

**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
MAY 16, 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, Gadaleta, Hayes, Higgins, Margolis and Schnoll were present. Borough Attorney John Schettino, as well as Borough Administrator Tomas Padilla and Borough Clerk Debbie Dakin.

**CLOSED SESSION**

Resolution No. 22-121      A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

- Litigation Update

MOTION to approve Resolution No. 22-121 was made by Councilwoman Higgins, second by Councilman Schnoll and approved by Councilman Falanga, Council President Gadaleta, Councilwoman Hayes, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll.

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Motion to approve the Minutes of April 11, 2022 (Closed) 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 abstained since she was not present for the meeting.

Motion to approve the Minutes of April 11, 2022 (Open) 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 abstained since she was not present for the meeting.

### **PUBLIC COMMENT**

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

Alex Couto, Woodcliff Lake, asked if he could speak about the Ordinances now. Administrator Padilla replied that there is a public hearing for the Ordinances so you could speak about them at that time. Mr. Couto asked when the public would be given the opportunity to speak about the Area in Need of Redevelopment for 188 Broadway. Mayor Rendo stated that now is the time to speak about that. Mr. Couto asked if there could be a separate vote for that Resolution. Mayor Rendo stated that a Council member would have to take that Resolution off the Consent Agenda. Mr. Couto stated that he read the Resolution and there is only one office building on the property. Administrator Padilla stated that the Area in Need of Redevelopment is really for the block and lot and that the Resolution would be revised. Mr. Couto stated that we just finished going through the Master Plan and the Planner never recommended this property to be an Area in Need of Redevelopment. She only recommended it for the gas station. Mr. Couto asked for an explanation. Mr. Schettino stated that the community is aware that the Mayor and Council has been working towards getting a significant reduction as part of the settlement for that site. One of the concerns that was raised was whether that area should be designated as an Area in Need of Redevelopment and the Governing Body as a show in good faith has agreed to take the initial first step. All we are requesting is that the Planning Board undertake a study to determine whether it is an Area in Need of Redevelopment. The Governing Body is fully aware of the residents' concerns about the density of the site and any settlement that might be entered into would involve a significant reduction in the density of what has been already proposed and what the developer is presently in litigation over.

Gwenn Levine, Woodcliff Lake, stated that she looked up Areas in Need Redevelopment, NJ Statute, and Ms. Levine read what was mentioned in the Statute and commented that it was very extreme, and she cannot understand why 188 Broadway is even under discussion for that. We are sending it to the Planning Board to discuss it and the definition of an Area in Need of Redevelopment is so extreme and that is not 188. Why is that one block being treated differently than anyone else? Mr. Schettino replied that when you undertake a study it is done by a planner and that it what will be done in this case. It will be their determination in a detailed report that is submitted to the Planning Board as to whether this area does in fact meet any of the criteria because it does not have to meet all the criteria set forth in the statute. A lot of work must be done before a determination can be made and a public hearing held before the Planning Board.

Ann Marie Borrelli, Woodcliff Lake, stated that she would like to follow up on Mr. Couto's

statement of 188 Broadway. When it goes to the Planning Board is the discussion for two buildings or one building. Mr. Schettino replied that the Planning Board will not be discussing any type of structure in an Area in Need of Redevelopment. Mr. Schettino explained the process of declaring a property an Area in Need of Redevelopment. Ms. Borrelli stated that based on the Planning Board and a majority of the members in the real estate industry, and we all know how they voted with the Master Plan, it is apparent of their prospective of high density and they do not see a problem with it. It is her concern that the Planning Board is going to see things differently than how the residents feel which she has already voiced before. One of the Planning Board members rudely told them that they decided to live here so they must deal with the consequences which was rude. She hopes that the elected officials are looking out for them. Councilman Falanga stated that Ms. Borrelli is passionate about her views, but she made the statement previously that the Master Plan Committee was composed mainly of real estate developers and the Planning Board has real estate developers and that is just not accurate. He reiterates what they said previously with Master Plan and that they have taken into consideration all residents, including those on the east side who have expressed their very serious concerns about over development. All members of the Council and the Planning Board share that concern that they do not want overdevelopment of the Broadway Corridor.

Lisa Yakomin, Woodcliff Lake, asked who would be making the recommendation as to whether this parcel is something that would be appropriate for an Area in Need of Redevelopment. Is it the Planning Board or a professional planner? Mr. Schettino replied that the Planning Board would have to retain a planner and the planner would undertake the review and the report that the planner prepared would then go to the Planning Board and the Planning Board then conducts a hearing based upon the planner's report, which is discussed at a public hearing, and the Planning Board votes and makes a recommendation as to whether they agree or disagree with the findings of the planner's report as to whether it should be designated as an Area in Need of Redevelopment. That recommendation goes back to the Mayor and Council. Ms. Yakomin stated that her concern is that this applicant has a history in Woodcliff Lake. He served in various capacities here in Woodcliff Lake as an attorney. He worked for other municipalities in various capacities such as Paramus and worked as an attorney on various Planning and Zoning Boards so he is likely to have pre-existing relationships out there with planners who may or may not be involved in this process. Her concern and comment that she wants to express is that we are incredibly careful with what planner we choose and that we ensure that whoever the planner is that is making the recommendation has not pre-existing relationship with the applicants of 188.

Veronica Appelle, Woodcliff Lake, stated that she is concerned about opening the door to the possibility of having a PILOT if we go the route of an Area in Need of Redevelopment. Ms. Appelle stated that the tax situation could become so bad that the schools would not get any of the revenue.

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

## **MAYOR'S REPORT**

Mayor Rendo stated that he will not steal Councilwoman Margolis' thunder, but we had great events this weekend starting with the Ukrainian event on Saturday and Community Day on Sunday. Mayor Rendo stated that they raised well over \$8,000 in monetary donations and over \$7,500 in other donations at the Ukrainian event. They were incredibly grateful. Many were crying and they thanked us for everything that we did to help the Ukrainian cause. Mayor Rendo thanked Danielle for helping organize the event, our Woodcliff Lake families, and the rest of the Ukrainian community for their help in organizing the event and making it successful. Mayor Rendo stated that he received a phone call from the liaison for Parks and Recreation in Montvale. Montvale would like to become members of our pool. Mayor Rendo thinks that this is a good opportunity since they do not have a pool. On our side it is a stream of revenue for a pool that has been losing memberships over the last couple of years. He believes it would be a good opportunity to allow them to join our pool and continue a relationship with them. Mayor Rendo asked Councilman Falanga and Councilwoman Margolis to look into this and give him a report. Mayor Rendo stated that Galaxy Gardens is moving ahead and when they have more information, they will share it with the public.

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

Councilman Schnoll stated that Mr. Schettino gave most of his report regarding 188 Broadway. We are in negotiations with them. If we do come to any type of agreement, it would be a global agreement which would take care of all the litigation that we are currently involved with including tax appeals. We are trying to come to an agreement that satisfies the town's needs in terms of density but also satisfies the developer's needs in terms of developing the property and beautifying the area. Councilman Schnoll stated that the town has an agreement with the Woodcliff Lake Board of Education regarding the use of the fields by our kids after school hours and on the weekends. That agreement expires in the next couple of months. Councilwoman Margolis and himself have been in negotiations with the school in terms of producing a new agreement. They have another agreement on Friday.

Councilwoman Margolis stated that since we met last the fifth graders did a clean up at the Old Mill complex behind the tennis courts at the field. DPW set it up for them and they did an excellent job. They collected hundreds of old tennis balls. She spoke to the schools about doing some other clean-up areas, the reservoir walkway. In terms of the walkway around the reservoir, we are hopefully going to hear some good news soon. Please continue to sign up for the pool, tennis, and camp. The Mayor and Councilwoman Margolis realized last week that the website needs to be fixed to make it easier to get to the camp registrations. The pool is filled and will be hopefully opening on time. The fields are in rather decent shape minus the bad weather. The DPW does an amazing job keeping our fields in great shape. To use our tennis courts, you must be a member. You can register on Community Pass. We are working on getting a locking system and a reservation system.

Last but not least, we had our Community Day this weekend. It was a first ever collaboration.

Councilwoman Margolis thanked the Mayor and Council for being a part of this. Thank you to town, our DPW, our police department, fire department and Tri-Boro Ambulance. We really had a wonderful day. The weather held out. Parks and Recreation also had a great hand in this. Our committee consisted of Rabbi Manasov of Temple Emanuel, Pastor Marc of Christ Lutheran Church, Superintendent Barbelet of the Woodcliff Lake school system, Dr. Nicole Hreno, Curriculum Supervisor, Sabreena Karim founder of our Woodcliff Lake Friends of Diversity, Councilman Falanga and Councilwoman Margolis, Parks and Recreation liaisons and Danielle McLeer, Parks and Recreation Director. Everything that happened at the event was either donated or in-kind donations through sponsors. It was a free event which was amazing to see. We had hundreds of residents come out. We gave out free t-shirts. Our sponsors were Bareburger, Cambridge Wines which is coming to the Whole Foods Shopping Center, Hackensack Meridian Health, JCO of Northern Bergen County, John's Bagels, Mixology which is also coming to the Whole Foods Shopping Center, Norse Realty Group which owns that shopping center, Panera Bread, PDI, Tice's Corner, Trinity Rehab which is also coming to the Whole Foods Center, Second Life Recycling collected 630 pounds of gently used clothing, old shoes and small toys. Woodcliff Lake Police Department and Tomorrow's Children will get 125 stuffed animals. Materials were given to us by We the People Civic Organization. Hackensack Meridian Health collected dozens of units of blood at the blood. The Tri-Boro Food Pantry will finish packing three hundred tote bags full of items that snacks benefits qualified families along with a large collection of non-perishable items. While the food pantry does not have bags to hand out, Tice's Corner thankfully donated three hundred tote bags for them to hand out. The high school students partnered with the JCO and made amazing blankets for Project Linus. Hundreds of kindness rocks will be put around town to brighten everyone's day along with a sensory path by very talented residents Liz and Hannah Sarakin. Our high school students performed the National Anthem. Middle and elementary school choirs performed. We had a resident dad band. The Imperfect Situation closed out the event. Our Touch a Truck was representative of the fire department, police department, DPW, Tri-Boro Ambulance, Hackensack Meridian Health ambulance and rapid response unit, Downes Tree Cutting vehicle, fire smoke house, Bergen Regional Swat Team Bearcat and the Prosecutor's office did a sweep with the dog and the dog stayed around to meet some kids. We had electric vehicles from Joe Heit Volkswagen and BMW Ramsey. Our table giveaways were from Bergen 4H, BCUA, Spine and Health Center of New Jersey, we had henna, a table for donations to Ukraine, Woodcliff Lake Education Foundation, Woodcliff Lake Senior Committee, Shade Tree Committee, Make our Schools Safe in honor of Alyssa Alhadeff to promote the passage of Alyssa's Law, we had Tempurpedic there, bingo game with a prize of removable and reusable stickers with the Woodcliff Lake United logo, T-shirt station which gave out free t-shirts to residents, PDI and Athleta did yoga classes with a bunch of kids, popcorn, cotton candy, cookies, bagels, fruit snacks, coconut water, water and reusable bags from Whole Foods. Ninety-nine percent of the people here were actually organizations and companies who do service or are based in Woodcliff Lake. We are trying our best to make ourselves a brighter and better community with hundreds of residents that showed up. People on Facebook posting smiling faces in Swat vehicles and fire trucks and the Superintendent making cotton candy continuously for 3 hours. It truly was an amazing project that we hope we can continue annually to do good and give back to our community. We will be looking for all help and volunteers.

Mayor Rendo stated that former Councilman Singleton and himself would appreciate if there were bigger t-shirts.

Administrator Padilla stated that Councilwoman Margolis did an incredible job. She was really the quarterback of all of that. As a result, he is told that DPW has adopted her because she stayed with them all through the end cleaning up and making sure that Tice Mall was left as we received it. Party City did not actively participate in the event, they did allow us to use their lot for extra parking.

Councilwoman Higgins stated that it was a fantastic weekend. The Ukraine event was spectacular and the people there were unbelievable. The police started with its first meeting for contract negotiations since their contract expires at the end of the year. There is a Resolution on the Agenda tonight regarding The Rodgers Group and training for our police officers. Councilwoman Higgins stated that there is a Resolution for the hiring of Nicholas Padilla for the DPW. He is no relation to our Borough Administrator, Tom Padilla. Councilwoman Higgins asked where we stand with the budget because it seems that we are getting later and later. She would like to know if Jonathan finished everything. Councilman Falanga stated that they have been working on it. Mr. Padilla stated that one of the issues is that we need to get under cap. Unfortunately, gas and electricity along with other things have gone up. We are also waiting until June to insure the Federal Covid money since we are going to have to tap into it. We are collaborating with the auditor and our Finance Committee to come up with the best that we can.

Councilwoman Gadaleta stated that Councilwoman Margolis did a great job at the event on Sunday. One suggestion for the use of the tennis balls collected is to donate them to the seniors for the use at the bottom of walkers. There is nothing like pulling up to one of our events and seeing our fire truck with an American flag hanging. Regarding our fire department, there were fifteen members that did attend on Sunday. The Chief's truck is having the lighting and equipment installed. Our department had seventy-four calls, fourteen drills and five meetings so far this year alone. Thank you to our volunteer fire department. Regarding the causeway, we are slowly moving ahead. We received a matching grant for this project in the amount of \$170,000. The bid that we awarded last month was for \$294,000. Administrator Padilla stated that they had a meeting last week and they are working with the police department because there will be some closure of roads. We also have the barn that is coming down so the road will have to be closed for that as well.

Councilman Falanga stated that we are continuing to work on the budget, and it will be another challenging year. We did receive the budget for the Pascack Regional School District, and it is not nearly as high as last year. The electronic board is in and will be installed tomorrow.

#### **ADMINISTRATOR'S REPORT**

Administrator Padilla stated that the person that is being hired for DPW is no relation. Unfortunately, he feels a need to stress that because there are some folks that would think that. We do have another 5 or 6 resumes that Chris is reviewing and hopefully for the next meeting

we will have another person on tap. Mr. Padilla stated that the spoke to the contractor with regards to Saddle River Road and they are on schedule. They have every intention of having that open prior to Memorial Day weekend. Administrator Padilla stated that residents of Winthrop, Woodmont, Van Riper, Harvard, Stone Ridge and Weriumus Lane will probably get notices in their mailboxes or on their doors because our contractor will begin milling and paving those roads over the next couple of weeks. There is a Resolution on for elevator subcode. Just to give a brief overview, every elevator must be inspected per State guidelines. The State normally comes in and inspects all elevators in Woodcliff Lake and they have been backlogged. We did a little research and we found out that we are allowed to have our own elevator subcode that would inspect them. The big benefit of that is that they will provide to the town a portion of the fees, the State does not do that. Council President Gadaleta asked Mr. Padilla to explain the OPRA resolution. Mr. Padilla explained the reason for the resolution.

### **ENGINEER'S REPORT**

See attached report.

### **ORDINANCES**

Public Hearing 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 adopt Ordinance No. 22-05 was made by Councilman Schnoll, second by Council President Gadaleta.

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 Councilwoman Higgins, second by Councilwoman Margolis and unanimously approved.

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

Public Hearing 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 adopt Ordinance No. 22-06 was made by Councilman Schnoll, second by Councilwoman Margolis.

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

Alex Couto, Woodcliff Lake, stated that his concern is that they convert all the property to apartments and one small retail office on the ground floor. He believes that 188 and the post office property should be required to have 100% or a minimum of 80% commercial on the ground floor. If you do not get these two anchor properties with commercial, we do not have a downtown.

Ann Marie Borrelli, Woodcliff Lake, stated that she had a question about the Causeway, and she wanted to bring up before but forgot. Administrator Padilla advised her to give him a call at the office tomorrow.

Gwenn Levine, Woodcliff Lake, asked if Block 2701, Lot 3 is going change from an SO zone to a B1 mixed use district. Additionally, would it mean that 172 and the Oritani Bank would have to become a mixed-use development as opposed to what they are now. Mr. Schettino replied that anything that is existing is grandfathered in. If they ever wanted to expand it, they would have to go to the Board for a variance. If they continue operating the way they are, they are permitted to continue to do so even if they sell the business to someone else. If that person operates the business the way, it was previously operated they are entitled to do so.

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

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

### **CONSENT AGENDA**

Mayor Rendo pulled Resolution No. 22-128. Mayor Rendo thanked Councilwoman Margolis for bringing this to his attention. He agrees that the Council should have the benefit of hearing our experts on Galaxy Gardens before voting on this Resolution.

Councilwoman Higgins asked to have Resolution No. 22-136 pulled so the public could speak on it. Mr. Padilla stated that the public spoke on it earlier. Councilwoman Higgins stated that she thought that we would be opening again for them.

Councilwoman Higgins asked to have Resolution No. 22-136 moved to Non-Consent. Mayor Rendo agreed. Council President Gadaleta asked if we need two people to approve pulling something from the Consent Agenda or just one Council member and then the mayor's decision. Mr. Schettino stated that just 1 Council member could have an item removed.

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

**NON-CONSENT AGENDA**

MOTION to approve Resolution No. 22-136 was made by Councilwoman Margolis, second by Councilman Schnoll and approved by Councilman Falanga, Council President Gadaleta, Councilwoman Hayes, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll.

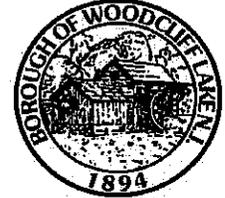
MOTION to adjourn was made by Councilwoman Margolis, second by Councilman Schnoll and unanimously approved. Meeting adjourned at 8:30 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR  
Borough Clerk

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**MAY 2022 ENGINEER'S REPORT**  
**BOROUGH OF WOODCLIFF LAKE**  
**MAY 10, 2022****1. Causeway Streetscape Improvements**

Project was awarded to Marini Brothers Construction Company Inc. for the amount of \$294,993.90. Preconstruction meeting was held on 5/9/2022 with the project anticipated to be completed this summer.

**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**

Contractor to return for milling and paving by the end of May. Contractor to notify residents and prior to paving and final paving schedule to be provided.

**4. Woodcrest Drive Pumping Station**

NJDEP Treatment Works Approval Application submitted to the NJDEP on 4/7/22 and is currently under review by the NJDEP. Neglia coordinating final construction drawings with pump vendor and DPW.

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

Emergency repairs to address Borough's sanitary sewer in Saddle River Road were completed by Sanzari Construction Inc. Neglia submitted the FEMA Engineering Assessment Report to GrantRite on 4/21 for their submission to FEMA with respect to these damages and expenses.

**6. Galaxy Gardens Civil Design and NJDEP Land Use Permitting**

Neglia reviewed the conceptual plans for the Galaxy Gardens park improvements and prepared a proposal for Civil Engineering Design Services and NJDEP Land Use Permitting for the project for review and consideration by the Borough

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. 22-05

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):

§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
THO-II	Townhome Overlay District II
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:

§ 380-11 Principal Uses.

Within the R-8.15, R-15, R-15 II, R-22.5, and R-30 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.

**SECTION IV.**

A new Section 380-11.4 shall be added to the Borough of Woodcliff Lake Code as follows:

§ 380-11.5 THO-II Townhome Overlay Districts

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

- a) 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.
- b) 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:

§ 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:

§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
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 from 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 be revised as follows:

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

**SECTION IV.**

Section 380-41 of the Borough of Woodcliff Lake Code shall be revised to add the following subsection:

§ 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:

§ 380-46 Dimensional requirements.

A. B-1 Business District.

- 1) Each lot shall have a minimum frontage at street line of 75 feet.
- 2) Each lot shall have a minimum area of 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 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 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 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:

~~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:

§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:

§292-33.1 Design standards for properties with frontage along Broadway.

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 Adj.

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. 22-121 MAY 16, 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.

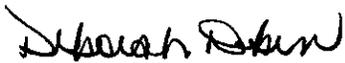
The minutes will be released within ninety (90) days or earlier upon the resolution of the matter through settlement or court decision and the time period for any and all appeals.

\_\_\_\_\_ 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 May 16, 2022 that an Executive Session closed to the public shall be held on May 16, 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 May 16, 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			
Gadaleta	X		X			
Mayor Rendo						

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

### RESOLUTION NO. 22-122 MAY 16, 2022

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

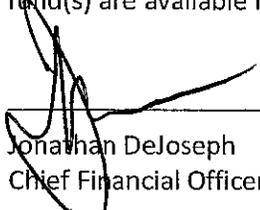
Payroll Released 4/30/2022	\$223,801.22
Payroll Released 5/15/2022	\$231,915.62

**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:	\$ 663,737.39
Open Space:	\$ 13,860.00
Affordable Housing:	\$ 5,105.00
General Capital:	\$ 390,608.17
Escrow:	\$ 12,578.72

### CERTIFICATION OF FUNDS

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

  
 \_\_\_\_\_  
 Jonathan DeJoseph  
 Chief Financial Officer

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of May 16, 2022.



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Deborah A. Dakin, RMC, CMR  
Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough 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			
Gadaleta	X		X			
Mayor Rendo						

## AUTHORIZING REFUND OF REDEMPTION OF TAX SALE CERTIFICATE #19-00002 FOR BLOCK 1403; LOT 2 / 165 WOODCLIFF AVENUE

### RESOLUTION NO. 22-123 MAY 16, 2022

**WHEREAS**, at the Municipal Tax Sale held on December 3, 2020, a lien was sold on Block 1403, Lot 2, also known as 165 Woodcliff Avenue, for 2019 delinquent taxes; and,

**WHEREAS**, this lien, known as Tax Sale Certificate #19-00002, was sold to ATCF II NJ, LLC at 0% redemption fee and \$93,000.00 premium; and

**WHEREAS**, Lereta LLC, Tax and Flood Services, has effected redemption of Tax Sale Certificate #19-00002 in the amount of \$63,353.39; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, that the Tax Collector be and is hereby authorized to Redeem Certificate #19-00002 and send payment of \$156,353.39 to ATCF II NJ LLC, PO Box 69239, Baltimore, MD 21264-9239.

### 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 May 16, 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			
Gadaleta	X		X			
Mayor Rendo						

**RESOLUTION AUTHORIZING A REFUND OF OVERPAID TAXES  
(15 Hunter Ridge)**

**RESOLUTION NO. 22-124  
MAY 16, 2022**

**WHEREAS**, a resolution authorizing the Borough of Woodcliff Lake to refund an overpayment of taxes for the property located at 15 Hunter Ridge, also known as Block 1206, Lot 5;

**WHEREAS**, the State of New Jersey issued a Homestead credit which was applied to the 2<sup>nd</sup> installment property taxes; and

**WHEREAS**, the owner, Mrs. Barbara Meisner, has sold her home prior to receiving the rebate, therefore, an overpayment resulted; and

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the Tax Collector be and is hereby authorized to refund Barbara Meisner, in the amount of \$500.00, to be mailed to 273 Hampshire Ridge, Park Ridge, NJ 07656

**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 May 16, 2022.

*Deborah Dakin*

**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			
Gadaleta	X		X			
Mayor Rendo						

## RESOLUTION AUTHORIZING REFUND OF REDEMPTION OF TAX SALE CERTIFICATE #19-00001 for Block 1401; Lot 4 / 105 Werimus Road

RESOLUTION NO. 22-125  
MAY 16, 2022

**WHEREAS**, at the Municipal Tax Sale held on December 3, 2020, a lien was sold on Block 1401, Lot 4, also known as 105 Werimus Road, for 2019 delinquent taxes; and

**WHEREAS**, this lien, known as Tax Sale Certificate #19-00001, was sold to ATCF II NJ, LLC at 0% redemption fee and \$33,000.00 premium; and

**WHEREAS**, PTCS Title Agency, LLC has effected redemption of Tax Sale Certificate #19-00001 in the amount of \$31,456.52.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, that the Tax Collector be and is hereby authorized to Redeem Certificate #19-00001 and send payment of \$64,456.52 to ATCF II NJ LLC, PO Box 69239, Baltimore, MD 21264-9239.

### 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 May 16, 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			
Gadaleta	X		X			
Mayor Rendo						

## RESOLUTION APPROVING SOLICITORS LICENSE TO THE EXTERIOR COMPANY

RESOLUTION NO. 22-126

MAY 16, 2022

**WHEREAS**, Jamie Labocki of The Exterior Company has applied to the Borough Clerk's Office for a solicitor's license to sell roofing, siding and gutters; and

**WHEREAS**, the Police Department has stated that there is no reason to deny this application; and

**WHEREAS**, the applicant has been advised of the rules and guidelines established in the Borough of Woodcliff Lake and strict adherence to this policy must be followed.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake authorize the Borough Clerk to issue a solicitor's license to Jamie Labocki.

### 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 May 16, 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			
Gadaleta	X		X			
Mayor Rendo						

## RESOLUTION AUTHORIZING PAYMENT VOUCHER NO. 2 FOR WOODCLIFF LAKE 2021 ROAD PROGRAM

### RESOLUTION NO. 22-127 MAY 16, 2022

**WHEREAS**, the Borough of Woodcliff Lake and 4 Clean Up previously entered into a contract agreement for the Woodcliff Lake 2021 Road Program; and

**WHEREAS**, Neglia Engineering has submitted Payment Application No. 2, a copy of which is attached hereto and incorporated herein by reference, to be paid to 4 Clean Up in the amount of \$53,715.75; and

**WHEREAS**, the Borough Administrator and Finance Officer have reviewed Payment Application No. 2 attached hereto and incorporated herein by reference, submitted by Neglia Engineering with regards to this matter and recommend the approval of same; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available for Payment Application 2, a copy of which is attached hereto and incorporated herein by reference.

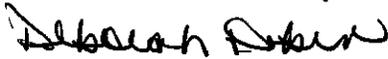
**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that Payment Application No. 2 submitted by Neglia Engineering for Woodcliff Lake Bergen County 2021 Road Program in the amount of \$53,715.75 to be paid to 4 Clean Up be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate payment to 4 Clean Up accord with Payment Application No. 2 attached hereto and incorporated herein by reference; 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 Neglia Engineering and 4 Clean Up 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 May 16, 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			
Gadaleta	X		X			
Mayor Rendo						

## RESOLUTION APPROVING REVIEW AND REFORM OF OPRA

### RESOLUTION NO. 22-129

MAY 16, 2022

**WHEREAS**, the New Jersey Open Public Records Act (OPRA), N.J.S.A. 47:1A-1 et seq., enacted in 2002, has been in effect long enough to review the impact on Municipalities; and

**WHEREAS**, it is the position of the Bergen County League of Municipalities (BCLOM), which represents all 70 municipalities in Bergen County, that OPRA can and must be improved upon to make it less onerous on municipalities and protect the safety and welfare of the public; and

**WHEREAS**, municipal staff and budgets are increasingly utilized to accommodate the requestors and commercial entities who bombard municipalities with public records requests to the extent that in some instances, additional personnel are hired primarily to handle such requests; and

**WHEREAS**, municipalities are already required by state law to post and provide certain information and documentation on their municipal websites, including but not limited to, annual budgets, annual financial statements, annual audits, public meeting notices and meeting minutes; and

**WHEREAS**, under existing law, OPRA fees are woefully inadequate for the amount of time and effort needed to search for documents; it takes valuable time away from staff – not only in the Clerk’s office – but also among other departments that may be involved in the same request; and

**WHEREAS**, OPRA has become broadly construed in favor of access and the requestor and, a requestor who prevails in any proceeding in appealing a denial of access is permitted to collect exorbitant attorney’s fees; **conversely, however, the resources and guidance available to record custodians and municipal counsel tasked with responding to such requests has narrowed drastically in the ever-changing OPRA arena, muddled by subsequent, voluminous and often-conflicting court decisions that contradict the original intent of the law and will continue to do so in the absence of necessary legislative reform; and**

**WHEREAS**, OPRA law allows outside businesses, and activist groups to utilize municipal time and services for marketing leads or private commercial gain, and for litigants to use OPRA as a method of discovery; and

**WHEREAS**, a clear distinction needs to be made between individual and commercial and discovery requests; and

**WHEREAS**, serious concerns about breaches or misuse of personal information exist along with the potential for OPRA to be exploited and abused by requestors, as a threat, harassment, or retaliatory measure to bury local governments in hundreds of requests, not necessarily because the requested records are of any particular interest, but merely because they can and have been emboldened by the courts to do so, to the significant detriment of all other municipal business; and

**WHEREAS**, most importantly, OPRA must be reformed to enable municipalities, their respective record custodians and legal counsels to **protect the safety and welfare of the general public**;

**WHEREAS**, over the years, court decisions have chipped away at the reasonable expectation of privacy provision of the law, thus allowing the law to be molded and wielded as a tool that severs any sensible balance of transparency, and instead, **now perpetuates rampant and dangerous degrees of for-profit data-mining, unsolicited marketing and uncontrolled publications of records on internet search engines specifically designed to circumvent and bypass what few protective measures currently exist under OPRA**, and all while allowing the requestor to remain cloaked in **anonymity**, should they choose to exercise that option; and

**WHEREAS**, the pandemic has resulted in a startling and exponential rise in fraud and identity theft, crimes that were already notoriously difficult to investigate, track and prosecute; OPRA, left unchecked and unreformed, continues to add fuel to this already dangerous fire; and

**WHEREAS**, in a most reprehensible instance in the midst of the pandemic, the unthinkable happened when the young son of a U.S. District Court Judge was senselessly killed by an individual who had managed to compile a dossier of personal information about the Judge including a home address, ushering in the passage of Daniel's Law; and

**WHEREAS**, while this law as intentioned provides for necessary strides and long overdue amendments to OPRA, the scope of protection provided is critically deficient, the implementation creates challenges for custodians and municipal officials that remain unaddressed by law, with limited channels for guidance, while the vast remainder of the Open Public Records Act continues to be left recklessly unreformed, potentially leaving any officials not covered under Daniel's Law or even, the general public at-large exposed to the whim of any nefarious OPRA requestor lurking in the shadows of those demanding transparency at any cost;

**WHEREAS**, Assembly Bill No. 4894, introduced January 17, 2019, calling for the creation of a study commission to review OPRA, to-date, has been left negligently stagnant and, to-date the legislative approach to addressing the dangers of OPRA have been fragmented, haphazard and contradictory at best,

leading to a dire need for streamlined overhaul and reform, which, at a minimum should include the following:

- **Immediate creation of a study commission on OPRA.**
- **Uniformity under the law: municipalities shall not be subject to any provision under OPRA that the legislature or other state agencies are, by contrast, exempt from.**
- **Provide a universal platform for clear and concise guidance for records custodians. Such guidance should be in place prior to any laws that impact OPRA going into effect.**
- Require that official OPRA Request forms be used in order to be considered valid, including certifications by the requestor of (1) non-conviction of an indictable offense and (2) that information obtained will not be used for profit, solicitation, marketing or commercial gain, or published as part of a separate internet database or search engine.
- Prohibit OPRA requestors from remaining anonymous.
- Require that requestors provide a State of New Jersey address in order to be valid (OPRA should not apply to out-of-state requests).
- Prohibit requests for commercial purposes.
- Exempt email addresses (also serves as a deterrent to spoofing, phishing and other cyber scams and crimes).
- Exempt information maintained for emergency notification purposes.
- Exempt any information related to minor individuals, disabled persons and senior citizens as well as classes of citizens who are vulnerable to exploitation of their information.
- Exempt personal identifying information from Motor Vehicle Accident Reports, including driver's license numbers, dates of birth (DOBs), home addresses, VINs and registration/plate numbers, unless the requestor is a subject of the record, or their designated legal or insurance representative.
- Exempt pet license information to a need-to-know basis only (health department, police department, veterinarian of record, hospital, bite victim) to deter rising pet thefts and potential for targeted thefts of non-large-breed dog owners.
- Reaffirm exemption of unlisted telephone numbers, including personal cell phones.
- Exempt property owner names, CAMA Data and reaffirm the exemption of property record cards.
- Protections afforded under Daniel's Law should be afforded to all government officials, employees, volunteers, and members of the general public as the threats from the disclosure of personal information is not unique to those rightfully protected under Daniel's Law.
- Provide a carve out for fee-shifting where a municipality in good faith and without clear guidance through Statute or case law denies a request or redacts information which could reasonably be interpreted as not subject to disclosure.

**WHEREAS**, the Borough Clerk and Borough Attorney have reviewed this matter and recommend the review and reform of OPRA in accord with the recommendations of the Bergen County League of Municipalities.

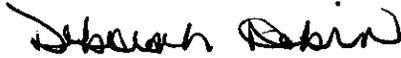
**NOW, THEREFORE BE IT RESOLVED**, by the Borough of Woodcliff Lake, that the New Jersey Senate and Assembly review and reform the New Jersey Open Public Records Act; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to take all steps necessary to effectuate this resolution; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to the Bergen County League of Municipalities 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 May 16, 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			
Gadaleta	X		X			
Mayor Rendo						

## RESOLUTION AUTHORIZING EMERGENCY SEWER MAIN REPAIR

### RESOLUTION NO. 22-130

**MAY 16, 2022**

**WHEREAS**, it was necessary to perform emergency sewer main repair work at the property located at 22 Anton Court in the Borough; and

**WHEREAS**, Dutra Sewer & Water has submitted a proposal in the amount of \$23,700.00 for the emergency sewer main repair work, 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 and Borough Engineer have reviewed this matter and recommend the emergency sewer main repair work at the within referenced property; and

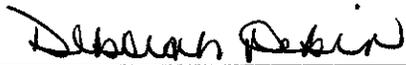
**WHEREAS**, the Chief Financial Officer of the Borough has certified that the funds are available for this emergency repair.

**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 Dutra Sewer & Water for the emergency repair of the sewer main at the property located at 22 Anton Court in the Borough in the amount of \$23,700.00, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to Dutra Sewer & Water 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 May 16, 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			
Gadaleta	X		X			
Mayor Rendo						

## RESOLUTION APPROVING TOP FLOOR ELEVATED SOLUTIONS LLC

### RESOLUTION NO. 22-131

MAY 16, 2022

**WHEREAS** the Borough of Woodcliff Lake is in receipt of a proposal from Top Floor Elevated Solutions LLC (T.F.E.S.) to perform inspections and witnessing of tests of elevators, escalators, dumbwaiters, stairway chair lifts and wheelchair lifts etc., in the Borough; and

**WHEREAS**, T.F.E.S.'s proposal shall be for a fee based on eighty-five (85%) percent of the fee schedule established by the Department of Community Affairs and in accord with N.J.A.C. 5:23-4.20 with the Borough receiving fifteen (15%) percent of the fees collected as an administrative fee; and

**WHEREAS**, the term of the Agreement with T.F.E.S. shall be for one year commencing July 1, 2022 through December 31, 2022; and

**WHEREAS**, the Borough Administrator and Chief Financial Officer have reviewed the proposal submitted by T.F.E.S., a copy of which is attached hereto and incorporated herein by reference, and recommend the approval of same; and

**WHEREAS**, the Borough Attorney has prepared an Agreement between the Borough and Top Floor Elevated Solutions, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake that the proposal submitted by Top Floor Elevated Solutions LLC for Elevator Subcode Inspections/Inspector be and is hereby approved; and

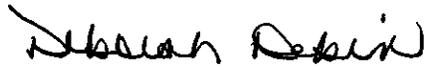
**BE IT FURTHER RESOLVED** T.F.E.S.'s fee shall be based on eighty-five (85%) percent of the fee schedule established by the Department of Community Affairs and in accord with N.J.A.C. 5:23-4.20; and

**BE IT FURTHER RESOLVED** that the Borough Administrator be and is hereby authorized and directed to execute the proposal submitted by Top Floor Elevated Solutions on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the attached Agreement to Top Floor Elevated Solutions, 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 May 16, 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			
Gadaleta	X		X			
Mayor Rendo						

## RESOLUTION APPROVING HIRING OF SANITATION LABORER/DRIVER

### RESOLUTION NO. 22-132

MAY 16, 2022

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

**WHEREAS**, Nicholas Padilla has submitted a resume for said position; and

**WHEREAS**, Nicholas Padilla appointment, subject to his passing all required testing for said position, shall be effective June 1, 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 Nicholas Padilla be hired as a Sanitation Laborer/Driver subject to his passing of all required testing effective June 1, 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 Nicholas Padilla, 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 June 1, 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 Nicholas Padilla 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 May 16, 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			
Gadaleta	X		X			
Mayor Rendo						

## RESOLUTION APPROVING DONATIONS TO PARKS AND RECREATION DEPARTMENT

### RESOLUTION NO. 22-133

MAY 16, 2022

**WHEREAS**, Brighton Norse Realty wishes to make a donation to the Woodcliff Lake Parks and Recreation Department for Community Day in the amount of \$1,500.00; and

**WHEREAS**, Hackensack Meridian Health wishes to make a donation to the Woodcliff Lake Parks and Recreation Department for Community Day in the amount of \$3,000.00; and

**WHEREAS**, any donation exceeding \$500.00 must be approved by resolution; and

**WHEREAS**, the Borough Administrator and Director of the Parks and Recreation Department have reviewed this matter and recommend the approval of same.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the donation in the amount of \$1,500.00 from Brighton Norse Realty and the donation in the amount of \$3,000.00 from Hackensack Meridian Health is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk forward a copy of this resolution to the Parks and Recreation Department upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 16, 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 THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 2701, LOT 3 QUALIFIES FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

**RESOLUTION NO. 22-136  
MAY 16, 2022**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the Borough Council desires to explore whether the real property located at 188 Broadway and designated as Block 2701, Lot 3 on the Borough of Woodcliff Lake Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways (collectively the "Study Area") may be an appropriate area for consideration for a program of redevelopment; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Borough Council making a determination as to whether the Study Area qualifies as an area in need of redevelopment, the Borough Council must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria of an area in need of redevelopment set forth in *N.J.S.A. 40A:12A-5*; and

**WHEREAS**, the Borough Council wishes to direct the Borough Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5* and in accordance with the investigation and hearing process set forth at *N.J.S.A. 40A:12A-6*

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council hereby directs the Woodcliff Lake Planning Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an area in need of redevelopment under the criteria and pursuant to the public hearing process set forth in *N.J.S.A. 40A:12A-1, et seq.*; and

**BE IT FURTHER RESOLVED** that the redevelopment area determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, other than the use of eminent domain (hereinafter referred to as a "Non-Condensation Redevelopment Area").

**BE IT FURTHER RESOLVED** that the Planning Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with supportive documentation.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be forwarded to the Borough Clerk, Chief Financial Officer and Borough Planning Board and Planning Board Secretary.

#### 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 May 16, 2022.



Deborah A. Dakin, RMC, CMR  
Borough Clerk