couto stated that during the Planning Board hearings, 62 Broadway was used as a standard. Just so you have the point of reference, 62 Broadway is about 150 feet from the center of the road. The ground floor is all commercial and is only thirty-seven feet, not forty feet. In his opinion, 188 Broadway and the post office area should have to have commercial on the ground floor. The bank property is for sale so maybe the Borough should think about buying it.

Gwenn Levine, Woodcliff Lake, stated that she had a question regarding the article in the Pascack Press about the Rosengren property. It stated that in exchange for the construction of fifteen market-rate townhouses, the developer is going to contribute \$600,000 to the affordable housing trust fund. The developer is going to sell these fifteen townhouses for about \$1 million each. How is \$600,000 a proper exchange for a \$15 million development. Wouldn't the town require or want a higher contribute to the affordable trust fund? Mr. Schettino replied that the contribution is based upon an approved formula. Councilman Falanga stated, for further clarification, the builder is not making \$15 million. Assuming he sells them for \$1 million, he might spend \$700,000 building them. He is not making \$15 million profit when he agreed to step

into the shoes of the prior developer that pulled out.

Cheryl Dispoto, Woodcliff Lake, stated that she was looking at the Master Plan and it looks like one of the zones at the Rosengren property was designated Affordable Housing. Her understanding is that they are going to be market rate townhomes in exchange for the \$600,000 to construct over by Broadway. Ms. Dispoto stated that she has made her opinion known regarding the pride flag and she is aware that there is a vote tonight, but she is urging everyone to continue to fly the LGBTQ flag in Woodcliff Lake. She thinks that it is a disservice to our community, particularly the young people in our community. She feels that this is closeminded for Woodcliff Lake, and it is embarrassing to live in a town that does not want to fly the pride flag.

Veronica Appelle, Woodcliff Lake, stated that in the Pascack Press, Hillsdale is proposing building 250 apartments and part of the article talks about that if they do not have enough parking, they are considering on-street parking. Ms. Appelle stated that she is urging our Mayor and Council to please never allow on-street parking anywhere in town.

Cheryl Dispoto, Woodcliff Lake, asked if there is a zone change over Rosengren. Mr. Padilla stated that he would look at this tomorrow. Councilwoman Hayes stated that on page 41 of the Master Plan it says AH-3.

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

### **MAYOR'S REPORT**

Mayor Rendo stated that over the past couple of weeks he met with a Ukrainian family from the Borough of Woodcliff Lake and a Ukrainian family from the Borough of Upper Saddle River. We are looking to hold a day where we could gather at the Tice Center to raise needed funds and provide donations to the people of Ukraine. Mayor Rendo stated that he received an email from the Ukrainian family of Woodcliff Lake and would like to read it into the record. The subject of the email was Ukrainian Relief Initiative. We would like to join the efforts with local Ukrainian families and the Borough of Woodcliff Lake in organizing a fund-raising event for Woodcliff Lake community to raise awareness for the humanitarian crisis that Ukraine faces today and to collect humanitarian donations and raise funds to help Ukrainians who became victims of the Russian aggression. While Ukraine fights heroically for freedom and democracy against Russian, millions of Ukrainian families have been torn apart. Many had to leave their homes. At least 165 children have been killed in this horrible war. We believe together with the Woodcliff Lake community and the support of the Borough of Woodcliff Lake we can join our efforts in making a significant contribution to help the Ukrainian people in need today. We are planning to host an event at the Woodcliff Lake senior center for May 14, 2022. Amongst the fundraising activities we are looking to organize donation drives, family activities provided by vendors, food, and goods for sale. We look forward to working with the Borough of Woodcliff Lake on implementing this initiative which was kindly proposed by Mayor Rendo and Council President Gadaleta, and we

appreciate the support. Mayor Rendo stated that the police department is willing to provide some needed workforce and we are looking for volunteers for the event. Donations will be provided to the Ukrainian people. One of the residents in Upper Saddle River has a direct contact to the Polish camps on the border of Ukraine. We will be providing a list of items that are in demand for the Ukrainians suffering from this war. Mayor Rendo stated that this event falls in line with our Community Day event that Councilwoman Margolis has been working extremely hard on. Mayor Rendo stated that we are moving our Spring Fest over to the Tice's Mall and Councilwoman Margolis is the point person on this. Councilwoman Margolis stated that you can go online and register your security cameras with the police department. Mayor Rendo stated that baseball and softball had their opening day ceremony and Councilwoman Margolis, and Councilwoman Higgins were there to help. It was a fun and chilly day. The Easter Egg Hunt was the next day and Councilwoman Margolis, and Councilwoman Higgins joined the mayor for that event as well. Congratulations to the Recreation Department for that event. Mayor Rendo reached out to the mayor of Hillsdale about paving the rest of Werimus Lane.

### **PROCLAMATIONS**

Arbor Day

Education and Sharing Day, USA

### **FIRE DEPARTMENT APPOINTMENT**

Appointment of John D'Amico as a member of the Woodcliff Lake fire department.

### **COUNCIL MEMBERS' COMMENTS/REPORTS**

Councilman Falanga stated that we are continuing to work on the budget.

Councilwoman Higgins stated that DPW has hired a person for their department. There will be a tree planted at the school on Arbor Day at 9:00 AM.

Councilwoman Margolis stated that residents should be careful when driving in and out of the ecology facility since the fields are open. Please sign up for Recycle Coach as it will give you an update on holiday pick-ups and weekly reminders. DPW has been trying to get the fields ready for the season. Please be patient as the weather has not been kind to us and we also have an enormous number of geese on our fields. We had a great weekend on the fields, kickball as well. You can still sign up for the pool and camp. We have some great things happening. Please remember to sign up for tennis should you want to use the courts this year. We have Community Day coming up which is a day for every member of the community. We are going to have a massive Touch a Truck event. There will be a band at the event as well. There are a bunch of community service events taking place that day as well. The date is Sunday, May 15, 2022, from 1PM to 4PM at Tice Mall and a rain date of the following Sunday at exactly the same time. We are hoping to announce our first speaker at a speaker series we are trying to get started up.

Councilman Schnoll stated that most residents probably don't know, and he didn't know until recently that the town and the Woodcliff Lake Board of Education have an interlocal agreement

regarding the use of our fields and facilities in other than school hours. The fields are owned by the school but the kids that are outside of school use them for various sporting events. We have an agreement that was put in place a few years ago and it expires at the end of July or August. Councilwoman Margolis and Councilman Schnoll have been meeting with members of the Board of Education and they are hopeful with producing a new agreement that satisfies all sides so that there will not be any issues for the kids continuing to be able to play. Councilman Schnoll wishes everyone either a Happy Passover or a Happy Easter and he hopes everyone has a great holiday.

### **ADMINISTRATOR'S REPORT**

Administrator Padilla stated that Resolution No. 22-103 is the awarding of the contract to Marini Brothers for the causeway streetscape program. We have been very short at DPW. We lost two employees there recently, so we have a Resolution on this evening for a new hire. This is contingent upon them passing a background check and physical. There was a sewer line that was broken at the Saddle River Road bridge. We anticipate and hope that FEMA will cover this, but we must have an emergency appropriation tonight. The old barn by the train station is structurally unsound. Our engineer and construction official inspected it and issued an emergency order that it needs to come down immediately. The big delay is having PSE&G shut off the service. Once that it done, they anticipate that they should be able to knock it down and remove all the debris in about a week. Hopefully by mid-May this will be done. As a precaution, we did stop the sale of parking permits.

### **ENGINEER'S REPORT**

See attached report.

### **ORDINANCES**

Public Hearing Ordinance No. 22-04

An Ordinance Providing for the Display and Flying of Flags in the Borough of Woodcliff Lake

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

No comments.

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

MOTION to adopt Ordinance No. 22-04 was made by Councilman Schnoll, second by Councilwoman Higgins and approved by Councilman Falanga, Councilwoman Hayes, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll. Council President Gadaleta was absent.

Introduction Ordinance No. 22-05

An Ordinance to Amend Chapter 380 Entitled "Zoning" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey (New THO-II Overlay)

MOTION to introduce Ordinance No. 22-05 was made by Councilman Schnoll, second by Councilman Falanga and approved by Councilman Falanga, Councilwoman Margolis, and Councilman Schnoll. Councilwoman Hayes and Councilwoman Higgins voted no. Council President Gadaleta was absent.

Introduction Ordinance No. 22-06

An Ordinance to Amend Chapter 380 Entitled "Zoning" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey (Broadway B-1 District)

MOTION to introduce Ordinance No. 22-06 was made by Councilman Falanga, second by Councilman Schnoll and approved by Councilman Falanga, Councilwoman Margolis, and Councilman Schnoll. Councilwoman Hayes and Councilwoman Higgins voted no. Council President Gadaleta was absent.

**CONSENT AGENDA**

MOTION to move Non-Consent Agenda to the Consent Agenda was made by Councilman Schnoll, second by Councilwoman Margolis and unanimously approved. Councilwoman Higgins asked to have Resolution No. 22-110 moved to non-Consent.

MOTION to approve the Consent Agenda as amended to include non-consent was made by Councilwoman Margolis, second by Councilman Schnoll and approved by Councilman Falanga, Councilwoman Hayes, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll. Council President Gadaleta was absent.

**NON-CONSENT AGENDA**

Councilwoman Higgins stated that she has asked Mr. Padilla to see the budget for any large items and she was not given those numbers yet. We are halfway into April and now she sees a Resolution to spend \$322,850 for a pool management service, plus monies for a camp director and assistant camp director. She would like to know what our intake was for the pool last year and what monies were spent regarding the pool. Mr. Padilla stated that we are paying the camp directors a little less this year than last year. As far as the pool management, it is a not to exceed. The pool management company will be running the lifeguards and gate attendants at the pool. It is very difficult to hire seasonal lifeguards right now. This management company would provide services to us as well as their other clients. Mr. Padilla stated that we are behind in trying to hire lifeguards if we do not approve this. Councilwoman Hayes would like to know what we spent on the pool in 2021. Councilwoman Margolis stated that it is not going to be \$322,000. This is the highest number that it could be. It is sticker shock, and she knows this, but Mr. Padilla is correct that if we do not use this company, we might not have a pool this year. Councilman Falanga

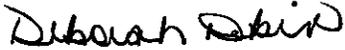
stated that the pool cost is around \$160,000 to \$170,000 plus soft costs. This management company will take over the operational piece of the pool and they do make a profit. There is going to be increased costs because they are taking over a service burden. Mr. Padilla stated that this is a one-year contract.

Resolution No. 22-110 Resolution Approving Award of Bid for Pool Management Services

MOTION to approve Resolution No. 22-110 was made by Councilwoman Margolis, second by Councilman Falanga and approved by Councilman Falanga, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll. Councilwoman Hayes voted no. Council President Gadaleta was absent.

MOTION to adjourn was made by Councilwoman Margolis, second by Councilwoman Hayes and unanimously approved. Meeting adjourned at 8:40 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR  
Borough Clerk

## PROCLAMATION

**WHEREAS**, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

**WHEREAS**, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

**WHEREAS**, the Borough of Woodcliff Lake acknowledges the importance of trees and the positive effect they have on our environment by moderating the temperature, cleaning the air, producing oxygen and providing habitat for wildlife; and

**WHEREAS**, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

**WHEREAS**, trees in our borough increase property values and enhance the economic vitality of business areas; and

**WHEREAS**, the Borough of Woodcliff Lake is celebrating its thirteenth year as a Tree City USA community and its seventh year as a recipient of the Tree City USA Award,

**NOW, THEREFORE**, I, Carlos Rendo, Mayor of the Borough of Woodcliff Lake, New Jersey, do hereby proclaim Friday, April 29, 2022 as

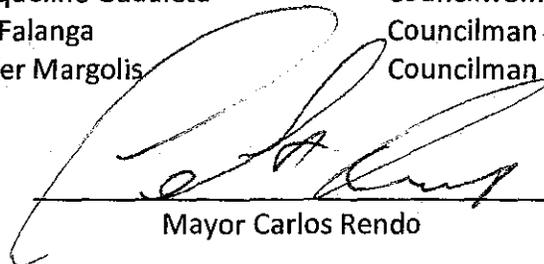
### ARBOR DAY

The Mayor and Council of Woodcliff Lake commend the fifth grade Students of Dorchester School for participating in an art contest celebrating the 150<sup>th</sup> Anniversary of Arbor Day and to the Administration and Staff of Dorchester School for hosting the Arbor Day.

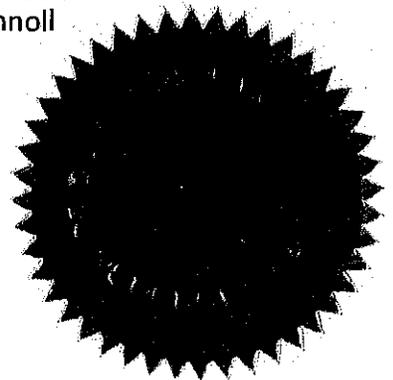
Further, we urge all citizens to plant trees to promote the well-being of present and future generations.

Council President Jacqueline Gadaleta  
Councilman Stephen Falanga  
Councilwoman Jennifer Margolis

Councilwoman Angela Hayes  
Councilman Josephine Higgins  
Councilman Richard Schnoll



Mayor Carlos Rendo



## PROCLAMATION

**WHEREAS**, excellence in education is vital to the success of our nation and our community, and we seek the betterment of our citizens by instilling in our children the value of a good education and providing the same; and

**WHEREAS**, by preparing our students for the responsibilities and opportunities of the future, education develops the intellect through lessons in literacy, math and science as well as social awareness; and

**WHEREAS**, one shining example for all people of what education ought to be was provided by the Rebbe, Rabbi Menachem Schneerson, of righteous memory, a global spiritual leader who dedicated his life to the betterment of mankind. A tireless advocate for youth around the world, the Rebbe emphasized the importance of education and good character and instilled the hope for a brighter future into the lives of countless people in America and across the globe; and

**WHEREAS**, the Rebbe taught that education, in general, should not be limited to the acquisition of knowledge and preparation for a career, nor should its sole focus be on making a better living; and

**WHEREAS**, the educational system must also focus on building character by cultivating universal moral and ethical values that have been the bedrock of society from the dawn of civilization, including the values known as the Seven Noahide Laws, which have often been cited as a guarantee of fundamental human rights; and

**WHEREAS**, the character of our young people is strengthened by serving a cause greater than self and by the anchor of virtues, including courage and compassion. By instilling a spirit of service in our children, we create a more optimistic future for them and our State; and

**WHEREAS**, in recognition of the Rebbe's outstanding and lasting contributions toward improvements in world education, morality and acts of charity, the United States Congress in 1978 established his birth date as a national day to raise awareness of the importance of educating and nurturing our children; and

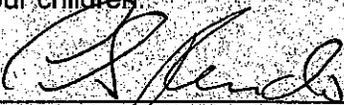
**WHEREAS**, each year the President of the United States has paid recognition to the Rebbe's vision by proclaiming that day "Education & Sharing Day USA."

**NOW, THEREFORE**, I, Carlos Rendo, Mayor of the Borough of Woodcliff Lake, proclaim April 12, 2022 as

### EDUCATION AND SHARING DAY

and call upon government officials, educators, volunteers and citizens to reach out to young people and work to create a better, brighter and more hopeful future for all.

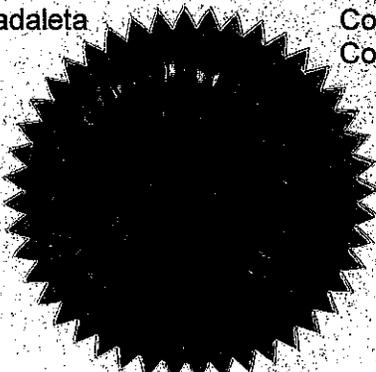
The Mayor and Council of Woodcliff Lake are committed to the values herein and urge everyone to embrace and promote the education of our children.



Mayor Carlos Rendo

Councilman Stephen Falanga  
Council President Jacqueline Gadaleta  
Councilwoman Angela Hayes

Councilwoman Josephine Higgins  
Councilwoman Jennifer Margolis  
Councilman Richard Schnoll



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**APRIL 2022 ENGINEER'S REPORT**  
**BOROUGH OF WOODCLIFF LAKE**  
**APRIL 6, 2022**



**1. Causeway Streetscape Improvements**

Award recommendation package provided to Borough recommending award of project to Marini Brothers Construction Company Inc. for the amount of \$294,993.90 which was the lowest of 6 bids submitted. Preconstruction meeting to be scheduled following award resolution and execution of contracts.

**2. Glen Road Bridge**

NJDEP provided verbal approval to Neglia for the hydraulic calculations associated with the bridge replacement project on 4/6/2022 and we anticipate receipt of the permit on or about June 25, 2022. Amended bid plans, specifications, and engineer's estimate to be provided to Borough for review prior to re-bidding following receipt of the NJDEP Land Use Permit.

**3. 2021 Road Program – 4 Cleanup**

Awaiting paving schedule from contractor for spring paving to occur in accordance with plans and specifications. Contractor to notify residents and paving schedule to be provided to Borough.

**4. Woodcrest Drive Pumping Station**

Neglia is working with DPW and the pump vendor on construction documents and final coordination measures. NJDEP Treatment Works Approval Application was endorsed by the BCUA and is being submitted to the NJDEP for final review.

**5. Saddle River Road Sanitary Sewer Emergency**

Damage to the Borough's sanitary sewer in Saddle River Road was identified during construction of Bergen County Culvert Improvement Project to address Hurricane Ida related damage to the existing County storm drainage culvert in Saddle River Road. Emergency repairs to address Borough's sanitary sewer in Saddle River Road to be completed by Sanzari Construction Inc. asap. Neglia has supplied information to Grant Rite to be submitted as part of a Hurricane Ida damage claim.

**6. Old Barn Emergency Demolition**

Extensive damage was identified at the Old Barn adjacent to the commuter parking lot at the intersection of Woodcliff Avenue and Broadway and the emergency demolition of the structure was

recommended to address unsafe condition due to the proximity of the building and adjacent commuter parking.

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

Respectfully submitted,  
Neglia



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

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

**ORDINANCE NO. 22-04**

**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 flags on public property to only: (a) Flag of the United States of America; (b) New Jersey State Flag; (c) United States Military Flags; (d) Bergen County Flag; (e) Borough of Woodcliff Lake Flag and (f) 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, Bergen County Flag, Borough of Woodcliff Lake Flag 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. 22-05

AN ORDINANCE TO AMEND CHAPTER 380 ENTITLED "ZONING" 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 380, of the Code of the Borough of Woodcliff Lake sets forth all Zoning 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.

**SECTION I.**

Section 380-7 of the Borough of Woodcliff Lake Code shall be revised to add a new THO-II Townhome Overlay District II, as follows (new text underlined):

§380-7 Classification of districts

For purposes of promoting public health, safety, morals and general welfare of the community, the Borough of Woodcliff Lake is hereby divided into the following zone districts known as:

R-30	Residential One-Family District
THO	Townhome Overlay District
<u>THO-II</u>	<u>Townhome Overlay District II</u>
R-22.5	Residential One-Family District
R-15	Residential One-Family District
B-1	Broadway (East and West) Business District
B-2	Chestnut Ridge Road (West) Business District
B-3	Chestnut Ridge Road (East) Business District
S-O	Special Office District
S-O II	Special Office District II
EAO	Executive, Administrative and Research Office District
R-8.15	Residential One-Family District
R-1511	Residential One-Family District
EAO II	Executive Administrative and Research Office District
AH-1	Affordable Housing 1 District
AH-2	Affordable Housing 2 District

AH-3	Affordable Housing 3 District
AHO	Affordable Housing Overlay Zone
O-R	Office Research District
ARHO	Age-Restricted Housing Overlay District

## SECTION II.

The map entitled "Zoning Map, Borough of Woodcliff Lake," as established and referenced in Section 380-8 of the Borough of Woodcliff Lake, is hereby amended as follows:

- Block 908, Lot 2 shall be newly designated with the THO-II Overlay District. The underlying zoning designation within the R-30 district shall continue to be in effect.

## SECTION III.

Section 380-11 of the Borough of Woodcliff Lake Code shall be revised as follows (deleted text in ~~strikethrough~~; new text underlined):

### § 380-11 Principal Uses.

~~Within the R-8.15, R-15, R-15 II, R-22.5, and R-30 districts, any residential district, except for the AH-2 and ARHO Districts, no building structure or lot shall be used in whole or in part other than for single-family dwellings designed and used for occupancy exclusively by one family, and for no other principal use or purpose, and any use not set forth below is expressly prohibited. Within the AH-2 District, no building, structure or lot shall be used in whole or in part for any use other than multifamily residential dwelling(s) containing low and moderate income restricted units, and for no other principal use or purpose, and any use not set forth below is expressly prohibited.~~

## SECTION IV.

A new Section 380-11.4 shall be added to the Borough of Woodcliff Lake Code as follows (new text underlined)

### § 380-11.5 THO-II Townhome Overlay Districts

In the THO-II Townhome Overlay Districts, the following uses shall be permitted:

- Townhomes: A townhome is defined as a one-family dwelling in a row of at least three such attached units, side by side, in which each unit has its own front and rear access to the outside, no unit is located above another unit, and each unit is separated from any other units by one or more vertical common fire-resistant walls.
- Accessory uses and structures associated with townhomes, which shall include, but not be limited to, parking, patios, refuse enclosures, retaining structures, amenities, active and passive recreation uses such as swimming pools, clubhouse, fitness facilities and such other accessory uses customarily found in similar townhouse communities developed as an integrated project.

## SECTION V.

A new Section 380-14.A.2 shall be added to the Borough of Woodcliff Lake Code as follows (new text underlined)

§ 380-14.A.2 THO-II Townhome Overlay District II

1) Bulk Standards

- a. Minimum lot area: 5 acres
- b. Minimum building setbacks:
  - i. From the Garden State Parkway frontage: 75 feet
  - ii. From the Overlook Drive frontage: 50 feet
  - iii. From adjacent residential zones or uses: 50 feet
  - iv. From all other property lines: 25 feet.
  - v. From internal streets: 15 feet.
- c. Maximum density: 4 units per acre
- d. Maximum building coverage: 23.5%, excluding decks
- e. Maximum improvement coverage: 50%
- f. Maximum number of units in a row: 4
- g. Minimum spacing between buildings:
  - i. Front to front: 50 feet
  - ii. Front to rear: 50 feet
  - iii. End (side) to end (side): 20 feet
  - iv. Rear to rear: 20 feet
- h. Maximum building height: 35 feet and 2.5 stories
- i. Minimum floor area: 1,400 square feet.

2) Parking requirements shall be determined in accordance with the New Jersey Residential Site Improvement Standards.

3) Landscaping standards.

- a. A 25-ft wide landscaped buffer shall be provided along all lot lines.
- b. The buffer shall be composed of 50% evergreens. Said buffer shall include a mixture of shade trees, evergreens, ornamental trees and understory shrubs planted in a staggered fashion. At the time of installation, shade trees shall be a minimum three-inch caliper, evergreens shall be a minimum of eight feet in height, ornamental trees shall be a minimum of 10 feet in height, and understory shrubs shall be a minimum of 36 inches in height.
- c. Shade trees that exist within the buffer should be preserved and enhanced with evergreens and understory shrubs as noted above.

4) Design standards.

- a. Full basements shall be permitted.
- b. Each townhome shall have a maximum of three bedrooms.
- c. Townhomes shall have a minimum roof plane pitch of 6/12; no flat roofs shall be permitted on any principal structure.
- d. The front and rear facade of all buildings shall include building wall offsets (projections or recesses) to provide architectural interest and vary the massing of a building and relieve the

negative visual effect of a single, long wall. Building wall offsets shall be provided along any facade measuring greater than 50 feet in width. The maximum spacing between such offsets shall be 35 feet. The minimum projection or depth of any individual vertical offset shall not be less than two feet.

- e. All buildings within the THO-II District shall be of the same architectural design and treatment, including building materials.
- f. Trash receptacles shall not be visible from Overlook Drive. Receptacles shall be enclosed with a solid masonry enclosure. Such facilities shall be designed so that they fit within an overall project design.
- g. The proposed site plan for townhouse use shall have an integrated roadway system incorporating every proposed building within the THO-II District, including emergency access, visitor/guest parking and deliveries appropriate for the proposed use.

5) Pedestrian accessibility.

- a. Sidewalks shall be provided within the site to provide adequate pedestrian access along interior roads.
- b. All sidewalks shall be a minimum of four feet wide and shall be concrete and smoothly surfaced and leveled to provide for the free movement of pedestrians.
- c. All sidewalks must be designed to provide access for the physically disabled. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with the Americans with Disabilities Act.

6) Prohibited exterior structures.

- a. Sheds shall not be permitted.

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. 22-06

AN ORDINANCE TO AMEND CHAPTER 380 ENTITLED "ZONING" 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 380, of the Code of the Borough of Woodcliff Lake sets forth all Zoning 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.

**SECTION I.**

Section 380-7 of the Borough of Woodcliff Lake Code shall be revised to eliminate the existing S-O Special Office District, as follows (deleted text in ~~striketrough~~):

§380-7 Classification of districts

For purposes of promoting public health, safety, morals and general welfare of the community, the Borough of Woodcliff Lake is hereby divided into the following zone districts known as:

R-30	Residential One-Family District
THO	Townhome Overlay District
R-22.5	Residential One-Family District
R-15	Residential One-Family District
B-1	Broadway (East and West) Business District
B-2	Chestnut Ridge Road (West) Business District
B-3	Chestnut Ridge Road (East) Business District
<del>S-O</del>	<del>Special Office District</del>
S-O II	Special Office District II
EAO	Executive, Administrative and Research Office District
R-8.15	Residential One-Family District
R-1511	Residential One-Family District
EAO II	Executive Administrative and Research Office District
AH-1	Affordable Housing 1 District
AH-2	Affordable Housing 2 District
AH-3	Affordable Housing 3 District

AHO Affordable Housing Overlay Zone  
 O-R Office Research District  
 ARHO Age-Restricted Housing Overlay District

**SECTION II.**

The map entitled "Zoning Map, Borough of Woodcliff Lake," as established and referenced in Section 380-8 of the Borough of Woodcliff Lake, is hereby amended as follows:

- Block 2701, Lot 2 shall be rezoned from the S-O zone to the B-1 zone.
- Block 2701, Lot 3 shall be rezoned from the S-O zone to the B-1 zone.
- Block 2701, Lots 4, 4.CCOM1 & 4.CCOM2 shall be rezoned from the S-O zone to the B-1 zone.
- Block 2701, Lot 5 shall be rezoned form the S-O zone to the B-1 zone.

**SECTION III.**

Section 380 Attachment 2 entitled "Woodcliff Lake Limiting Schedule," as established and referenced in Section 380-9 of the Borough Code, shall me revised as follows (deleted text in ~~strikethrough~~; new text underlined):

District	R-30	R-22.5	R-15	B-1	B-2	B-3	EAO	S-O
Minimum lot size (square feet)	30,000	22,500	15,000	<del>10,000</del> <u>7,500</u>	10,000	65,000	20 acres	<del>25,000</del>
Minimum yards (feet)								
Front	50	35	35	<u>35</u>	-	-	100	<del>35</del>
Side (one)	20	20	20	<del>12</del> <u>15</u>	20	20	100	<del>10</del>
Side (both)	60	60	40	<u>25</u>	-	40	200	<del>40</del>
Rear (feet)	50	40	30	25	40	40	100	<del>50</del>
Minimum lot								
Frontage ( <u>feet</u> )	150	150	100	<del>100</del> <u>75</u>	150	135	600	<del>100</del>
Depth (feet)	150	125	100	-	-	-	-	-
Minimum building setback (feet)	-	-	-	70	70	150	100	<del>70</del>
Maximum lot coverage	15%	15%	15%	40%	30%	30%	20%	<del>30%</del>
Maximum total surface coverage	30%	30%	40%	50%	60%	60%	50%	<del>60%</del>
Height	2 ½ stories or 30 feet	2 ½ stories or 30 feet	2 ½ stories or 30 feet	<del>2 ½</del> 3 stories or <del>36</del> <u>40</u> feet	2 ½ stories or 36 feet	2 ½ stories or 36 feet	36 feet	<del>2 ½</del> 3 stories or <del>36</del> feet

#### SECTION IV.

Section 380-41 of the Borough of Woodcliff Lake Code shall be revised to add the following subsection (new text underlined):

§ 380-41 Permitted uses in the B-1 District.

Within the B-1 Business District, no lot, tract or parcel of land shall be used, and no building structure shall be constructed, altered, erected or placed to be used, for any purpose other than the following:

J. Mixed-use development with residential dwelling units and one or more of the other principally permitted uses listed in this subsection. Mixed-use buildings must conform with the following supplementary standards:

- 1) Residential dwelling units provided within a mixed-use development shall not exceed a density of 10 units per acre.
- 2) The ground-floor of any mixed-use development shall not be 100% residential use, but must provide at least a portion for one or more of the other principally permitted uses listed in this subsection.
- 3) If a parking garage is provided within a mixed-use building, the garage shall be entirely enclosed and screened. Building facades enclosing the garage should be similar and compatible in design, aesthetics, and detailing as other building façade portions.
- 4) Within the ground floor of a mixed-use development, no residential dwelling unit or parking area shall be allowed to directly face the street frontage, and shall be separated from the street frontage by space dedicated to one or more other principally permitted uses listed in this subsection. Notwithstanding this requirement, a lobby accessory to the residential component may be located in an area directly facing the street frontage.
- 5) There must be separate entrances for residential and non-residential uses within a mixed-use development.

#### SECTION V.

Section 380-46.A of the Borough of Woodcliff Lake Code shall be revised as follows (deleted text in ~~striketrough~~; new text underlined):

§ 380-46 Dimensional requirements.

A. B-1 Business District.

- 1) Each lot shall have a minimum frontage at street line of ~~100~~ 75 feet.
- 2) Each lot shall have a minimum area of ~~10,000~~ 75,000 square feet.
- 3) Each lot shall have a maximum building coverage of 40% and maximum total surface coverage of 50%.
- 4) No building exceeding 3 stories or 40 feet ~~2 1/2 stories or 36 feet~~ in height shall be erected on any lot.

- 5) Each lot shall have the following minimum yards: rear, 25 feet; and side yards shall not be required except to provide access to the rear yard at least ~~12~~ 10 feet wide, either as a side yard or an easement from an adjoining lot having access to the street.
- 6) Building setbacks shall be at least 70 feet from the center line of the street.
- 7) In no event shall the vertical distance of any side of a building exceed ~~36~~ 40 feet from the lowest finished grade adjacent to the building to the highest point of the building.

## SECTION VI.

Sections 380-52, 380-53, 380-54, 380-55, and 380-56 of the Borough of Woodcliff Lake Code shall be eliminated as follows (deleted text in ~~strikethrough~~):

### ~~§380-52 Permitted uses.~~

~~Within the Special Office District (S-O) no lot, tract or parcel of land shall be used and no building structure shall be constructed, altered, erected or placed to be used for any purpose other than the following:~~

~~A. Professional, business or administrative office buildings.~~

### ~~Section 380-53 Dimensional requirements.~~

~~A. Each lot shall have a minimum area of 25,000 square feet.~~

~~B. Each lot shall have a minimum frontage at street line of 100 feet.~~

~~C. Each lot shall have a maximum building coverage of 30% and maximum total surface coverage of 60%.~~

~~D. No building exceeding 2-1/2 stories or 36 feet in height shall be erected on any lot.~~

~~E. Each lot shall have the following minimum yards: front (measured from the right of way line), 35 feet; both sides, 40 feet; one side, 10 feet; and rear yard, 50 feet.~~

~~F. Building setbacks shall be at least 70 feet from the center line of the street.~~

### ~~§ 380-54 Ingress and egress.~~

~~Ingress and egress to lots in the Special Office District (S-O) shall be limited to Broadway.~~

### ~~§ 380-55 Buffers.~~

~~Buffers shall be provided pursuant to the requirements set forth in § 380-80 of this chapter.~~

### ~~§ 380-56 Off-street parking.~~

~~Off-street parking in all nonresidential zones shall be provided pursuant to the requirements set forth in Chapter 292, Site Plan Review, of the Code of the Borough of Woodcliff Lake and § 380-78 of this chapter, provided that such parking shall be pursuant to a permitted use in the district.~~

## SECTION VII.

Chapter 380 Zoning of the Borough of Woodcliff Lake Code is hereby inserted with a new Section 380-85, as follows (new text underlined):

§380-85 Broadway Design Standards

Any property with frontage along Broadway shall comply with the design standards set forth at §292-33.1 of the Borough Code.

**SECTION VIII.**

Section 292-33.1 of the Borough of Woodcliff Lake Code shall be revised as follows (deleted text in ~~strikethrough~~; new text underlined):

§292-33.1 Design standards for properties with frontage along Broadway ~~the B-1 Broadway (East and West) Business District and S-O Special Office District.~~

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.



# 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			
Hayes			X			
Higgins	X		X			
Margolis			X			
Schnoll		X	X			
Gadaleta						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. 22-99 APRIL 11, 2022

**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

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 11, 2022 that an Executive Session closed to the public shall be held on April 11, 2022 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 11, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

### RESOLUTION NO. 22-100

APRIL 11, 2022

**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 3/31/2022	\$219,305.63
Payroll Released 4/15/2022	\$221,524.06

**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:	\$ 5,754,507.52
Trust/Escrow:	\$ 2,810.40
Trust/Other:	\$ 465.00
Affordable Housing:	\$ 465.00
General Capital:	\$ 105,132.35
Escrow:	\$ 4,553.82

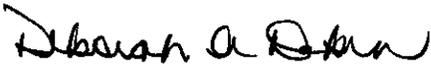
### CERTIFICATION OF FUNDS

I, Jonathan DeJoseph, Chief Financial Officer of the Borough of Woodcliff Lake, hereby duly certify that funds 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 11, 2022.

A handwritten signature in black ink, appearing to read "Deborah A. Dakin". The signature is written in a cursive style with a horizontal line underneath it.

Deborah A. Dakin, RMC, CMR  
Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## TONNAGE GRANT APPLICATION RESOLUTION

### RESOLUTION NO. 22-101

APRIL 11, 2022

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

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

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

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

**WHEREAS**, a resolution authorizing this municipality to apply for such tonnage grants for calendar year 2022 will memorialize the commitment of this municipality to recycling and to indicate the assent of the Borough of Woodcliff Lake to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

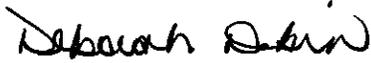
**WHEREAS**, such a resolution should designate the individual authorized to ensure the application is properly completed and timely filed.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the Borough of Woodcliff Lake hereby endorses the submission of the recycling tonnage grant application to the New Jersey Department of Environmental Protection and designates Christopher Behrens to ensure that the application is properly filed for the calendar year 2022; and

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

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of April 11, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION FOR SEASONAL HIRES FOR CAMP DIRECTOR/ASSISTANT CAMP DIRECTOR FOR THE 2022 CAMP ALGONQUIN PROGRAM IN THE BOROUGH OF WOODCLIFF LAKE

### RESOLUTION NO. 22-102 APRIL 11, 2022

**WHEREAS**, the Borough of Woodcliff Lake has determined the need for seasonal hires for Camp Director and Assistant Camp Director for the Camp Algonquin Program; and

**WHEREAS**, the Borough of Woodcliff Lake has identified candidates for offer of employment, to wit: Emily Gubitoso Camp Director and Aubrey Johnson Assistant Camp Director.

**WHEREAS**, the Borough of Woodcliff Lake has determined that they all possess the necessary skills and experience to hold the seasonal positions of Camp Director and Assistant Camp Director for the Camp Algonquin Program.

**WHEREAS**, the Camp director position salary will be \$8,000 for Emily Gubitoso and Assistant Camp Director salary will be \$7,000 for Aubrey Johnson for the entire Camp Algonquin program including pre-season preparation work; and

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

**WHEREAS**, said position serves at the direction of the Borough Administrator and Parks and Recreation Director who retains the right to assign projects within and outside of the Camp

Algonquin program as needed.

**NOW THEREFORE, BE IT RESOLVED,** by the Mayor and Council of the Borough of Woodcliff Lake that Emily Gubitoso and Aubrey Johnson be and are hereby hired as seasonal employees with the title of Camp Director and Assistant Camp Director for the Camp Algonquin program, subject to the successful completion of the appropriate background check.

**CERTIFICATION**

I, Deborah Dakin, Acting Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 11, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

**RESOLUTION AWARDING A CONTRACT TO MARINI BROTHERS CONSTRUCTION CO. INC  
FOR THE WOODCLIFF AVENUE "CAUSEWAY" STREETScape PROJECT  
(NJDOT & MUNICIPALLY FUNDED)**

**RESOLUTION NO. 22-103  
APRIL 11, 2022**

BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, upon the recommendation of the Borough Engineer, Neglia, that the Contract for:

Woodcliff Avenue 'Causeway' Streetscape Project (NJDOT and Municipally Funded)

Be awarded to Marini Brothers Construction Co. Inc. 9 Lafayette Street, Hackensack, NJ 07601, in the amount of Two Hundred Ninety-Four Thousand Nine Hundred Ninety-Three Dollars and Ninety Cents (\$294,993.90), being the lowest of six (6) bids submitted.

**CERTIFICATION**

I, Deborah Dakin, Acting Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 11, 2022.

**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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION IN SUPPORT OF BAIL REFORM MEASURES UNDER CONSIDERATION BY THE NEW JERSEY LEGISLATURE AND IN SUPPORT OF ADDITIONAL REFORMS

### RESOLUTION NO. 22-104 APRIL 11, 2022

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey has a strong interest in protecting the safety of its residents, employees and others who may live, work or travel through its borders; and

**WHEREAS**, crime and criminal activity is a state-wide issue which affects all municipalities in the State of New Jersey, including the Borough of Woodcliff Lake; and

**WHEREAS**, the arrest and apprehension of criminal defendants serves the public interest by preventing repeat incidents of criminal activity; and

**WHEREAS**, an individual charged with the commission of a crime is entitled to the presumption of innocence; and

**WHEREAS**, in 2014, the State of New Jersey enacted P.L. 2014, c. 31, also known as the "Criminal Justice Reform Law", which, inter alia, revised New Jersey's cash bail system, authorizing the expansion of instances where an individual charged with a crime may be released from pretrial custody pending further proceedings; and

**WHEREAS**, an unintended consequence of the Criminal Justice Reform Law has been the release pending trial of individuals charged with serious crimes and those individuals being

accused of the commission of additional serious crimes to person or property while so released;  
and

**WHEREAS**, the commission of new serious crimes by persons released pending further proceedings under the Criminal Justice Reform Law constitutes a matter of public safety to all residents of the State of New Jersey; and

**WHEREAS**, the New Jersey Assembly is currently considering a Bill, A2426, which would amend the Criminal Justice Reform Law to include a rebuttable presumption of pretrial detention to individuals charged with a firearm related crime; and

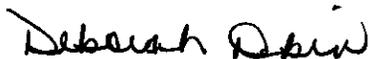
**WHEREAS**, the New Jersey Assembly Law and Public Safety Committee has endorsed A2426.

**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 New Jersey Legislature and Governor Murphy are strongly encouraged to adopt the provisions of A2426; and

**BE IT FURTHER RESOLVED**, that the legislature is encouraged to undertake additional examination and action to provide additional reforms to the bail system so as to prevent persons charged with serious crimes to person or property from being permitted to engage in additional criminal activity while awaiting criminal proceedings related to earlier charges.

**CERTIFICATION**

I, Deborah Dakin, Acting Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 11, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

**RESOLUTION IN SUPPORT OF REFORMS TO  
THE NEW JERSEY ATTORNEY GENERAL'S USE OF FORCE POLICY,  
ADDENDUM B, VEHICULAR PURSUIT POLICY**

**RESOLUTION NO. 22-105  
APRIL 11, 2022**

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey share a strong public interest in supporting law enforcement, including the apprehension of individuals engaging in criminal activity with regard to offenses relating to persons or property; and

**WHEREAS**, property crimes, including thefts of vehicles from residential properties have increased significantly in the last several years, often involving organized groups targeting properties and vehicles in suburban communities; and

**WHEREAS**, the inability to apprehend, arrest and prosecute individuals accused of theft only serves to encourage and enable repeated instances of such criminal activity; and

**WHEREAS**, such repeated instances of criminal activity poses a grave threat to the public well-being not only in those communities where such crimes take place, but in each and every community in which the suspected individuals travel to or through after the commission of such crimes; and

**WHEREAS**, the Office of the Attorney General of the State of New Jersey's current and most recently updated Vehicular Pursuit Policy, restricts and prohibits the circumstances in which

a law enforcement officer is permitted to pursue an individual reasonably suspected of committing certain crimes, including but not limited to the theft of an automobile; and

**WHEREAS**, individuals engaging in such crimes may pose a risk of serious public safety whether or not they are being pursued by law enforcement; and

**WHEREAS**, the reasonable and appropriate pursuit of such individuals is substantially more likely to lead to the apprehension, arrest and conviction of such individuals than prohibiting or restricting such pursuit; and

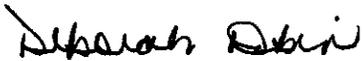
**WHEREAS**, the arrest, conviction and incarceration of such individuals shall remove from the public the risk of their committing similar crimes during the period of their incarceration, thereby reducing the risk to the public and promoting the goal of public safety;

**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 Attorney General of the State of New Jersey reconsider portions of the Vehicular Pursuit Policy of its Use of Force Policy, in order to permit local law enforcement officers, the discretion to pursue individuals suspected of having engaged in crimes relating to the theft of automobiles; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey, urge the Attorney General of the State of New Jersey to provide appropriate guidance to local law enforcement officers regarding reasonable and appropriate methods for the pursuit, investigation and apprehension of those committing certain property offenses including theft of automobiles.

#### **CERTIFICATION**

I, Deborah Dakin, Acting Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 11, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION APPROVING HIRING OF SANITATION LABORER/DRIVER

### RESOLUTION NO. 22-106

APRIL 11, 2022

**WHEREAS**, the Borough of Woodcliff Lake is in need of hiring a Sanitation Laborer/Driver for the Department of Public Works; and

**WHEREAS**, Erik Tarbutton has submitted a resume for said position; and

**WHEREAS**, Erik Tarbutton's appointment, subject to his passing all required testing for said position, shall be effective April 18, 2022 with a starting annual salary of \$38,000.00; and

**WHEREAS**, the Borough Administrator and Superintendent of Department of Public Works have reviewed this matter and recommend that Erik Tarbutton be hired as a Sanitation Laborer/Driver subject to his passing of all required testing effective April 18, 2022 at an annual salary of \$38,000.00.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Erik Tarbutton, subject to his passing of all required testing, be and he is hereby hired as a Sanitation Laborer/Drive for the Department of Public Works effective April 18, 2022 at an annual salary of \$38,000.00; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to the Department of Public Works and Erik Tarbutton 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 11, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION AUTHORIZING EMERGENCY SANITARY SEWER REPLACEMENT

### RESOLUTION NO. 22-107

APRIL 11, 2022

**WHEREAS**, it is necessary to replace the sanitary sewer located at 11 to 27 Saddle River Road in the Borough as a result of Hurricane Ida; and

**WHEREAS**, Joseph M. Sanzari, Inc. has submitted a final proposal in the amount of \$66,497.00 for the emergency work to be performed at 11 to 27 Saddle River Road, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, this project has and will be submitted for FEMA reimbursement as a result of it being caused by Hurricane Ida; and

**WHEREAS**, the New Jersey Local Public Contracts Law allows for "emergency contracts" which may be negotiated or awarded without public advertising for bids when there is an emergency affecting the public health, safety or welfare and which requires the immediate delivery of goods of the performance of services; and

**WHEREAS**, the Borough Engineer had reviewed this matter and recommends the emergency replacement of the sanitary sewer located at 11 to 27 Saddle River Road; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that the funds are/will be available for this emergency repair, said certification being attached hereto and incorporated herein by reference.

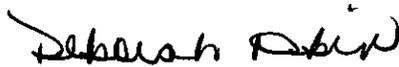
**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of

Woodcliff Lake, County of Bergen, and State of New Jersey that the proposal submitted by Joseph M. Sanzari, Inc. for the emergency sanitary sewer replacement located at 11 to 27 Saddle River Road in the amount of \$66,497.00 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 certified copy of this resolution to Joseph M. Sanzari, Inc. immediately upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 11, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION APPROVING CAPTAIN CONTRACT

### RESOLUTION NO. 22-108

APRIL 11, 2022

**WHEREAS**, on February 16, 2022, the Governing Body approved and adopted a resolution promoting A. Stephen Regula to the position of Captain of the Woodcliff Lake Police Department; and

**WHEREAS**, the Borough and Captain Regula desire to enter into an Employment Agreement in order to establish the complete and final understanding between the Parties; and

**WHEREAS**, the Employment Agreement, a copy of which is attached hereto and incorporated herein by reference shall commence and be retroactive to March 1, 2022; and

**WHEREAS**, the form and legality of the Agreement has been approved by the Labor Attorney.

**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 Employment Agreement between the Borough and Captain A. Stephen Regula 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 certified copy of this resolution to the Captain A. Stephen Regula 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 11, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION AUTHORIZING EMERGENCY DEMOLITION OF STRUCTURE

### RESOLUTION NO. 22-109

APRIL 11, 2022

**WHEREAS**, it is necessary to demolish the old Department of Public Works Building located at 1 Woodcliff Avenue in the Borough; and

**WHEREAS**, DTS Trucking LLC Inc. has submitted a proposal in an amount not to exceed of \$22,675.00 for the emergency demolition work to be performed, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the New Jersey Local Public Contracts Law allows for "emergency contracts" which may be negotiated or awarded without public advertising for bids when there is an emergency affecting the public health, safety or welfare and which requires the immediate delivery of goods or the performance of services; and

**WHEREAS**, the Borough Administrator, the Construction Official and Borough Engineer have reviewed this matter and recommend the emergency demolition of the old Department of Public Works Building; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that the funds are available, said certification being attached hereto and incorporated herein by reference.

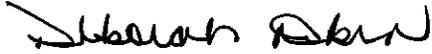
**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the proposal submitted by DTS Trucking LLC for the emergency demolition of the old Department of Public Works Building located at 1 Woodcliff Avenue in the amount not to exceed of \$22,675.00 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 certified copy of this resolution to DTS Trucking LLC immediately upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 11, 2022.



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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	X			
Hayes				X		
Higgins			X			
Margolis	X		X			
Schnoll			X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION APPROVING AWARD OF RFP FOR POOL MANAGEMENT SERVICES

### RESOLUTION NO. 22-110

APRIL 11, 2022

**WHEREAS**, the Borough of Woodcliff Lake advertised a Request for Proposals for Pool Management Services for the Old Mill Pool; and

**WHEREAS**, one response was received from Pleasure Pool & Spa Management LLC in the total amount of Not to Exceed \$322,850.00 for the 2022 season, billing only for hours actually worked, with two (2) one year extensions; and

**WHEREAS**, the Borough Administrator and the Parks and Recreation Director have reviewed the RFP submitted by Pleasure Pool & Spa Management and recommend the approval of same; and

**WHEREAS**, the recommendation made by the Borough Administrator and Parks and Recreation Director for said RFP is to award it to Pleasure Pool & Spa; and

**WHEREAS**, the Chief Financial Officer of the Borough has determined that there are sufficient funds available with the certification of funds attached hereto.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the proposal submitted by Pleasure Pool & Spa Management LLC in the amount of Not to Exceed of \$322,850.00 for the 2022 season for Pool Management Services, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Attorney has prepared a contract

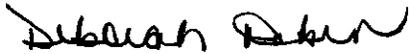
between the Borough and Pleasure Pool & Spa Management LLC, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

**BE IT FURTHER RESOLVED**, that the Mayor and Borough Clerk be and are hereby authorized and directed to take all necessary action to effectuate the contract between the parties; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the contract agreement to Pleasure Pool & Spa Management LLC upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 11, 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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION APPROVING MEMORANDUM OF UNDERSTANDING WITH WOODCLIFF LAKE POLICE DEPARTMENT LOCAL 206

**RESOLUTION NO. 22-111**  
**APRIL 11, 2022**

**WHEREAS**, the Borough of Woodcliff Lake and the Woodcliff Lake Police Department Local 206 have been in negotiations with regard to Article XXVI entitled Sick Leave and Article XVII entitled Terminal Leave Program of the Collective Bargaining Agreement between the parties dated January 1, 2018 through December 31, 2022; and

**WHEREAS**, the parties have reached an agreement as outlined on the Memorandum of Understanding with respect to same, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and Labor Attorney have reviewed the attached Memorandum of Understanding 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 attached Memorandum of Understanding between the Borough of Woodcliff Lake and Woodcliff Lake Police Department Local 206 be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator has been authorized to execute the attached Memorandum of Understanding; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution together with the attached Memorandum

of Understanding to Woodcliff Lake Police Department Local 206 for execution 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 11, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION APPROVING RIGHT OF ACCESS AGREEMENT WITH PORT AUTHORITY OF NEW YORK & NEW JERSEY

### RESOLUTION NO. 22-112 APRIL 11, 2022

**WHEREAS**, the Borough seeks to install a noise monitor on the roof of the building located at 188 Pascack Road in order to monitor the air traffic noise; and

**WHEREAS**, the Port Authority of New York & New Jersey has provided a Right of Access Agreement to the Borough, a copy of which is attached hereto and incorporated herein by reference, requesting permission to enter the property located at 188 Pascack Road in order to install, operate, use, maintain and retrieve one portable noise monitoring unit; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the Port Authority's Right of Access Agreement, attached hereto and incorporated herein by reference and recommend the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the Right of Access Agreement between the Borough and the Port Authority of New York & New Jersey be and is hereby approved; and

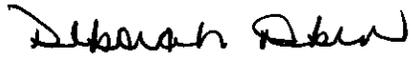
**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the attached Right of Access Agreement on behalf of the Borough; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution together with the attached Right of Access

agreement to the Port Authority of New York & New Jersey 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 11, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION AUTHORIZING RAFFLE LICENSE TO WOODCLIFF LAKE PFA

RESOLUTION NO. 22-113

APRIL 11, 2022

**WHEREAS**, a raffle application has been made by the Woodcliff Lake PFA for a tricky tray raffle to be held on May 5, 2022; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the raffle license application of the Woodcliff Lake PFA is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA22-05.

### 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 11, 2022.

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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING GRANT RITE MANAGEMENT CORPORATION CONSULTING SERVICES

### RESOLUTION NO. 22-114

APRIL 11, 2022

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a proposal from Grant Rite Management Corporation ("GRM") to continue providing American Rescue Plan Act ("ARPA") consulting services to the Borough for the period April 8, 2022 through December 31, 2022 in an amount not to exceed \$5,000.00; and

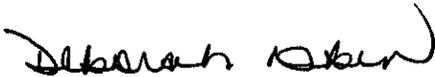
**WHEREAS**, the Borough Administrator and Chief Financial Officer have reviewed the proposal provided by GRM, a copy of which is attached hereto and incorporated herein by reference, and recommend the approval of same.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the proposal submitted by Grant Rite Management Corporation to continue providing American Rescue Plan Act consulting services to the Borough, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the purpose of this resolution.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 11, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION APPROVING GRANT RITE MANAGEMENT CORPORATION CONSULTING SERVICES

### RESOLUTION NO. 22-115

APRIL 11, 2022

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a proposal from Grant Rite Management Corporation ("GRM") to continue providing DR FEMA consulting services to the Borough for the period April 8, 2022 through December 31, 2022 in an amount not to exceed \$10,000.00; and

**WHEREAS**, the Borough Administrator and Chief Financial Officer have reviewed the proposal provided by GRM, a copy of which is attached hereto and incorporated herein by reference, and recommend the approval of same.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the proposal submitted by Grant Rite Management Corporation to continue providing DR FEMA consulting services to the Borough, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the purpose of this resolution.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 11, 2022.

*Deborah Dakin*

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING LICENSE AGREEMENT FOR COMMUNITY DAY

### RESOLUTION NO. 22-116

APRIL 11, 2022

**WHEREAS**, the Borough of Woodcliff Lake is scheduled to hold its Community Day on May 15, 2022 (rain date May 22<sup>nd</sup>) in the parking lot of Tices Corner; and

**WHEREAS**, in order to utilize the parking lot at Tices Corner, it is necessary to enter into a License Agreement with WS Tice's Corner Marketplace LLC (the "Licensor"); and

**WHEREAS**, the License Agreement, a copy of which is attached hereto and incorporated herein by reference, outlines the terms of use of the parking lot for the event; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the License Agreement between the Parties attached hereto and incorporated herein by reference and recommend the approval of same.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the attached License Agreement between the Borough and WS Tice's Corner Marketplace LLC for use of the parking lot at Tice's Corner for Community Day be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor is hereby authorized and directed to execute the License Agreement attached hereto and incorporated herein by reference on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and

directed to forward a certified copy of this resolution together with the signed License Agreement to WS Tice's Corner Marketplace LLC upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 11, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION APPROVING POOL SNACK/CONCESSION STAND

### RESOLUTION NO. 22-117

APRIL 11, 2022

**WHEREAS**, the Borough of Woodcliff Lake solicited quotes from vendors to run the Pool Snack/Concession Stand for the 2022 season together with an option for the 2023 and 2024 pool season; and

**WHEREAS**, one quote was received from Jill DeWitt in the amount of \$2,400.00 for the 2022 season; with Option 1 for the 2023 season in the amount of \$2,550.00; and Option 2 for the 2024 season in the amount of \$2,700.00 for a total of \$7,650.00; and

**WHEREAS**, the Borough Administrator and the Parks and Recreation Director have reviewed the quote submitted by Jill DeWitt and recommend the approval of same; and

**WHEREAS**, the Governing Body has reviewed the quote submitted and the recommendation made by the Borough Administrator and Parks and Recreation Director with regard to said proposal; and

**WHEREAS**, the Chief Financial Officer of the Borough has determined that there are sufficient funds available in the amount of \$2,400.00 in accord with the certification of funds attached hereto.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the quote submitted by Jill DeWitt in the amount of \$2,400.00 for the pool season for Pool Snack/Concession Stand, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Attorney has prepared a contract between the Borough and Jill DeWitt, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

**BE IT FURTHER RESOLVED**, that the Mayor and Borough Clerk be and are hereby authorized and directed to take all necessary action to effectuate the contract between the parties; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the contract agreement to Jill DeWitt 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 11, 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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION APPROVING DONATIONS FOR COMMUNITY DAY

### RESOLUTION NO. 22-118

APRIL 11, 2022

**WHEREAS**, the Borough of Woodcliff Lake has identified the benefits of soliciting donations/sponsorships for the various programs within the Borough; and

**WHEREAS**, the Borough of Woodcliff has scheduled Community Day for May 15, 2022 (rain date May 22<sup>nd</sup>) and desires to encourage its residents, volunteers, and employees to seek such donations/sponsorships for the event; and

**WHEREAS**, due to conflicts that may arise, all proposed donations/sponsorships exceeding \$500.00 must be approved by the Borough Mayor and Council.

**NOW THEREFORE, BE IT RESOLVED**, that the Borough of Woodcliff Lake encourages its citizens, volunteers, and employees to seek pledges of donations/sponsorships for Community Day to be held on May 15, 2022 (rain date May 22<sup>nd</sup>); and

**BE IT FURTHER RESOLVED**, that any pledges exceeding \$500.00 shall then be presented to the Mayor and Council for approval.

### 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 11, 2022.

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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

## RESOLUTION APPROVING BERGEN COUNTY ADA RAMP IMPROVEMENTS

### RESOLUTION NO. 22-119

APRIL 11, 2022

**WHEREAS**, the County of Bergen and Cifelli & Sons General Construction Inc. previously entered into a contract agreement to provide County Aid for the 2018 ADA Cooperative Curb Ramp Construction Grant Program; and

**WHEREAS**, a construction cost estimate for the County Aid ADA Curb Ramp Reconstruction Program on Saddle River Road, Woodcliff Avenue, Glen Road, Broadway, Prospect Avenue and Werimus Road in an amount not to exceed \$154,662.00 was provided by Neglia Engineering; and

**WHEREAS**, on March 21, 2022, the Governing Body adopted Resolution No. 22-86 approving Payment Application No. 1 in the amount of \$54,073.66 to Cifelli & Sons General Construction for work performed; and

**WHEREAS**, the Borough seeks to encumber the remaining funds in the amount of \$100,588.34 and submit a purchase order to the County of Bergen for same; and

**WHEREAS**, the Chief Financial Officer has reviewed this matter and recommends 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 construction cost estimate in an amount not to exceed \$154,662.00 for the ADA Curb Ramp Reconstruction Program on Saddle River Road, Woodcliff Avenue, Glen Road, Broadway, Prospect Avenue and Werimus Road be

and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Chief Financial Officer be and are hereby authorized and directed to encumber the remaining funds in the amount of \$100,588.34 and submit a purchase order to the County of Bergen for same.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 11, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis	X		X			
Schnoll		X	X			
Gadaleta						X
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING FIRE AND SAFETY SERVICES FOR THE WOODCLIFF LAKE FIRE DEPARTMENT

### RESOLUTION NO. 22-120 APRIL 11, 2022

**WHEREAS**, the Borough Administrator and the Woodcliff Lake Fire Department have reviewed and approve the services to be done to Truck 75 and Squad 7 from Fire & Safety Services allowed under Sourcwell Contract No. 022818-PMI, effective April 16, 2018 to April 16, 2022, not to exceed \$44,000.00; and

**WHEREAS**, the Chief Financial Officer of the Borough has reviewed the submission of Fire & Safety Services and certifies that they have complied with the Local Unit Pay to Play regulations. Woodcliff Lake has obtained the political disclosure form since this Resolution exceeds \$17,500.

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Woodcliff Lake Fire Department take all steps necessary to effectuate the services with Fire & Safety Services; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to Fire & Safety 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 April 11, 2022.

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK