



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MEETING MINUTES
SEPTEMBER 18, 2023
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" was posted at Borough Hall and two newspapers, The Record and The Ridgewood News, were notified.

ROLL CALL

Council President Jennifer Margolis asked for roll call. Council members Higgins, Marsh, Margolis, and Pollack were present. John Schettino, Borough Attorney was present as well as Tomas Padilla, Borough Administrator and Debbie Dakin, Borough Clerk. Mayor Carlos Rendo and Councilman Schnoll were absent, and Councilwoman Gadaleta arrived at 6:10 PM.

CLOSED SESSION

Resolution No. 23-206 A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meeting Act, NJSA 10:4-12

- Litigation Update
- Contraction Negotiations

MOTION to approved Resolution No. 23-206 was made by Councilman Pollack, second by Councilwoman Higgins and approved by Councilwoman Higgins, Council President Margolis, Councilwoman Marsh, and Councilman Pollack. Councilwoman Gadaleta arrived at 6:10 PM.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

MOTION to approve the Minutes of August 21, 2023 (Open) was made by Councilwoman Higgins, second by Councilman Pollack and approved by Councilwoman Gadaleta, Councilwoman Higgins, Council President Margolis, Councilwoman Marsh, and Councilman Pollack.

MOTION to approve the Minutes of August 21, 2023 (Closed) was made by Councilman Pollack, second by Councilwoman Marsh and approved by Councilwoman Gadaleta, Councilwoman Higgins, Council President Margolis, Councilwoman Marsh, and Councilman Pollack.

PUBLIC COMMENT

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

No comments.

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

COUNCIL REPORTS

Councilman Pollack stated that the Borough had hail damage from the recent storm that went through the Borough. DPW did a great job cleaning up. They were cleaning up the streets the next day. Beginning October 1st, you may start to bring your leaves to the curb. Shredding Day is October 22nd from 9AM to 1PM. The County will be spraying mosquitos on September 20th beginning at 3:30 AM. Please keep your windows closed. The Borough is continuing conversations with NJ Transit regarding the train station.

Councilwoman Gadaleta stated that the Fire Department will be having an Open House on October 12th. Two probationary firefighters just completed fire school.

Councilwoman Higgins stated that information is located on the Borough's website regarding the spraying of the mosquitos. There were 45 permits issued for tree removal this year. So far there have been 14 motor vehicle collisions this year. Please be careful driving out there. The police department is doing some upgrades to the department. Please take your key fobs inside and lock your car doors and your front doors. Judge Harry Norton will be retiring at the end of the year. Park Ridge Water sent a letter to all residents that there is still one well out of commission. The Board of Health has been following up with this issue.

Councilwoman Marsh stated that we are working on the fields schedule, and it be on the website. The gaga pits are now located at the tennis courts. Our Labor Day Pool Party was a huge success. Thank you to the police, DPW, and Borough Hall staff for making this happen. We are hoping to have a party at the beginning of summer and end of summer next year. The Hills Valley Coalition will be meeting via zoom on October 2, December 4, February 25 and May 6 from 5:30 PM to 6:30 PM. You can check the high school website for more information.

There will be a Breast Cancer Awareness Seminar at the Pascack Hills High School Media Center on October 18th at 7:00 PM.

Council President Margolis stated that we have a busy October coming up. The police department will be hosting a seminar at the Tice Senior Center on October 10th at 6:30 PM regarding scams. Starting in November, self-defense classes will be given at the Tice Senior Center. You can sign up for Community Pass. There is more information on our website about this event. The Woodcliff Lake Education Run will be held on October 8, 2023. PFA will be hosting their Trunk or Treat on October 27th. Our police department will also be participating in this event. On October 21st from 10 AM to 2 PM Tice Corner will be hosting their annual Halloween event. We will be participating in this event as well with Party City and Whole Foods. The costume contest will take place at 1:00 PM at Party City. Party City will also be decorating their first floor as a "Haunted Floor". Our annual Oktoberfest will also take place on October 21, 2023, from 5PM to 9PM at Rinzier Field. Food trucks, inflatables, band, DJ, beer truck, 5 Dimes Brewery will also be there. A jack-o-lantern contest will take place that evening. Please look on our website for more information. Volunteers are needed especially to help out the children with the craft projects.

ADMINISTRATOR'S REPORT

Administrator Padilla stated we will be adding an additional Resolution to the Agenda. We will be doing the same thing as last year by appointing designees for the Board of Education for the usage of the fields/gym. PSE&G just moved the pole so work for the Glen Road bridge should start next month.

ENGINEER'S REPORT

(see attached)

ORDINANCES

Introduction Ordinance No. 23-13
Chapter 380 – Zoning – Article X Affordable Housing Development Fees

MOTION to introduce Ordinance No. 23-13 was made by Councilwoman Higgins, second by Councilman Pollack and unanimously approved.

Introduction Ordinance No. 23-14
North Broadway Affordable Housing Zone

MOTION to introduce Ordinance No. 23-14 was made by Councilwoman Higgins, second by Councilman Pollack and unanimously approved.

Introduction Ordinance No. 23-15
Article V – Development and Management of Low- and Moderate -Income
Housing

MOTION to introduce Ordinance No. 23-15 was made by Councilwoman Higgins, second by

Councilman Pollack and unanimously approved.

Council President Margolis stated that Meals on Wheels has moved their offices to Woodcliff Lake.

CONSENT AGENDA

MOTION to add Resolution No. 23-223 to the Consent Agenda was made by Councilwoman Gadaleta, second by Councilwoman Marsh and unanimously approved.

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

ADJOURNMENT

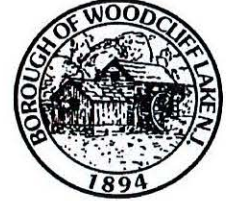
MOTION to adjourn was made by Councilman Pollack, second by Councilwoman Higgins and unanimously approved. The meeting was adjourned at 7:45 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR
Borough Clerk

SEPTEMBER 2023 ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
SEPTEMBER 14, 2023



1. Glen Road Bridge (NJDOT Funded)

Contract awarded to CMS Construction in the amount of \$1,038,644.00. The Borough of Woodcliff Lake received a grant allotment of \$600,000.00 from the Transportation Trust Fund to partially fund the project. Preconstruction meeting held 5/24/23. Ongoing utility coordination with PSEG (Electric and Gas), Verizon, and Park Ridge Water for utility relocations to be completed prior to bridge demolition. PSEG processing utility pole relocation work order/invoice dated 8/28/2023 with schedule to be provided. Contractor to provide updated construction schedule pending coordination with above referenced utilities and PSEG utility pole relocation work.

2. Glen Road Improvements Project NJDOT FY 2022

The Borough of Woodcliff Lake received a grant in the amount of \$206,000.00 from the NJDOT to be utilized towards the repaving of a portion Glen Road. Bids opened on 8/9/2023 and the project was awarded to Macchione Paving as per resolution no. 23-186 for \$239,937.75. Pre-construction meeting and paving schedule to be coordinated with Borough of Woodcliff Lake with anticipated paving to occur in spring 2024.

3. Werimus Lane Pump Station Flood Resilient Improvements

Neglia proceeding with the design of the Werimus Lane Pump Station Flood Resilient Improvements project in accordance with our proposal and Resolution No. 23-157. Working toward submission to the NJDEP Division of Land Use (Flood Hazard) and NJDEP TWA Sewer Permit review by the end of October.

4. Old Mill Driveway and Bank Stabilization Repairs

Sanzari provided revised proposal for repairs consisting of streambank stabilization repair, permanent infrastructure repairs, and proposed mitigation measures to address area between Old Mill Pond outlet and the access driveway adjacent to the Old Mill Pond Pump/Filter house that was impacted and damaged by Hurricane Ida in the amount of \$224,500.00. Survey Base mapping has been completed and working toward obtaining NJDEP Land Use permits (as necessary) asap for the repair work as required in accordance with our Engineering proposal dated 5/12/2023 and Borough Resolution No. 23-159.

LYNDHURST

34 Park Avenue
PO Box 426
Lyndhurst, NJ 07071
p. 201.939.8805 f. 201.939.0846

MOUNTAINSIDE

200 Central Avenue
Suite 102
Mountainside, NJ 07092
p. 201.939.8805 f. 732.943.7249

5. Stormwater Outfall Repairs

Sanzari provided revised proposal for repairs to five (5) storm drain outfalls impacted and damaged by Hurricane Ida in the amount of \$150,000.00. Survey base mapping and plans have been completed and NJDEP Land Use Permits secured in accordance with our Engineering proposal dated 5/12/2023 and Borough Resolution No. 23-159.

6. Galaxy Gardens Civil Design and NJDEP Land Use Permitting

NJDEP Land Use Permit 5-year Extension request for Phase I restoration work was received from NJDEP on 7/27/23 to grandfather in the prior use land coverages as the project site. Neglia submitted the NJDEP Land Use Permitting package/Permitting Plans to the NJDEP on 9/11/2023 for the proposed new park improvements. NJDEP review timeframe is 30 days for completeness review followed by 90-day review period per statute. Neglia to follow up with NJDEP on the review of the application. Neglia waiting on authorization to proceed with final Construction Documents and Specifications pending final design by DMR and approval by the Borough.

7. Campbell Avenue Paving Project NJDOT MA-2023 & Year 2023 Municipal Paving Project

The Borough of Woodcliff Lake received a grant in the amount of \$203,110.00 from the NJDOT for Campbell Avenue Paving Project as per the November 23, 2022 grant award letter. Revised proposal for bid document preparation, construction management and NJDOT project administration for the combined Campbell Avenue Paving Project & Year 2023 Municipal Paving Project (Birchwood Drive, Stacey Lane, Renee Court) was provided for Borough approval. We intend to bid the Campbell Avenue Paving Project MA-23 and Year 2023 Municipal Paving Project as one bid package to attempt to receive the most favorable bid pricing for the Borough. As a reminder, the Campbell Avenue project will need to be awarded by November 2024 in accordance with the NJDOT MA2023 grant requirements. NEA is prepared to begin immediately with survey and design upon authorization by the Borough.

8. Year 2022 Road Program - Marjo Court and Hillcrest Road Paving Project

Project is substantially complete with only final invoicing, verification of final quantities, receipt of a maintenance bond from the Contractor, and project closeout documents remaining.

9. Woodcrest Drive Pumping Station

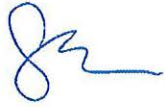
Project is substantially complete pending rip rap stabilization installation by Sanzari and final restoration to be coordinated with the Borough.

10. 55 Woodcliff Avenue Survey and Concept Plan

Neglia proceeding with Survey mapping in accordance with our proposal dated 8/11/2023 and Resolution No. 23-204. Neglia to meet with Borough to review project following completion of the Survey mapping prior to preparing a conceptual site layout plan.

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

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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
Gadaleta						X
Higgins		X	X			
Marsh			X			
Pollack	X		X			
Schnoll						X
Margolis			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. 23-206 SEPTEMBER 18, 2023

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, Contract Negotiations and Personnel

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

____ 8. Matters Relating to the Employment Relationship. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting, specifically: personnel discussion.

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

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

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on September 18, 2023 that an Executive Session closed to the public shall be held on September 18, 2023 at 6:00 P.M. at the Borough of Woodcliff Lake Tice Senior Center regarding 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 September 18, 2023.



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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

RESOLUTION NO. 23-207 SEPTEMBER 18, 2023

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 8/31/2023	\$236,295.84
Payroll Released 9/15/2023	\$228,316.71

BE IT FURTHER RESOLVED that the following current claims against the Borough for materials and services have been considered and are proper and hereby are approved for payment:

Current Fund:	\$ 1,893,518.47
Open Space:	\$ 26,426.99
Animal Control:	\$ 9.00
General Capital:	\$ 4,371,990.49
Affordable Housing:	\$ 10,536.39
State Unemployment:	\$ 335.58
Escrow:	\$ 6,313.22

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 September 18, 2023.



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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

RESOLUTION ADOPTING THE BOROUGH OF WOODCLIFF LAKE'S SPENDING PLAN

RESOLUTION NO. 23-208

SEPTEMBER 18, 2023

WHEREAS, on January 3, 2018 the Superior Court approved the Settlement Agreement between the Borough of Woodcliff Lake and Fair Share Housing Center (FSHC) which included the Borough's preliminary compliance measures; and

WHEREAS, the Borough prepared and adopted a Spending Plan dated September 18, 2019 as required by the Council on Affordable Housing's Rules at N.J.A.C. 5:93-5.1(c), which projected anticipated revenues of the Borough's Affordable Housing Trust Fund and described anticipated expenditures of funds to address its fair share obligation; and

WHEREAS, the Borough entered into an Amended Settlement Agreement with FSHC dated December 14, 2022 (the "Amended Agreement") which was approved by the court on February 2, 2023 after a Fairness Hearing; and

WHEREAS, in accordance with the Amended Agreement, the Borough has prepared a revised Spending Plan titled "Spending Plan for the Third Round Planning Period of the Borough of Woodcliff Lake, Bergen County" dated May, 2023 in accordance with the requirements of law.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake of Bergen County, New Jersey, hereby:

1. Adopts the Amended Spending Plan.
2. This Resolution shall take effect immediately upon entry of a court order approving same.

ATTEST:



Deborah Dakin, RMC, CMR
Borough Clerk



Carlos Rendo
Mayor

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 September 18, 2023.



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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

RESOLUTION APPROPRIATING FUNDS OR BOND IN THE EVENT OF A SHORTFALL IN FUNDING FOR THE BOROUGH'S AFFORDABLE HOUSING PROGRAMS

RESOLUTION NO. 23-209 SEPTEMBER 18, 2023

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 7, 2015, the Borough of Woodcliff Lake (hereinafter "Borough") filed a Declaratory Judgment Complaint in the Superior Court, Law Division, seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan, to be amended as necessary, satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the "Mount Laurel doctrine"; and

WHEREAS, the Borough simultaneously, and ultimately secured, a protective order providing the Borough immunity for all exclusionary zoning lawsuits while it pursues approval of its Housing Element and Fair Share Plan, which is still in full force and effect; and

WHEREAS, the Borough and Fair Share Housing Center (hereinafter "FSHC") entered into an agreement dated November 6, 2017 (the "Settlement Agreement"); and

WHEREAS, a Fairness Hearing was held on December 13, 2017, during which the Settlement Agreement was approved, and said approval was memorialized by an Order entered by the Court on January 3, 2018; and

WHEREAS, the Borough and FSHC entered into an amended agreement dated December 14, 2022 (the "Amended Settlement"); and

WHEREAS, a Fairness Hearing was held on January 24, 2022 during which the Amended Settlement was approved, and said approval was memorialized by an Order from the Court on February 2, 2023; and

WHEREAS, the Borough's Planning Board adopted that certain Amendment to Housing Element and Fair Share Plan dated May, 2023 on or about September 11, 2023, and the Borough endorsed that Amendment to Housing Element and Fair Share Plan dated May, 2023 on September 18, 2023; and

WHEREAS, the Borough has prepared a Spending Plan consistent with N.J.A.C. 5:97-8.1-8.14 and P.L. 2008, c.46; and

WHEREAS, the Court Master submitted a report to the Court and parties on August 19, 2023, which required the Borough in accordance with the Amended Settlement to adopt a resolution of intent to fund any short falls in the Borough's Extension of Affordability Controls on Centennial Way program and the North Broadway development site to show the court that there is an adequate and stable source of funding for all of the municipality-sponsored housing initiatives in the Amended Settlement, and in the Borough's Fair Share Plan, which implements the Amended Settlement; and

WHEREAS, in the event the funding sources as identified in the Spending Plan prove inadequate to complete the affordable housing programs in the Borough's Housing Element and Fair Share Plan and any future amendments thereof; and to the extent permitted by law, the Borough shall provide sufficient funding to address any shortfalls.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Woodcliff Lake, in the County of Bergen and the State of New Jersey, that the Borough does hereby agree to appropriate funds or authorize the issuance of debt to fund any shortfall in its affordable housing programs that may arise whether due to inadequate funding from other sources or for any other reason; and

BE IT FURTHER RESOLVED, that the Borough may repay debt through future collections of development fees and in-lieu contributions, as such funds become available; and

BE IT FURTHER RESOLVED, that the Mayor, Borough Administrator and Borough Clerk are authorized and designated to execute any and all necessary documents in order to implement the intent of this Resolution.

BE IT FINALLY RESOLVED that this resolution was adopted at a meeting of the Borough Council held on September 18, 2023 and shall take effect immediately.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of September 18, 2023.



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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

RESOLUTION ENDORSING THE AMENDMENT TO HOUSING ELEMENT AND FAIR SHARE PLAN DATED MAY, 2023, ADOPTED BY THE WOODCLIFF LAKE PLANNING BOARD ON SEPTEMBER 11, 2023

**RESOLUTION NO. 23-210
SEPTEMBER 18, 2023**

WHEREAS, the Borough of Woodcliff Lake ("Borough") filed a complaint in the matter captioned, In the Matter of the Application of the Borough of Woodcliff Lake, Docket No. BER-L-6221-15 ("DJ Litigation") seeking a declaration from the New Jersey Superior Court that its Affordable Housing Compliance Plan is constitutionally compliant; and

WHEREAS, by Order dated January 3, 2018, the Honorable Menelaos W. Toskos, J.S.C, entered an Order approving a Settlement Agreement between the Borough and Fair Share Housing Center ("FSHC") dated November 6, 2017 ("2017 Settlement Agreement"); and

WHEREAS, the Borough and FSHC entered into an amended agreement dated December 14, 2022 (the "Amended Settlement Agreement") which was approved after a Fairness Hearing on January 24, 2023 by the Honorable Christine A. Farrington, J.S.C. ret'd t/a on February 2, 2023 pursuant to a Preliminary Order of Compliance; and

WHEREAS, the Borough has prepared an Amendment to the Housing Element and Fair Share Plan dated May, 2023 ("Amended HEFSP") which reflects the Amended Settlement Agreement; and

WHEREAS, the Planning Board of the Borough of Woodcliff Lake adopted the Amended HEFSP on September 11, 2023; and

WHEREAS, the Borough desires to endorse the Amended HEFSP as adopted by the Planning Board of the Borough of Woodcliff on September 11, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, as follows:

1. The Borough hereby endorses the Amended HEFSP adopted by the Woodcliff Lake Planning Board on September 11, 2023.
2. The Borough Clerk and all appropriate officials, employees and professionals of the Borough are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.
3. This Resolution shall take effect immediately.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of September 18, 2023.



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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

RESOLUTION DESIGNATING A MUNICIPAL HOUSING LIAISON FOR THE ADMINISTRATION OF THE AFFORDABLE HOUSING PROGRAM

RESOLUTION NO. 23-211 SEPTEMBER 18, 2023

WHEREAS, the Mayor and Borough Council of Woodcliff Lake endorsed an Amendment to the Housing Element and Fair Share Plan adopted by the Borough of Woodcliff Lake Planning Board on September 11, 2023; and

WHEREAS, pursuant to N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:80-26.1 et seq., the Borough of Woodcliff Lake is required to appoint a Municipal Housing Liaison for administration of the Borough's Affordable Housing Program to enforce the requirements of N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:80-26.1 et seq.; and

WHEREAS, pursuant to Borough Code, Chapter 380, Article V, Section 16 of the Code of the Borough of Woodcliff Lake, Woodcliff Lake shall appoint a specific municipal employee to serve as a Municipal Housing Liaison responsible for administering the affordable housing program, including affordability controls, the Affirmative Marketing Plan, monitoring and reporting, and, where applicable, supervising any contracted Administrative Agent. Woodcliff Lake hereby creates the position of Municipal Housing Liaison. Woodcliff Lake shall adopt a Resolution appointing a Municipal Housing Liaison.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey that Tomas Padilla is hereby appointed as the Municipal Housing Liaison for the administration of the affordable housing program pursuant to and in accordance with Chapter 380, Article V of the Code of the Borough of Woodcliff Lake.

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 September 18, 2023.



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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

RESOLUTION RECOGNIZING THE MONTH OF SEPTEMBER AS HUNGER ACTION MONTH

RESOLUTION NO. 23-212 SEPTEMBER 18, 2023

WHEREAS, hunger and food insecurity are a reality for far too many of our neighbors; and

WHEREAS, those who are food insecure are without reliable access to an adequate amount of affordable, nutritious food. Food insecurity can affect anyone, whether they are recently unemployed, underemployed, or supporting a large family; and

WHEREAS, food insecurity is a symptom of broader challenges, such as unemployment, disability, retirement, or unforeseen financial hardships; and

WHEREAS, those who do not have their basic needs met are further hampered in their path toward self-sufficiency; and

WHEREAS, ongoing economic instability has increased food insecurity amongst individuals and families throughout Bergen County and across the country; and

WHEREAS, food pantries in Bergen County have experienced an approximately 22% increase in need for food assistance compared to last year, and a 40% increase in need from the unprecedented levels seen in 2020 due to the COVID-19 pandemic; and

WHEREAS, there are residents in every municipality in Bergen County who receive SNAP benefits, illustrating that this is an issue impacting residents all across Bergen County; and

WHEREAS, the economic coattails of the pandemic are long, and despite the end of Federal and state emergency declarations, tremendous need still exists within our community; and

WHEREAS, the Bergen County Food Security Task Force was established to support food pantries in Bergen County by increasing the supply of healthy food options, connecting those in need to vital services, and investing in long term infrastructure to build a more resilient pantry network to ensure no one in Bergen County goes hungry; and

WHEREAS, the Bergen County Food Security Task Force has been incorporated into the Department of Human Services as the new Office of Food Security to reaffirm that the county's commitment to fighting hunger continues past the pandemic; and

WHEREAS, the energy, philanthropy, and hands-on efforts of a multitude of volunteers throughout the county make a tremendous impact in combatting hunger in our community, and are vital in meeting the struggles of our neighbors with compassion; and

WHEREAS, the Borough of Woodcliff Lake is fortunate to host the Tri-Boro Food Pantry within our municipality; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council hereby recognizes the month of September 2023 as "Hunger Action Month" in the **Borough of Woodcliff Lake** and encourages all Bergen County residents to support their local food pantries.

BE IT FURTHER RESOLVED that this Mayor and Council is committed to ending hunger in Bergen County and will spread awareness and increase engagement in our community to solve this problem.

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 September 18, 2023.



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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

RESOLUTION FOR MUNICIPALITIES TO CONFIRM ENDORSEMENT OF COMMUNITY DEVELOPMENT PROJECTS

RESOLUTION NO. 23-213
SEPTEMBER 18, 2023

WHEREAS, a Bergen County Community Development grant of \$28,000 has been proposed by Meals on Wheels North Jersey for Meal/Service Transportation in Bergen; and

WHEREAS, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Governing Body; and

WHEREAS, the aforesaid project is in the best interest of the people of Bergen County; and

WHEREAS, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid CD funds.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake hereby confirms endorsement of the aforesaid project, and

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to the Director of the Bergen County Community Development Program so that implementation of the aforesaid project may be expedited.

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 September 18, 2023.



**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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

201-391-4977
Fax 201-391-8830

RESOLUTION AUTHORIZING THE TAX COLLECTOR TO APPLY PROPERTY TAX CREDITS DUE TO SUCCESSFUL COUNTY BOARD TAX JUDGMENTS

RESOLUTION NO. 23-214 SEPTEMBER 18, 2023

WHEREAS, the attached list of owners have been successful in their appeal to The Bergen County Board of Taxation and having agreed upon a settlement adjusting their assessed values and;

WHEREAS, this has resulted in credits which will be applied to the 4th quarter 2023, 1st quarter 2024 and 2nd quarter 2024 and;

WHEREAS, they have been awarded this judgment and therefore are entitled to a credit.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the Tax Collector be authorized to credit their property taxes accordingly per attached list.

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 September 18, 2023

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

<u>BLOCK/LOT</u>	<u>ADDRESS</u>	<u>PROPERTY OWNERS</u>	<u>ASSESSED VALUE</u> <u>FROM</u>	<u>ASSESSED VALUE</u> <u>TO</u>	<u>CREDIT 4Q 2023</u>	<u>CREDIT 1Q 2024</u>	<u>CREDIT 2Q 2024</u>
105/1	39 WOODCREST DRIVE	ALEXANDER FELDMAN	629,300	603,300	\$562.90	\$140.73	\$140.72
1203/2	20 BLUEBERRY DRIVE	STEVEN & NANCY GOLDMAN	1,043,300	1,019,500	\$515.27	\$128.82	\$128.82
1205/1	30 BLUEBERRY DRIVE	RICHARD & RANDY SHILL	998,300	973,100	\$545.58	\$136.40	\$136.39
2005/4	7 REEDS LANE	HATCHO FENDIAN	626,400	597,400	\$627.85	\$156.97	\$156.96
2205/14	18 KENWOOD DRIVE	RICHARD & EVELYN MAKSYM	805,900	785,400	\$443.83	\$110.96	\$110.96
2703/6	24 CAMPBELL AVE	YU CHEN & Z. HUANG	1,292,800	1,220,000	\$1,576.12	\$394.03	\$394.03



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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

RESOLUTION AUTHORIZING REFUND OF REDEMPTION OF TAX SALE CERTIFICATE #21-00001 For Block 2701; Lot 10 / 25 Prospect Ave

RESOLUTION NO. 23-215 September 18, 2023

WHEREAS, at the Municipal Tax Sale held on December 1, 2022, a lien was sold on Block 2701, Lot 10, also known as 25 Prospect Ave, for 2021 delinquent taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate #21-00001, was sold to Pro Cap 8 FBO Firsttrust Bank 0% redemption fee and \$258,100.00 premium; and

WHEREAS, First Jersey Title Services, Inc. has affected redemption of Tax Sale Certificate #21-00001 in the amount of \$150,155.46.

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 #21-00001 and send payment of \$408,255.46 to Pro Cap 8 FBO Firsttrust Bank, PO Box 774, Fort Washington, PA 19034-0774

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 September 18, 2023.

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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

RESOLUTION ADOPTING AN AFFIRMATIVE MARKETING PLAN FOR THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 23-216 SEPTEMBER 18, 2023

WHEREAS, pursuant to the Conditional Final Judgment of Compliance and Repose filed on September 7, 2023, Superior Court of New Jersey, Law Division, Bergen County, Docket No. BER-L-6221-15, and pursuant to the Amended Settlement Agreement between the Borough and Fair Share Housing Center, dated December 14, 2022, and the terms of the Borough's Affordable Housing Ordinance, the Borough is required to adopt, by Resolution, an Affirmative Marketing Plan to ensure that all affordable housing units created within the Borough are affirmatively marketed to very-low, low-, and moderate-income households, particularly those living and/or working within Housing Region 1, the Housing Region encompassing the Borough of Woodcliff Lake.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey as follows:

1. The governing body hereby adopts the Affirmative Fair Housing Marketing Plan for Affordable Housing in Region 1 in the form annexed hereto and made a part hereof.
2. All affordable units in the Borough of Woodcliff Lake shall be marketed in accordance with the provisions of this Resolution and the attached form of Affirmative Fair Marketing Plan for Affordable Housing in Region 1 unless otherwise provided by law or regulation of the State of New Jersey.
3. The attached Affirmative Fair Housing Marketing Plan shall apply to all developments in the jurisdiction of the Borough that contain or will contain very low-, low- and moderate-income units, including those that are part of the Borough's Fair Share Plan and those that may be constructed in future developments not yet anticipated by the Fair Share Plan.

4. All developers/owners of existing affordable housing units and their respective Administrative Agents shall amend their Affirmative Marketing Plan and comply with the regional marketing strategies set forth in this Resolution and the attached Affirmative Fair Housing Marketing Plan adopted by the Borough.

5. The Affirmative Fair Housing Marketing Plan shall be implemented by the Administrative Agent under contract to the Borough of Woodcliff Lake. All of the costs associated with the services of the Administrative Agent, advertising and affirmative marketing of the affordable housing units shall be borne by the developer/seller/owner of the affordable housing units.

6. In implementing the Affirmative Fair Housing Marketing Plan, the Administrative Agent acting on behalf of the Borough shall undertake, at a minimum, the following:

- a. Publication of one advertisement in a newspaper of general circulation throughout the entire Housing Region 1.
- b. Broadcast of one advertisement by a radio station broadcasting throughout the entire Housing Region 1.
- c. Implementation of other marketing strategies set out on the attached Affirmative Marketing Plan.
- d. Provide notice of available housing units to the following groups/organizations: Passaic County Office on Aging, Hudson County Office on Aging, Bergen County Department of Human Services, New Jersey Community Development Corporation, Urban League of Bergen County, New Jersey Tenant Organization, Catholic Family & Community Services (Diocese of Paterson), Northeast New Jersey Community Action Program, Inc. (Philipsburg), Urban League of Hudson County, Fairmount Housing Corp., SonRise Development Corp., Catholic Charities (Diocese of Newark), St. Joseph House, Jersey City Episcopal CDC, Episcopal Community Development, St. Paul's Community Development Corp., Sussex County Office on Aging, Monticello Community Development Corp., New Jersey Tenant Organization, Bergen County Housing Coalition, Paterson Habitat for Humanity, Department of Community Affairs, New Jersey Citizen Action, Bergen County Board of Social Services, Latin Action Network, Fair Share Housing Center, Bergen County NAACP, NAACP-Passaic Branch, Warren/Sussex County NAACP, Jersey City NAACP, NJ NAACP State Office, NAACP Bayonne, NAACP Teaneck, NAACP Hoboken, NAACP Paterson, Bergen County Housing Authority, Senior Housing Services, SEED Corp., SERV Behavioral Health, Fairmont Housing Corp., Interreligious Fellowship for the Homeless of Bergen County, Habitat for Humanity, Lutheran Ministries of New Jersey, NCBW-Chair Economic Empowerment and Richard Rodda Community Center.
- e. Comply with all requirements set forth in N.J.S.A. 52:27D-321.3 et seq. with regard to the affirmative marketing of affordable housing units.

7. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in the region. It is a continuing program that directs all marketing activities towards the Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Borough of Woodcliff Lake is located in Housing Region 1, consisting of Bergen, Sussex, Hudson and Passaic.

8. The Affirmative Marketing Plan is a continuing program intended to be followed throughout the entire period of restrictions and shall meet the following minimum requirements:

- a. All newspaper articles, announcements, advertisements, and requests for applications for very low-, low-, and moderate-income units shall appear in the Star Ledger.
- b. The primary marketing shall take the form of at least one press release and a paid advertisement in the above newspapers at the start of the affirmative marketing process. Additional advertising and publicity shall be on an "as needed" basis. All press releases and advertisements shall be approved in advance by the Administrative Agent designated for the affordable housing units. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of publication to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Borough's Administrative Agent.
- c. All advertisements shall include at a minimum a description which includes:
 - i. The location of the units;
 - ii. Directions to the units;
 - iii. Range of prices for the units;
 - iv. Size of units as measured in number of bedrooms;
 - v. Maximum income permitted to qualify for the units;
 - vi. Location of applications;
 - vii. Business hours when interested households may obtain an application; and
 - viii. Application fees, if any.

- d. Applications for affordable housing units shall be available/posted in the following locations:
 - i. Sussex County Main Library;
 - ii. Bergen County Cooperative Library System;
 - iii. Hudson County Library;
 - iv. Danforth Memorial Library;
 - v. County of Sussex;
 - vi. Hudson County Administration Building;
 - vii. Passaic County Administration Building; and
 - viii. Bergen County Administration Building.
- e. Applications, brochure(s), sign(s), and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:
 - i. Borough Municipal Building
 - ii. Borough Website
 - iii. Developer's Sales/Rental Office
 - iv. Bergen County Administration Building

Applications shall be mailed by the Administrative Agent to the prospective applications upon request. Locations of applications, brochures, and flyers to affirmatively market the program are listed in the attached Appendix.

- f. Applications shall be mailed by the Administrative Agent designated for the affordable housing units to prospective applicants upon request. Applications shall also be available at the developer's sales/rental office and shall be mailed to prospective applicants upon request.
- g. The Administrative Agent shall develop, maintain and update a list of community contract person(s) and/or organization(s) in Bergen, Hudson, Sussex and Passaic Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including the groups/organizations and major regional employers

identified in the Woodcliff Lake Affirmative Fair Housing Marketing Plan for Affordable Housing in Region 1 attached hereto and made a part of this Resolution.

- h. A random selection method to select occupants of very low-, low- and moderate-income housing units will be used by the respective Administrative Agent designated for the affordable housing units in conformance with N.J.A.C. 5:80-26.16. The Affirmative Marketing Plan shall provide a regional preference for all households that live and/or work in Housing Region 1 comprised of Bergen, Hudson, Sussex and Passaic Counties.
- i. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low-, low- and moderate-income households; to place income eligible households in very low-, low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of very low-, low- and moderate-income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low-, low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan, if applicable, as per N.J.A.C. 5:80-26.1 et seq.
- j. The Administrative Agent shall provide or direct qualified very low-, low- and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.
- k. All developers/owners of very low-, low- and moderate-income housing units in the Borough shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.
- l. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and for as long as affordable units exist that remain deed restricted and for which the occupancy or re-occupancy of units continues to be necessary.
- m. The respective Administrative Agent shall provide the Municipal Housing Liaison for the Borough of Woodcliff Lake with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C. 5:80-26.1 et seq.
- n. A copy of this Resolution and the attached Woodcliff Lake Affirmative Fair Housing Marketing Plan for Affordable Housing in Region 1 shall be provided to all designated

Administrative Agents for existing affordable housing units in the Borough and to all developers/owners of future affordable housing units.

- o. This Resolution shall take effect immediately.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of September 18, 2023.



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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

RESOLUTION AUTHORIZING RAFFLE LICENSE TO PASCACK VALLEY PBA LOCAL 206

RESOLUTION NO. 23-217
SEPTEMBER 18, 2023

WHEREAS, a raffle application has been made by Pascack Valley PBA Local 206 for a 50/50 to be held on October 15, 2023; 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 Pascack Valley PBA Local 26 is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA23-110.

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 September 18, 2023.

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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

RESOLUTION APPROVING AGREEMENT WITH COUNTY OF BERGEN FOR FLU VACCINATION CLINICS

**RESOLUTION NO. 23-218
SEPTEMBER 18, 2023**

WHEREAS, the Borough of Woodcliff Lake desires to enter into an Agreement with the County of Bergen for the purpose of providing flu vaccination clinics for its residents; and

WHEREAS, the County of Bergen has provided a services agreement to the Borough outlining the costs and credits for administering the vaccination for the year 2023, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Borough Attorney have reviewed the Agreement between the Borough and the County of Bergen for flu vaccination clinics and recommend the approval of same.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the Agreement with the County of Bergen for the year 2023 for flu vaccination clinics, 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 is hereby authorized and directed to forward a copy of this resolution together with the executed Agreement to the County of Bergen 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 September 18, 2023.



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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

201-391-4977
Fax 201-391-8830

RESOLUTION APPROVING TEMPORARY SALARY ADJUSTMENT RESOLUTION NO. 23-219 SEPTEMBER 18, 2023

WHEREAS, there currently exists a vacancy in the Parks & Recreation Department for a Park/Recreation Director; and

WHEREAS, the Governing Body would like to appoint Megan Doherty and Deborah Dakin as interim Park/Recreation Directors effective retroactive to August 28, 2023 with a stipend of \$425.00 per week for their additional duties; and

WHEREAS, the Borough Administrator has reviewed this matter and approves of the appointment of Megan Doherty and Deborah Dakin as Interim Park/Recreation Directors with a stipend of \$425.00 per week for the period retroactive to August 28, 2023.

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 Megan Doherty and Deborah Dakin be and are hereby appointed Interim Park/Recreation Directors retroactive to August 28, 2023; and

BE IT FURTHER RESOLVED that Megan Doherty and Deborah Dakin will receive an additional stipend of \$425.00 per week retroactive to August 28, 2023 for their additional duties as Interim Park/Recreation Directors.

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 September 18, 2023.

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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

A RESOLUTION AUTHORIZING A REFUND FOR OVERPAYMENT OF TAXES

RESOLUTION NO. 23-220 SEPTEMBER 18, 2023

WHEREAS, a resolution authorizing the Borough of Woodcliff Lake to refund an overpayment of taxes for the property located at 8 Werimus Road, also known as Block 1304, Lot 10; and

WHEREAS, a duplicate payment was made by the title company, A Absolute Escrow Settlement Co., Inc. in error.

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 A Absolute Escrow Settlement Co., Inc. with offices located at 55 Essex Street Millburn, NJ 07041, in the amount of \$3,365.04

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 September 18, 2023.

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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

RESOLUTION APPROVING CHANGES TO BID THRESHOLD IN THE PAY TO PLAY CONTRACT

RESOLUTION NO. 23-221

SEPTEMBER 18, 2023

WHEREAS, pursuant to N.J.S.A. 40A:11-3(a), the threshold at which contracts as defined pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. ("LPCL"), may be subject to competitive bidding if they are in excess of the amount designated by the Governor of New Jersey pursuant to N.J.S.A. 40A:11-3(c); and

WHEREAS, N.J.S.A. 40A:11-3(c) permits the Governor of New Jersey to adjust the bid threshold, originally set by statute at \$25,000.00, for the awarding of contracts pursuant to the LPCL with a designated Qualified Purchasing Agent ("QPA"), in an amount proportional to the index rate as defined in N.J.S.A. 40A:11-2 every five (5) years from the date of the effective date of P.L. 1999, c.440; and

WHEREAS, pursuant to previously issued order of the Governor of New Jersey, the bid threshold for the awarding of contracts pursuant to the LPCL with a designated QPA was increased from \$40,000.00 to \$44,000.00 as of July 1, 2020; and

WHEREAS, the Borough of Woodcliff Lake appointed Jonathan DeJoseph by Resolution No. 21-52 on February 8, 2021 as the Borough's QPA and granted the QPA authorization to negotiate and award such contracts below the bid threshold; and

WHEREAS, N.J.S.A. 40A:11-3(a) requires that contracts up to the bid threshold that are required to be bid may be awarded by a QPA, or other employee so designated by the governing body by resolution, and such powers may be generally delegated to the QPA; and

WHEREAS, P.L. 2023 Chapter 30, allows the QPA to award directly either through a fair and open or an enhanced disclosure method as appropriate such contracts which exceed the limits set forth in P.L. 2004, c 19, s. 3, but do not exceed the provisions of N.J.S.A. 40A:11-3(a), and

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake desires to take advantage of the increased bid threshold which was enacted to increase efficiency and adjust for changes in purchasing and business dynamics, and the Mayor and Council of the Borough of Woodcliff Lake further wishes to confirm the statutory general delegation of this purchasing power to Jonathan DeJoseph as the Borough's duly appointed QPA; and

WHEREAS, P.L. 2023 Chapter 30 repealed Section 1 of P.L. 2005, c. 271 (N.J.S.A. 40A:11-51); and

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake has previously adopted rules and procedures in accordance with the repealed N.J.S.A. 40A:11-51 and to be consistent with law and the Borough now wishes to rescind such policies, forms and procedures.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake as follows:

1. The Mayor and Council of the Borough of Woodcliff Lake, as the governing body of the Borough, hereby maintains its bid threshold as \$44,000.00.
2. Jonathan DeJoseph shall be and is hereby confirmed as the Borough's QPA and, as such, he shall be and is hereby authorized to exercise the contracting powers granted pursuant to N.J.S.A. 40A:11-3, including to prepare, sign, and execute such documents as needed for the purposes of such an award.
3. All provisions of the Borough's rules and procedures previously adopted by the Borough in accordance with N.J.S.A. 40A:11-51 shall be and are hereby rescinded in their entirety.
4. The formal action(s) of the Mayor and Council of the Borough of Woodcliff Lake embodied herein are expressly contingent upon and subject to the provisions of N.J.S.A. 40:14B-14(b).

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 September 18, 2023.



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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

A RESOLUTION APPROVING TEMPORARY SHARED SERVICES AGREEMENT WITH COUNTY OF BERGEN

RESOLUTION NO. 23-222 SEPTEMBER 18, 2023

WHEREAS, the Borough of Woodcliff Lake (hereinafter the "Borough") is in receipt of a Temporary Shared Services Agreement from the County of Bergen regarding Tree Removal Along County Roads; and

WHEREAS, while it is not the County of Bergen's responsibility to remove dead or dying trees within a municipality, as part of the County's concept of providing shared services to local municipalities, the County of Bergen cooperates with local municipalities in removing dead or dying trees located within the public right of way along County roadways; and

WHEREAS, the Temporary Shared Services Agreement, a copy of which is attached hereto and incorporated herein by reference, outlines the terms of said Agreement and requires that same be entered into by both the County and the Borough in each instance it is requested that a tree be removed in order for the work to be performed; and

WHEREAS, the Borough Administrator and Department of Public Works have reviewed the Temporary Shared Services Agreement 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 Temporary Shared Services Agreement between the Borough and the County of Bergen for Tree Removal Along County Roads, 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 is hereby authorized and directed to forward a copy of this resolution to the County of Bergen 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 September 18, 2023.



**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
Gadaleta			X			
Higgins	X		X			
Marsh			X			
Pollack		X	X			
Schnoll						X
Margolis			X			
Mayor Rendo						

RESOLUTION APPROVING DESIGNEES FOR BOARD OF EDUCATION

RESOLUTION NO. 23-223

SEPTEMBER 18, 2023

WHEREAS, the Borough of Woodcliff Lake seeks to appoint designees to the Board of Education with regard to the use and scheduling of baseball, softball and soccer games at the school facilities; and

WHEREAS, appointing designees to the Board of Education will help eliminate confusion and provide a greater level of accountability and efficiency; and

WHEREAS, the Borough desires to appoint T.J. Churchill, Justin Cohen and Jeff Schneider as designees to the Board of Education for the purposes referenced herein.

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 appointment of T.J. Churchill, Justin Cohen and Jeff Schneider designees to the Board of Education with regard to the use and scheduling of baseball, softball and soccer games at the school facilities be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough take any and all action necessary to effectuate the appointment of T.J. Churchill, Justin Cohen and Jeff Schneider as designees to the Board of Education; 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 Board of Education 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 September 18, 2023.



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