



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
411 CHESTNUT RIDGE ROAD  
WOODCLIFF LAKE, NEW JERSEY  
OCTOBER 21, 2024  
6:30 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**

Mayor Carlos Rendo asked for roll call. Council members Brodsky, Margolis, Marsh, Pollack, and Stern were present. John Schettino, Borough Attorney, Tomas Padilla, Borough Administrator and Debbie Dakin, Borough Clerk were present as well. Councilwoman Gadaleta arrived at 7:00 PM.

**CLOSED SESSION**

Resolution No. 24-215      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. 24-215 was made by Council President Pollack, second by Councilwoman Brodsky and approved by Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Council President Pollack, and Councilman Stern. Councilwoman Gadaleta arrived at 7:00 PM.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

MOTION to approve the Minutes of September 16, 2024, was made by Councilwoman Marsh,

second by Council President Pollack and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, and Councilwoman Marsh, Council President Pollack, and Councilman Stern.

MOTION to approve the Minutes of September 25, 2024, was made by Council President Pollack, second by Councilwoman Marsh and approved by Councilwoman Brodsky, Councilwoman Margolis, and Councilwoman Marsh, Council President Pollack, and Councilman Stern. Councilwoman Gadaleta was abstained since she was absent.

### **PROCLAMATIONS**

- Columbus Day and Honoring Andre Dimino as Italian American of the Year
- Breast Cancer Awareness Month
- Indigenous Peoples' Day

### **PUBLIC COMMENT**

*(limited to 3 minutes per speaker)*

MOTION to open to the public was made by Councilwoman Gadaleta, second by Councilwoman Brodsky and unanimously approved.

Robert Nathin, Woodcliff Lake, stated that Hunter Ridge has never been paved before. When looking at the road project, please take a look at Hunter Ridge. Mr. Nathin asked for the final cost of Galaxy Gardens. Mayor Rendo replied that the project is ongoing, so we do not have final numbers. Mr. Nathin asked if there is more than one contract for construction. Mayor Rendo replied no.

Josephine Higgins, Woodcliff Lake, congratulated Andre Dimino. Ms. Higgins asked if we could get an up-to-date cost at every meeting for Galaxy Gardens. Ms. Higgins asked what was going on with the pool. Administrator Padilla stated that there was a settlement agreement between the engineer, municipality, and the pool contractor. Once the pool is opened in the spring, work will start to fix the pool. Start date will be dependent on weather. Mr. Schettino added that mediation was the most cost-efficient way to settle the matter.

Lisa Schreiber, Woodcliff Lake, stated that she attended Candidates' Night, and an issue came up regarding noise pollution in Woodcliff Lake. Ms. Schreiber stated that the sounds of machines, such as lawn mower, blowers, etc. that run on gas are very disruptive to the seniors and to those working at home. Additionally, Ms. Schreiber stated that our pets are suffering from the noise as well.

Sara LaMotta, Woodcliff Lake, stated that there is a lot of traffic in the mornings on Rose Avenue and Woodcliff Avenue. Perhaps there is a way to create a lane to drop kids off and keep moving to make traffic lighter. Mayor Rendo stated that we are looking to improve Woodcliff Avenue. Our police department has also been working on improving Woodcliff Avenue to make it safer for our children and residents. Council President Pollack stated that we have been speaking with

our Borough Engineer regarding the installation of sidewalks. Councilwoman Margolis stated that we are working to see what works best with drop off and pick up. The police department, police department and municipal officials are all working together to produce a plan that works for everyone.

MOTION to close to the public was made by Councilwoman Marsh, second by Council President Pollack and unanimously approved.

**ORDINANCE**

Public Hearing Ordinance No. 24-16  
Stormwater Control

MOTION to adopt Ordinance No. 24-16 was made by Council President Pollack, second by Councilwoman Brodsky.

MOTION to open to the public was made by Councilwoman Brodsky, second by Councilwoman Marsh and unanimously approved.

Josephine Higgins, Woodcliff Lake, asked if there would be a map for the storm drains. Mr. Padilla replied that our DPW has maps but we are working on digitalizing them in the future.

MOTION to close to the public was made by Councilwoman Gadaleta, second by Council President Pollack and unanimously approved.

MOTION to adopt Ordinance No. 24-16 was made by Council President Pollack, second by Councilwoman Brodsky and approved by Councilwoman Brodsky, Councilwoman Gadaleta, Councilwoman Margolis, Councilwoman Marsh, Council President Pollack, and Councilman Stern.

**CONSENT AGENDA**

MOTION to approve the Consent Agenda was made by Councilwoman Gadaleta, second by Council President Pollack and unanimously approved.

**FIVE MINUTE RECESS**

**PUBLIC FORUM ON PROPOSED SLEO PROGRAM**

Council President Pollack stated that there is a Referendum on the ballot from the School Board. Tonight, we have with us our Chief of Police, Steve Regula; Police Captain, Chad Malloy, and guest SLEO from Pascack Hills High School, retired Woodcliff Lake Lieutenant, Matt Miller.

Lisa Yakomin, Woodcliff Lake, stated that having SLEOs at high school gave her peace of mind and she sees the value in it. However, extending it to the elementary school and middle school

has her questioning as to why there is a need now for it. Chief Regula replied that conversations have been ongoing for a long time. This is an added level of security. There is not one specific circumstance. We are trying to do everything we can for the safety of the children. Ms. Yakomin stated that she is not sure if it is necessary for our schools.

Councilwoman Margolis stated that we have been working on this for a while. The children are out all day long with a door unlocked. Our police department is great when there is nothing else going on. However, if there are multiple things happening, we will already have a SLEO on site. The SLEO will know the ins and outs of the school.

Councilman Stern stated that he now has two children in the school. He believes this has been the most important issue in the town for the past 10 years. This is for the safety of our children, and we cannot put a price on that.

Ms. Yakomin asked if there is money allocated for extracurricular activities. Chief Regula stated that there are discussions about having a SLEO present for extracurricular activities.

Jennifer Charnow, Woodcliff Lake, gives her full support to the police department. The students get to know the SLEO and feel safe. She believes that we should support and give the opportunity to younger children to get to know the police department and SLEOs. Having a SLEO is not just about something bad happening. SLEO Matt Miller replied that it is about forming relationships. It is about getting to know all the children and offering support in many different ways. Ms. Charnow also stated that she believes that having SLEOs in the schools will help increase property values.

Eric Mellman, Woodcliff Lake, asked if SLEOs wear a body camera. SLEO Matt Miller replied that Montvale does not. Mr. Melan asked what the dress code is for SLEOs. SLEO Matt Miller replied that they are in a uniform, but more relaxed than a regular police officer.

Chief Regula would recommend that the school hold an assembly/orientation to introduce the new SLEO to the children. SLEO Matt Miller gave a brief synopsis of what his schedule is for a day at the high school.

Robert Nathin, Woodcliff Lake, stated that it sounds like the SLEO should be employed by the town. Mr. Nathin asked if the Borough is paying for this. Administrator Padilla replied that the Board of Education and the Borough would work out the details, but the salary gets paid from the Board of Education. They are part-time employees with no medical benefits. The goal is to have SLEOs in school when school is in session and for activities. Councilwoman Margolis stated that the Mayor and Council has agreed to outfit, train, doing background checks and have a vehicle for the use of the SLEO. Administrator Padilla stated that other towns have done this without putting a Referendum on the ballot. Mr. Nathin stated that the Board of Education is going to incur an expense that they do not have control over. Chief Regula stated that the police department does the hiring with the input of the Board of Education. This is a collaborative effort, and interviews would include the Superintendent and her team. Councilwoman Margolis

stated that the SLEO would report to the Chief of Police, but it is a collaborative effort. This is a close working relationship.

Captain Malloy stated that the children are used to seeing police officers walking the halls all the time. This will be a SLEO assigned to school so the children will be able to form a relationship with the SLEO.

Jennifer Charnow, Woodcliff Lake, stated that she sees no problem with the police department and the Board of Education working together. Wherever the money comes from it is still the tax-payers money so it should not matter.

Council President Pollack stated that when the topic of an incident involving schools happens, everyone always thinks it could never happen here. We need to be proactive and not reactive. This is our one shot to get it done right. No amount of money is worth not being able to tuck our children in at night.

Councilman Stern and Council President Pollack stated that the cost would be approximately \$1.00 per day, per household.

Sara LaMotta, Woodcliff Lake stated that she would like to reinforce what Jennifer Charnow stated. From her experience, the Administration, parents, and police department work very well together. She sees this as a benefit. This SLEO will be part of the school. This is not just about safety but also the anxiety that some children have. They will have a sense of feeling secure.

Mayor Rendo stated that we do not want to be the one community that votes no, and something happens.

#### **ADJOURNMENT**

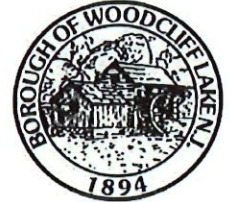
MOTION to adjourn was made by Council President Pollack, second by Councilwoman Brodsky and unanimously approved. The meeting was adjourned at 8:45 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR  
Borough Clerk

**OCTOBER 2024 ENGINEERS REPORT**  
**BOROUGH OF WOODCLIFF LAKE**  
**OCTOBER 16, 2024**



**1. Glen Road Bridge (NJDOT Funded)**

NJDOT Grant project closeout documentation has been submitted to the NJDOT and is under review by the NJDOT for final reimbursement.

Neglia met with the Borough to review the storm erosion at the new bridge location resulting from the August 3, 2024 cloudburst storm event (sudden, heavy downpour where a lot of rain falls in a short amount of time). The recent demolition/removal of 38 Glen Road by the State of NJ which altered the existing flow path of the brook and the cloudburst storm event contributed to the flooding and bank erosion that was observed. We recommend proceeding with the work outlined in proposal provided by Sanzari in accordance with Bergen County Co-Op contract to address the erosion and safety concern with the adjacent roadway.

**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 was held on 5/30/2024. Paving was completed, NJDOT inspection completed, and asphalt core testing was completed and acceptable. Final payment/retainage release and project closeout to occur following, contractor final invoicing, and receipt of a maintenance bond.

**3. Werimus Lane Bypass Chamber Improvements**

Neglia completed plans and specifications for the Phase I - Werimus Lane Bypass Chamber Improvements to address immediate public health and safety needs at the existing Werimus Lane sewage pumping station at this time. Ongoing construction of the bypass chamber by Sanzari with inspections being conducted by Neglia.

**4. Werimus Lane Pump Station Flood Resilient Improvements**

Project is out for re-bid with a December 5, 2024 bid opening scheduled for an anticipated ward at the December 16, 2024 Mayor and Council meeting pending receipt of favorable bids and confirmation of available funding.

**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

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

Project awarded to Applied Landscape for the total contract amount of \$2,753,123.00. Ongoing work at the site in order to have sitework substantially completed by the end of the year and ready for when structures are finally delivered. Anticipated delivery of the bandshell, pavilion, and sign structure is the end of January 2025. Contractor is working toward final project completion for Spring 2024 pending receipt of the structures. **Borough to select name of park for the sign asap so contractor can place order.**

**6. Werimus Road/Old Mill/Woodcliff Avenue Traffic Signal Warrant Analysis**

Neglia is proceeding with collecting data for the traffic signal warrant analysis as discussed at our meeting with the Borough and the County of Bergen. In addition, Neglia will be incorporating data to be provided by Bergen County into the analysis to include back to school traffic once school. Neglia to follow up with Bergen County for the data.

**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. Project awarded to D&L Paving in the amount of \$551,105.11 for the Base Bid and Alternates A, B, C, and D for Campbell Avenue (NJDOT), Birchwood Road, Stacey Court, Renee Court, and Manhole Reconstructions. Pre-construction meeting was held on 6/6/2024. Birchwood Road drainage has been completed. Paving of Campbell Avenue, Stacey Court, Renee Court was completed. Birchwood Road has been temporarily restored with asphalt with final paving to occur in Spring 2025 following the settlement period of the drainage pipe trenching.

**8. MS4 Stormwater Mapping & MS4 Assistance Grant, MS4 Updated MSWP**

Neglia provided a proposal for MS4 Stormwater Mapping to meet latest NJDEP MS4 Regulations to the Borough for review. Neglia submitted Tier A MS4 Grant application to NJDEP that was approved (\$25,000.00). Neglia is prepared to proceed with the MS4 Mapping once our proposal is approved/authorized by the Borough. This mapping needs to be completed and submitted by January 1, 2026 for Borough MS4 Compliance. We need this proposal authorized by the end of the year in order to have sufficient time to complete the work for the January 1, 2026 NJDEP deadline.

Neglia provided a proposal to prepare a revised Municipal Stormwater Management Plan (MSWMP) as required by the NJDEP. The Borough's MSWP is from 2005 and the NJDEP requires the plan be updated at a minimum once every 10 years based on the most current Stormwater Control Ordinance (SCO).

**9. Broadway Corridor Streetscape Improvement Project (NJDOT MA-2024)**

The Borough of Woodcliff Lake received a grant in the amount of \$233,364.00 from the NJDOT for the Broadway Corridor Streetscape Improvements Project (Prospect to Campbell) as per the November 1, 2023 NJDOT grant award letter. Neglia has provided a proposal for the Engineering Design and Construction Management for review & execution by the Borough in order to stay on track with the NJDOT MA 2024 award deadline of October 31, 2025. Neglia is prepared to proceed with the survey, design, and NJDOT PMRS pre-bid submissions once our proposal is approved/authorized by the Borough.

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**10. NJDOT FY2025 Grant – West Hill Road**

Neglia provided preliminary engineer's estimate and location mapping to Borough Grant Writer, Millenium Strategies for inclusions in their NJDOT grant submission for the Borough. Neglia can provide a proposal for survey, design, and construction management upon request and confirmation if a Grant was awarded.

**11. Future Paving Projects & Road Selections**

Preliminary Engineer's estimates for Brookview Drive, Borough Hall Parking Lot and Drainage improvements, Evan Court, West Hill Road, and additional Manhole Reconstructions provided to Borough for review. Neglia can provide a formal proposal to the Borough for survey, design, and bid documents for the Year 2024-2025 Paving Program once final road selections are made and project scope confirmed.

**12. Old Barn Site and Train Station Parking Lot (North Side)**

Neglia prepared a preliminary concept plan and preliminary engineer's estimate in May 2023 to regrade/restore the area where the Old Barn previously sat along with paving of the north Train Station lot and associated site restoration. Neglia proceeding with Engineering Design, Bidding, Regulatory Permitting (NJDEP for work adjacent to waterbody) including an alternate bid to pave the and Construction Management in accordance with our proposal and working towards NJDEP Land Use Submission by mid November.

**13. Woodcliff Lake Tennis Courts**

Neglia understands that the Borough of Woodcliff Lake intends to pursue upgrades to the existing tennis court complex locate within Block 1401 Lot 5 in the Borough of Woodcliff Lake. We understand the Borough would like to reconstruct/reconfigure the existing (6) tennis courts with a new design to include pickleball courts, tennis courts, and a basketball court subject to review and approval by the Borough. As per a field visit and preliminary review and discussions with the Borough, we understand that there are concerns with drainage at the property and a portion of the Musquapsink Brook flows thru the northeast corner of the property per available mapping.

Neglia provided a proposal for survey and preliminary engineering concept plan so that the scope and estimated cost of the site and drainage improvements can be provided to the Borough for review and evaluation. Neglia is prepared to proceed with the survey and preliminary engineering concept plan once our proposal is approved/authorized by the Borough.

**14. Musquapsink Brook/Old Mill Road Area Wide Drainage Study**

Neglia met with the Borough to review flood damage and erosion near the intersection of Old Mill Road, Werimus Road, and Woodcliff Avenue following the August 3 cloudburst storm event. Neglia provided a proposal for an Area Wide Drainage Study of the Musquapsink Brook centered at the Old Mill Road/Werimus Road, and Woodcliff Avenue intersection to analysis the existing conditions both upstream and downstream of the existing culvert to provide recommendations for pro-active measures to improve drainage.

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 Group**



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

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## PROCLAMATION

**WHEREAS**, in 1891, 11 Italian Americans were murdered in one of the largest mass lynchings in our Nation's history. In the wake of this horrific attack, President Benjamin Harrison established Columbus Day in 1892. For so many people across our country, that first Columbus Day was a way to honor the lives that had been lost and to celebrate the hope, possibilities, and integrity Italian Americans have contributed to our country since before the birth of our republic; and

**WHEREAS**, more than a century later, we mark Columbus Day with that purpose – celebrating the heritage of Italian Americans, whose hands helped build our Nation and whose hearts have always carried faith in the American Dream; and

**WHEREAS**, Italian Americans are educators, service members, doctors, engineers, artists, Government officials, and leaders and innovators in every field. The Italian American community is also a source of strength for our Nation's enduring relationship with Italy; and

**WHEREAS**, we must recognize that Italian Americans are the source of strength in our country's unshakeable alliance, strategic partnership, and deep friendship with Italy. The ties between our countries are founded on our shared values and principles: democracy, freedom, and respect for human rights.

**NOW, THEREFORE**, I, Carlos Rendo, do hereby proclaim October 14, 2024, as

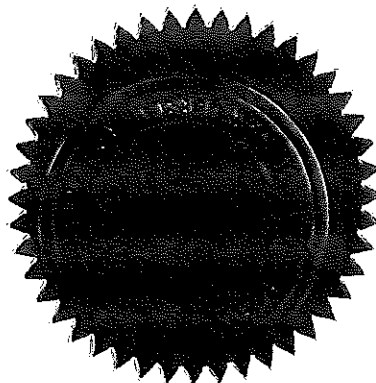
### **COLUMBUS DAY AND HONOR ANDRE DIMINO AS ITALIAN AMERICAN OF THE YEAR**

and honor all the Italian Americans who never walked away from our fundamental creed and who, for generations, have helped realize the full promise of our Nation.

Mayor Carlos Rendo

Councilwoman Julie Brodsky  
Councilwoman Jennifer Margolis  
Council President Benjamin Pollack

Councilwoman Jacqueline Gadaleta  
Councilwoman Nicole Marsh  
Councilman Josh Stern



## PROCLAMATION

**WHEREAS**, Breast Cancer touches nearly every family in America. That is why finding cures and addressing the needs of patients and their families is a central pillar. This National Breast Cancer Awareness Month, let us all recommit to the work of ending cancer as we know it. May we honor those we have lost, offer strength to those who continue to live with breast cancer, and work to protect the health of future generations; and

**WHEREAS**, nearly 300,000 women will be diagnosed with breast cancer this year, and one in eight women in America will be diagnosed with the disease in their lifetimes. We have made enormous progress in our decades-long fight against cancer – discovering new prevention and early-detection measures and exploring medicines and therapies to extend and save lives; and

**WHEREAS**, improving treatment options is only part of the fight. We also need to make those treatments affordable for everyone who needs them; and

**WHEREAS**, for the lives we can save and those we have lost, let this National Breast Cancer Awareness Month be a moment of unity that rallies the country to end cancer as we know it. Together, we can give patients, survivors, and their families the care, hope, and support they deserve.

**NOW, THEREFORE**, I, Carlos Rendo, do hereby proclaim October 2024 as

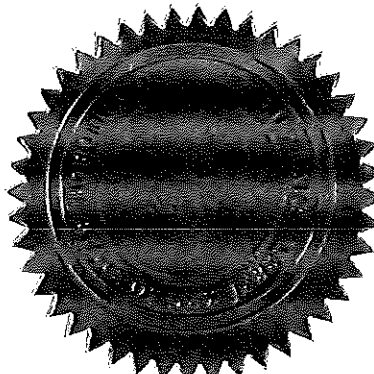
### NATIONAL BREAST CANCER AWARENESS MONTH

and encourage citizens, government agencies, private businesses, nonprofit organization, and other interested groups to join in activities that will increase awareness of what Americans can do to prevent and control breast cancer and pay tribute to those who have lost their lives to this disease.

Mayor Carlos Rendo

Councilwoman Julie Brodsky  
Council President Jennifer Margolis  
Council President Benjamin Pollack

Councilwoman Jacqueline Gadaleta  
Councilwoman Nicole Marsh  
Councilman Josh Stern



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### NATIONAL BREAST CANCER AWARENESS MONTH

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Mayor Carlos Rendo

Councilwoman Julie Brodsky  
Council President Jennifer Margolis  
Council President Benjamin Pollack

Councilwoman Jacqueline Gadaleta  
Councilwoman Nicole Marsh  
Councilman Josh Stern



## **PROCLAMATION**

**WHEREAS**, since time immemorial, American Indians, Alaska Natives, and Native Hawaiians have built vibrant and diverse cultures – safeguarding land, language, spirit, knowledge, and tradition across the generations. On Indigenous Peoples’ Day, our Nation celebrates the invaluable contributions and resilience of Indigenous peoples, recognizes their inherent sovereignty, and commits to honoring the Federal Government’s trust and treaty obligations to Tribal Nations; and

**WHEREAS**, the contributions that Indigenous peoples have made throughout history – in public service, entrepreneurship, scholarship, the arts, and countless other fields – are integral to our Nation, our culture, and our society; and

**WHEREAS**, on Indigenous Peoples’ Day, we honor America’s first inhabitants and the Tribal Nations that continue to thrive today. I encourage everyone to celebrate and recognize the many Indigenous communities and cultures that make up our great country.

**NOW, THEREFORE**, I, Carlos Rendo, do hereby proclaim October 14, 2024, as

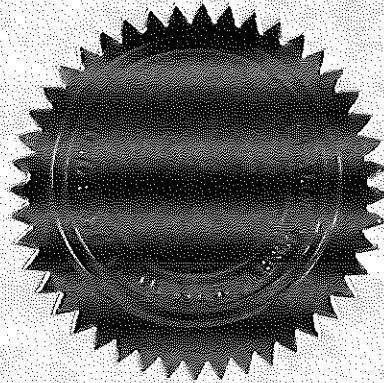
### **INDIGENOUS PEOPLES’ DAY**

and despite centuries of devastation and turmoil, Tribal Nations continue to thrive and lead in countless ways.

Mayor Carlos Rendo

Councilwoman Julie Brodsky  
Councilwoman Jennifer Margolis  
Council President Benjamin Pollack

Councilwoman Jacqueline Gadaleta  
Councilwoman Nicole Marsh  
Councilman Josh Stern



**BOROUGH OF WOODCLIFF LAKE  
BERGEN COUNTY, NEW JERSEY**

**ORDINANCE NO. 24-16  
STORMWATER CONTROL**

**Section I. Scope and Purpose:**

**A. Policy Statement**

Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs and low impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.

**B. Purpose**

The purpose of this ordinance is to establish minimum stormwater management requirements and controls for "major development," as defined below in Section II.

**C. Applicability**

1. This ordinance shall be applicable to the following major developments:
  - a. Non-residential major developments; and
  - b. Aspects of residential major developments that are not pre-empted by the Residential Site Improvement Standards at N.J.A.C. 5:21.
2. This ordinance shall also be applicable to all major developments undertaken by the Borough of Woodcliff Lake.
3. An application required by ordinance pursuant to C.1 above that has been submitted prior to July 15, 2024, shall be subject to the stormwater management requirements in effect on July 14, 2024.
4. An application required by ordinance for approval pursuant to C.1 above that has been submitted on or after March 2, 2021, but prior to July 15, 2024, shall be subject to the stormwater management requirements in effect on July 14, 2024.
5. Notwithstanding any rule to the contrary, a major development for any public roadway or railroad project conducted by a public transportation entity that has determined a preferred alternative or reached an equivalent milestone before July

17, 2023, shall be subject to the stormwater management requirements in effect prior to July 17, 2023.

**D. Compatibility with Other Permit and Ordinance Requirements**

Development approvals issued pursuant to this ordinance are to be considered an integral part of development approvals and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of public health, safety, and general welfare.

This ordinance is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

**Section II. Definitions:**

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. The definitions below are the same as or based on the corresponding definitions in the Stormwater Management Rules at N.J.A.C. 7:8-1.2.

"CAFRA Centers, Cores or Nodes" means those areas with boundaries incorporated by reference or revised by the Department in accordance with N.J.A.C. 7:7-13.16.

"CAFRA Planning Map" means the map used by the Department to identify the location of Coastal Planning Areas, CAFRA centers, CAFRA cores, and CAFRA nodes. The CAFRA Planning Map is available on the Department's Geographic Information System (GIS).

"Community basin" means an infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond, established in accordance with N.J.A.C. 7:8-4.2(c)14, that is designed and constructed in accordance with the New Jersey Stormwater Best Management Practices Manual, or an alternate design, approved in accordance with N.J.A.C. 7:8-5.2(g), for an infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond and that complies with the requirements of this chapter.

"Compaction" means the increase in soil bulk density.

“Contributory drainage area” means the area from which stormwater runoff drains to a stormwater management measure, not including the area of the stormwater management measure itself.

“Core” means a pedestrian-oriented area of commercial and civic uses serving the surrounding municipality, generally including housing and access to public transportation.

“County review agency” means an agency designated by the County Commissioners to review municipal stormwater management plans and implementing ordinance(s). The county review agency may either be:

1. A county planning agency or
2. A county water resource association created under N.J.S.A 58:16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

“Department” means the Department of Environmental Protection.

“Designated Center” means a State Development and Redevelopment Plan Center as designated by the State Planning Commission such as urban, regional, town, village, or hamlet.

“Design engineer” means a person professionally qualified and duly licensed in New Jersey to perform engineering services that may include, but not necessarily be limited to, development of project requirements, creation and development of project design and preparation of drawings and specifications.

“Development” means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlarge-enlargement of any building or structure, any mining excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission is required under the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et seq.*

In the case of development of agricultural land, development means: any activity that requires a State permit, any activity reviewed by the County Agricultural Board (CAB) and the State Agricultural Development Committee (SADC), and municipal review of any activity not exempted by the Right to Farm Act , N.J.S.A 4:1C-1 *et seq.*

“Disturbance” means the placement or reconstruction of impervious surface or motor vehicle surface, or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Milling and repaving is not considered disturbance for the purposes of this definition.

“Drainage area” means a geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving waterbody or to a particular point along a receiving waterbody.

“Environmentally constrained area” means the following areas where the physical alteration of the land is in some way restricted, either through regulation, easement, deed restriction or ownership such as: wetlands, floodplains, threatened and endangered species sites or designated habitats, and parks and preserves. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

“Environmentally critical area” means an area or feature which is of significant environmental value, including but not limited to: stream corridors, natural heritage priority sites, habitats of endangered or threatened species, large areas of contiguous open space or upland forest, steep slopes, and well head protection and groundwater recharge areas. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

“Empowerment Neighborhoods” means neighborhoods designated by the Urban Coordinating Council “in consultation and conjunction with” the New Jersey Redevelopment Authority pursuant to N.J.S.A 55:19-69.

“Erosion” means the detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

“Green infrastructure” means a stormwater management measure that manages stormwater close to its source by:

1. Treating stormwater runoff through infiltration into subsoil;
2. Treating stormwater runoff through filtration by vegetation or soil; or
3. Storing stormwater runoff for reuse.

“HUC 14” or “hydrologic unit code 14” means an area within which water drains to a particular receiving surface water body, also known as a sub-watershed, which is identified by a 14-digit hydrologic unit boundary designation, delineated within New Jersey by the United States Geological Survey.

“Impervious surface” means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

“Infiltration” is the process by which water seeps into the soil from precipitation.

“Lead planning agency” means one or more public entities having stormwater management planning authority designated by the regional stormwater management planning committee pursuant to N.J.A.C. 7:8-3.2, that serves as the primary representative of the committee.

“Major development” means an individual “development,” as well as multiple developments that individually or collectively result in:

1. The disturbance of one or more acres of land since February 2, 2004;
2. The creation of one-quarter acre or more of “regulated impervious surface” since February 2, 2004;
3. The creation of one-quarter acre or more of “regulated motor vehicle surface” since March 2, 2021; or
4. A combination of 2 and 3 above that totals an area of one-quarter acre or more. The same surface shall not be counted twice when determining if the combination area equals one-quarter acre or more.

Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of paragraphs 1, 2, 3, or 4 above. Projects undertaken by any government agency that otherwise meet the definition of “major development” but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered “major development.”

“Motor vehicle” means land vehicles propelled other than by muscular power, such as automobiles, motorcycles, autocycles, and low speed vehicles. For the purposes of this definition, motor vehicle does not include farm equipment, snowmobiles, all-terrain vehicles, motorized wheelchairs, go-carts, gas buggies, golf carts, ski-slope grooming machines, or vehicles that run only on rails or tracks.

“Motor vehicle surface” means any pervious or impervious surface that is intended to be used by “motor vehicles” and/or aircraft, and is directly exposed to precipitation including, but not limited to, driveways, parking areas, parking garages, roads, racetracks, and runways.

“Municipality” means any city, borough, town, township, or village.

“New Jersey Stormwater Best Management Practices (BMP) Manual” or “BMP Manual” means the manual maintained by the Department providing, in part, design specifications, removal rates, calculation methods, and soil testing procedures approved by the Department as being capable of contributing to the achievement of the stormwater management standards specified in this chapter. The BMP Manual is periodically amended by the Department as necessary to provide design specifications on additional best management practices and new information on already included practices reflecting the best available current information regarding the particular practice and the Department’s determination as to the ability of that best management practice to contribute to compliance with the standards contained in this chapter. Alternative stormwater management measures, removal rates, or calculation methods may be utilized, subject to any limitations specified in this chapter, provided the design engineer demonstrates to the municipality, in accordance with Section IV.F. of this ordinance and N.J.A.C. 7:8-5.2(g), that the proposed measure and its design will

contribute to achievement of the design and performance standards established by this chapter.

“Node” means an area designated by the State Planning Commission concentrating facilities and activities which are not organized in a compact form.

“Nutrient” means a chemical element or compound, such as nitrogen or phosphorus, which is essential to and promotes the development of organisms.

“Person” means any individual, corporation, company, partnership, firm, association, political subdivision of this State and any state, interstate or Federal agency.

“Pollutant” means any dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, refuse, oil, grease, sewage sludge, munitions, chemical wastes, biological materials, medical wastes, radioactive substance (except those regulated under the Atomic Energy Act of 1954, as amended (42 U.S.C. §§ 2011 *et seq.*)), thermal waste, wrecked or discarded equipment, rock, sand, cellar dirt, industrial, municipal, agricultural, and construction waste or runoff, or other residue discharged directly or indirectly to the land, ground waters or surface waters of the State, or to a domestic treatment works. “Pollutant” includes both hazardous and nonhazardous pollutants.

“Public roadway or railroad” means a pathway for use by motor vehicles or trains that is intended for public use and is constructed by, or on behalf of, a public transportation entity. A public roadway or railroad does not include a roadway or railroad constructed as part of a private development, regardless of whether the roadway or railroad is ultimately to be dedicated to and/or maintained by a governmental entity.

“Public transportation entity” means a Federal, State, county, or municipal government, an independent State authority, or a statutorily authorized public-private partnership program pursuant to P.L. 2018, c. 90 (N.J.S.A. 40A:11-52 *et seq.*), that performs a public roadway or railroad project that includes new construction, expansion, reconstruction, or improvement of a public roadway or railroad.

“Recharge” means the amount of water from precipitation that infiltrates into the ground and is not evapotranspired.

“Regulated impervious surface” means any of the following, alone or in combination:

1. A net increase of impervious surface;
2. The total area of impervious surface collected by a new stormwater conveyance system (for the purpose of this definition, a “new stormwater conveyance system” is a stormwater conveyance system that is constructed where one did not exist immediately prior to its construction or an existing system for which a new discharge location is created);
3. The total area of impervious surface proposed to be newly collected by an existing stormwater conveyance system; and/or
4. The total area of impervious surface collected by an existing stormwater conveyance system where the capacity of that conveyance system is increased.

“Regulated motor vehicle surface” means any of the following, alone or in combination:

1. The total area of motor vehicle surface that is currently receiving water;
2. A net increase in motor vehicle surface; and/or quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant, where the water quality treatment will be modified or removed.

“Sediment” means solid material, mineral or organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water or gravity as a product of erosion.

“Site” means the lot or lots upon which a major development is to occur or has occurred.

“Soil” means all unconsolidated mineral and organic material of any origin.

“State Development and Redevelopment Plan Metropolitan Planning Area (PA1)” means an area delineated on the State Plan Policy Map and adopted by the State Planning Commission that is intended to be the focus for much of the State’s future redevelopment and revitalization efforts.

“State Plan Policy Map” is defined as the geographic application of the State Development and Redevelopment Plan’s goals and statewide policies, and the official map of these goals and policies.

“Stormwater” means water resulting from precipitation (including rain and snow) that runs off the land’s surface, is transmitted to the subsurface, or is captured by separate storm sewers or other sewage or drainage facilities or conveyed by snow removal equipment.

“Stormwater management BMP” means an excavation or embankment and related areas designed to retain stormwater runoff. A stormwater management BMP may either be normally dry (that is, a detention basin or infiltration system), retain water in a permanent pool (a retention basin), or be planted mainly with wetland vegetation (most constructed stormwater wetlands).

“Stormwater management measure” means any practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated pollutants, or to induce or control the infiltration or groundwater recharge of stormwater or to eliminate illicit or illegal non-stormwater discharges into stormwater conveyances.

“Stormwater runoff” means water flows on the surface of the ground or in storm sewers, resulting from precipitation.

“Stormwater management planning agency” means a public body authorized by legislation to prepare stormwater management plans.

“Stormwater management planning area” means the geographic area for which a stormwater management planning agency is authorized to prepare stormwater management plans, or a specific portion of that area identified in a stormwater management plan prepared by that agency.

“Tidal Flood Hazard Area” means a flood hazard area in which the flood elevation resulting from the two-, 10-, or 100-year storm, as applicable, is governed by tidal flooding from the Atlantic Ocean. Flooding in a tidal flood hazard area may be contributed to, or influenced by, stormwater runoff from inland areas, but the depth of flooding generated by the tidal rise and fall of the Atlantic Ocean is greater than flooding from any fluvial sources. In some situations, depending upon the extent of the storm surge from a particular storm event, a flood hazard area may be tidal in the 100-year storm, but fluvial in more frequent storm events.

“Urban Coordinating Council Empowerment Neighborhood” means a neighborhood given priority access to State resources through the New Jersey Redevelopment Authority.

“Urban Enterprise Zones” means a zone designated by the New Jersey Enterprise Zone Authority pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et. seq.

“Urban Redevelopment Area” is defined as previously developed portions of areas:

1. Delineated on the State Plan Policy Map (SPPM) as the Metropolitan Planning Area (PA1), Designated Centers, Cores or Nodes;
2. Designated as CAFRA Centers, Cores or Nodes;
3. Designated as Urban Enterprise Zones; and
4. Designated as Urban Coordinating Council Empowerment Neighborhoods.

“Water control structure” means a structure within, or adjacent to, a water, which intentionally or coincidentally alters the hydraulic capacity, the flood elevation resulting from the two-, 10-, or 100-year storm, flood hazard area limit, and/or floodway limit of the water. Examples of a water control structure may include a bridge, culvert, dam, embankment, ford (if above grade), retaining wall, and weir.

“Waters of the State” means the ocean and its estuaries, all springs, streams, wetlands, and bodies of surface or groundwater, whether natural or artificial, within the boundaries of the State of New Jersey or subject to its jurisdiction.

“Wetlands” or “wetland” means an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

### Section III. Design and Performance Standards for Stormwater Management Measures

- A. Stormwater management measures for major development shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity control, and stormwater runoff quality treatment as follows:
  - 1. The minimum standards for erosion control are those established under the Soil and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules at N.J.A.C. 2:90.
  - 2. The minimum standards for groundwater recharge, stormwater quality, and stormwater runoff quantity shall be met by incorporating green infrastructure.
- B. The standards in this ordinance apply only to new major development and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. The standards do not apply to new major development to the extent that alternative design and performance standards are applicable under a regional stormwater management plan or Water Quality Management Plan adopted in accordance with Department rules.

### Section IV. Stormwater Management Requirements for Major Development

- A. The development shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a major development in accordance with Section X.
- B. Stormwater management measures shall avoid adverse impacts of concentrated flow on habitat for threatened and endangered species as documented in the Department's Landscape Project or Natural Heritage Database established under N.J.S.A. 13:1B-15.147 through 15.150, particularly *Helonias bullata* (swamp pink) and/or *Clemmys muhlenbergi* (bog turtle).
- C. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of Section IV.P, Q and R:
  - 1. The construction of an underground utility line provided that the disturbed areas are revegetated upon completion; and
  - 2. The construction of an aboveground utility line provided that the existing conditions are maintained to the maximum extent practicable; and
  - 3. The construction of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material.
- D. A waiver from strict compliance from the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of Section IV.O, P, Q and R may be obtained for the enlargement of an existing public roadway or

railroad; or the construction or enlargement of a public pedestrian access, provided that the following conditions are met:

1. The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;
2. The applicant demonstrates through an alternatives analysis, that through the use of stormwater management measures, the option selected complies with the requirements of Section IV.O, P, Q and R to the maximum extent practicable;
3. The applicant demonstrates that, in order to meet the requirements of Section IV.O, P, Q and R, existing structures currently in use, such as homes and buildings, would need to be condemned; and
4. The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under IV.D.3 above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of Section IV.O, P, Q and R that were not achievable onsite.

E. Tables 1 through 3 below summarize the ability of stormwater best management practices identified and described in the New Jersey Stormwater Best Management Practices Manual to satisfy the green infrastructure, groundwater recharge, stormwater runoff quality and stormwater runoff quantity standards specified in Section IV.O, P, Q and R. When designed in accordance with the most current version of the New Jersey Stormwater Best Management Practices Manual, the stormwater management measures found at N.J.A.C. 7:8-5.2 (f) Tables 5-1, 5-2 and 5-3 and listed below in Tables 1, 2 and 3 are presumed to be capable of providing stormwater controls for the design and performance standards as outlined in the tables below. Upon amendments of the New Jersey Stormwater Best Management Practices to reflect additions or deletions of BMPs meeting these standards, or changes in the presumed performance of BMPs designed in accordance with the New Jersey Stormwater BMP Manual, the Department shall publish in the New Jersey Registers a notice of administrative change revising the applicable table. The most current version of the BMP Manual can be found on the Department's website at:

<https://dep.nj.gov/stormwater/bmp-manual/>.

F. Where the BMP tables in the NJ Stormwater Management Rule are different due to updates or amendments with the tables in this ordinance the BMP Tables in the Stormwater Management rule at N.J.A.C. 7:8-5.2(f) shall take precedence.

<b>Table 1 Green Infrastructure BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity</b>				
<b>Best Management Practice</b>	<b>Stormwater Runoff Quality TSS Removal Rate (percent)</b>	<b>Stormwater Runoff Quantity</b>	<b>Groundwater Recharge</b>	<b>Minimum Separation from Seasonal High Water Table (feet)</b>
Cistern	0	Yes	No	--

Dry Well <sup>(a)</sup>	0	No	Yes	2
Grass Swale	50 or less	No	No	2 <sup>(e)</sup> 1 <sup>(f)</sup>
Green Roof	0	Yes	No	--
Manufactured Treatment Device <sup>(a) (g)</sup>	50 or 80	No	No	Dependent upon the device
Pervious Paving System <sup>(a)</sup>	80	Yes	Yes <sup>(b)</sup> No <sup>(c)</sup>	2 <sup>(b)</sup> 1 <sup>(c)</sup>
Small-Scale Bioretention Basin <sup>(a)</sup>	80 or 90	Yes	Yes <sup>(b)</sup> No <sup>(c)</sup>	2 <sup>(b)</sup> 1 <sup>(c)</sup>
Small-Scale Infiltration Basin <sup>(a)</sup>	80	Yes	Yes	2
Small-Scale Sand Filter	80	Yes	Yes	2
Vegetative Filter Strip	60-80	No	No	--

(Notes corresponding to annotations <sup>(a)</sup> through <sup>(g)</sup> are found on Page 13 )

Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Bioretention System	80 or 90	Yes	Yes <sup>(b)</sup> No <sup>(c)</sup>	2 <sup>(b)</sup> 1 <sup>(c)</sup>
Infiltration Basin	80	Yes	Yes	2
Sand Filter <sup>(b)</sup>	80	Yes	Yes	2
Standard Constructed Wetland	90	Yes	No	N/A
Wet Pond <sup>(d)</sup>	50-90	Yes	No	N/A

(Notes corresponding to annotations <sup>(b)</sup> through <sup>(d)</sup> are found on Page 13 )

Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Blue Roof	0	Yes	No	N/A
Extended Detention Basin	40-60	Yes	No	1
Manufactured Treatment Device <sup>(h)</sup>	50 or 80	No	No	Dependent upon the device
Sand Filter <sup>(c)</sup>	80	Yes	No	1
Subsurface Gravel Wetland	90	No	No	1
Wet Pond	50-90	Yes	No	N/A

(Notes corresponding to annotations <sup>(b)</sup> through <sup>(d)</sup> are found on Page 13 )

Notes to Tables 1, 2, and 3:

- (a) subject to the applicable contributory drainage area limitation specified at Section IV.O.2;
  - (b) designed to infiltrate into the subsoil;
  - (c) designed with underdrains;
  - (d) designed to maintain at least a 10-foot wide area of native vegetation along at least 50 percent of the shoreline and to include a stormwater runoff retention component designed to capture stormwater runoff for beneficial reuse, such as irrigation;
  - (e) designed with a slope of less than two percent;
  - (f) designed with a slope of equal to or greater than two percent;
  - (g) manufactured treatment devices that meet the definition of green infrastructure at Section II;
  - (h) manufactured treatment devices that do not meet the definition of green infrastructure at Section II.
- G. An alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate may be used if the design engineer demonstrates the capability of the proposed alternative stormwater management measure and/or the validity of the alternative rate or method to the municipality. A copy of any approved alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate shall be provided to the Department in accordance with Section VI.B. Alternative stormwater management measures may be used to satisfy the requirements at Section IV.O only if the measures meet the definition of green infrastructure at Section II. Alternative

stormwater management measures that function in a similar manner to a BMP listed at Section O.2 are subject to the contributory drainage area limitation specified at Section O.2 for that similarly functioning BMP. Alternative stormwater management measures approved in accordance with this subsection that do not function in a similar manner to any BMP listed at Section O.2 shall have a contributory drainage area less than or equal to 2.5 acres, except for alternative stormwater management measures that function similarly to cisterns, grass swales, green roofs, standard constructed wetlands, vegetative filter strips, and wet ponds, which are not subject to a contributory drainage area limitation. Alternative measures that function similarly to standard constructed wetlands or wet ponds shall not be used for compliance with the stormwater runoff quality standard unless a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section IV.D is granted from Section IV.O.

- H. Whenever the stormwater management design includes one or more BMPs that will infiltrate stormwater into subsoil, the design engineer shall assess the hydraulic impact on the groundwater table and design the site, so as to avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally highwater table, so as to cause surficial ponding, flooding of basements, or interference with the proper operation of subsurface sewage disposal systems or other subsurface structures within the zone of influence of the groundwater mound, or interference with the proper functioning of the stormwater management measure itself.

Design standards for stormwater management measures are as follows:

1. Stormwater management measures shall be designed to take into account the existing site conditions, including, but not limited to, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability, and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone);
  2. Stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be installed at the intake to the outlet structure, as appropriate, and shall have parallel bars with one-inch spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than one-third the width of the diameter of the orifice or one-third the width of the weir, with a minimum spacing between bars of one inch and a maximum spacing between bars of six inches. In addition, the design of trash racks must comply with the requirements of Section VIII.C;
  3. Stormwater management measures shall be designed, constructed, and installed to be strong, durable, and corrosion resistant. Measures that are consistent with the relevant portions of the Residential Site Improvement Standards at N.J.A.C. 5:21-7.3, 7.4, and 7.5 shall be deemed to meet this requirement;
  4. Stormwater management BMPs shall be designed to meet the minimum safety standards for stormwater management BMPs at Section VIII; and
  5. The size of the orifice at the intake to the outlet from the stormwater management BMP shall be a minimum of two and one-half inches in diameter.
- I. Manufactured treatment devices may be used to meet the requirements of this subchapter, provided the pollutant removal rates are verified by the New Jersey

Corporation for Advanced Technology and certified by the Department. Manufactured treatment devices that do not meet the definition of green infrastructure at Section II may be used only under the circumstances described at Section IV.O.4.

- J. Any application for a new agricultural development that meets the definition of major development at Section II shall be submitted to the Soil Conservation District for review and approval in accordance with the requirements at Sections IV.O, P, Q and R and any applicable Soil Conservation District guidelines for stormwater runoff quantity and erosion control. For purposes of this subsection, "agricultural development" means land uses normally associated with the production of food, fiber, and livestock for sale. Such uses do not include the development of land for the processing or sale of food and the manufacture of agriculturally related products.
- K. If there is more than one drainage area, the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section IV.P, Q and R shall be met in each drainage area, unless the runoff from the drainage areas converge onsite and no adverse environmental impact would occur as a result of compliance with any one or more of the individual standards being determined utilizing a weighted average of the results achieved for that individual standard across the affected drainage areas.
- L. Any stormwater management measure authorized under the municipal stormwater management plan or ordinance shall be reflected in a deed notice recorded in the Bergen County Clerk's Office. A form of deed notice shall be submitted to the municipality for approval prior to filing. The deed notice shall contain a description of the stormwater management measure(s) used to meet the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section IV.O, P, Q and R and shall identify the location of the stormwater management measure(s) in NAD 1983 State Plane New Jersey FIPS 2900 US Feet or Latitude and Longitude in decimal degrees. The deed notice shall also reference the maintenance plan required to be recorded upon the deed pursuant to Section X.B.5. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality. Proof that the required information has been recorded on the deed shall be in the form of either a copy of the complete recorded document or a receipt from the clerk or other proof of recordation provided by the recording office. However, if the initial proof provided to the municipality is not a copy of the complete recorded document, a copy of the complete recorded document shall be provided to the municipality within 180 calendar days of the authorization granted by the municipality.
- M. A stormwater management measure approved under the municipal stormwater management plan or ordinance may be altered or replaced with the approval of the municipality, if the municipality determines that the proposed alteration or replacement meets the design and performance standards pursuant to Section IV of this ordinance and provides the same level of stormwater management as the previously approved stormwater management measure that is being altered or replaced. If an alteration or replacement is approved, a revised deed notice shall be submitted to the municipality for approval and subsequently recorded with the Bergen County Clerk's Office and shall contain a description and location of the stormwater management measure, as well as reference to the maintenance plan, in accordance

with M above. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality in accordance with M above.

**N. Green Infrastructure Standards**

1. This subsection specifies the types of green infrastructure BMPs that may be used to satisfy the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards.
2. To satisfy the groundwater recharge and stormwater runoff quality standards at Section IV.P and Q, the design engineer shall utilize green infrastructure BMPs identified in Table 1 at Section IV.F. and/or an alternative stormwater management measure approved in accordance with Section IV.G. The following green infrastructure BMPs are subject to the following maximum contributory drainage area limitations:

Best Management Practice	Maximum Contributory Drainage Area
Dry Well	1 acre
Manufactured Treatment Device	2.5 acres
Pervious Pavement Systems	Area of additional inflow cannot exceed three times the area occupied by the BMP
Small-scale Bioretention Systems	2.5 acres
Small-scale Infiltration Basin	2.5 acres
Small-scale Sand Filter	2.5 acres

3. To satisfy the stormwater runoff quantity standards at Section IV.R, the design engineer shall utilize BMPs from Table 1 or from Table 2 and/or an alternative stormwater management measure approved in accordance with Section IV.G.
4. If a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section IV.D is granted from the requirements of this subsection, then BMPs from Table 1, 2, or 3, and/or an alternative stormwater management measure approved in accordance with Section IV.G may be used to meet the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section IV.P, Q and R.
5. For separate or combined storm sewer improvement projects, such as sewer separation, undertaken by a government agency or public utility (for example, a sewerage company), the requirements of this subsection shall only apply to areas owned in fee simple by the government agency or utility, and areas within a right-of-way or easement held or controlled by the government agency or utility; the entity shall not be required to obtain additional property or property rights to fully satisfy the requirements of this subsection. Regardless of the amount of area of a separate or combined storm sewer improvement project subject to the green infrastructure requirements of this subsection, each project shall fully comply with

the applicable groundwater recharge, stormwater runoff quality control, and stormwater runoff quantity standards at Section IV.P, Q and R, unless the project is granted a waiver from strict compliance in accordance with Section IV.D.

O. Groundwater Recharge Standards

1. This subsection contains the minimum design and performance standards for groundwater recharge as follows:
2. The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at Section V, either:
  - i. Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site; or
  - ii. Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the projected 2-year storm, as defined and determined pursuant to Section V.D of this ordinance is infiltrated.
3. This groundwater recharge requirement does not apply to projects within the "urban redevelopment area," or to projects subject to 4 below.
4. The following types of stormwater shall not be recharged:
  - i. Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied, areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than "reportable quantities" as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge would be inconsistent with Department approved remedial action work plan approved pursuant to the Administrative Requirements for the Remediation of Contaminated Sites rules, N.J.A.C. 7:26C, or Department landfill closure plan and areas; and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and
  - ii. Industrial stormwater exposed to "source material." "Source material" means any material(s) or machinery, located at an industrial facility, that is directly or indirectly related to process, manufacturing or other industrial activities, which could be a source of pollutants in any industrial stormwater discharge to groundwater. Source materials include, but are not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

P. Stormwater Runoff Quality Standards

1. This subsection contains the minimum design and performance standards to control stormwater runoff quality impacts of major development. Stormwater runoff quality standards are applicable when the major development results in an increase of one-quarter acre or more of regulated motor vehicle surface.

2. Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm as follows:
  - i. Eighty percent TSS removal of the anticipated load, expressed as an annual average shall be achieved for the stormwater runoff from the net increase of motor vehicle surface.
  - ii. If the surface is considered regulated motor vehicle surface because the water quality treatment for an area of motor vehicle surface that is currently receiving water quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant is to be modified or removed, the project shall maintain or increase the existing TSS removal of the anticipated load expressed as an annual average.
3. The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the New Jersey Pollutant Discharge Elimination System (NJPDES) rules, N.J.A.C. 7:14A, or in a discharge specifically exempt under a NJPDES permit from this requirement. Every major development, including any that discharge into a combined sewer system, shall comply with 2 above, unless the major development is itself subject to a NJPDES permit with a numeric effluent limitation for TSS or the NJPDES permit to which the major development is subject exempts the development from a numeric effluent limitation for TSS.
4. The water quality design storm is 1.25 inches of rainfall in two hours. Water quality calculations shall take into account the distribution of rain from the water quality design storm, as reflected in Table 4, below. The calculation of the volume of runoff may take into account the implementation of stormwater management measures.

Table 4 - Water Quality Design Storm Distribution

Time (Minutes)	Cumulative Rainfall (Inches)	Time (Minutes)	Cumulative Rainfall (Inches)	Time (Minutes)	Cumulative Rainfall (Inches)
1	0.00166	41	0.1728	81	1.0906
2	0.00332	42	0.1796	82	1.0972
3	0.00498	43	0.1864	83	1.1038
4	0.00664	44	0.1932	84	1.1104
5	0.00830	45	0.2000	85	1.1170
6	0.00996	46	0.2117	86	1.1236
7	0.01162	47	0.2233	87	1.1302
8	0.01328	48	0.2350	88	1.1368
9	0.01494	49	0.2466	89	1.1434
10	0.01660	50	0.2583	90	1.1500
11	0.01828	51	0.2783	91	1.1550
12	0.01996	52	0.2983	92	1.1600
13	0.02164	53	0.3183	93	1.1650
14	0.02332	54	0.3383	94	1.1700
15	0.02500	55	0.3583	95	1.1750
16	0.03000	56	0.4116	96	1.1800
17	0.03500	57	0.4650	97	1.1850
18	0.04000	58	0.5183	98	1.1900
19	0.04500	59	0.5717	99	1.1950
20	0.05000	60	0.6250	100	1.2000
21	0.05500	61	0.6783	101	1.2050
22	0.06000	62	0.7317	102	1.2100
23	0.06500	63	0.7850	103	1.2150
24	0.07000	64	0.8384	104	1.2200
25	0.07500	65	0.8917	105	1.2250
26	0.08000	66	0.9117	106	1.2267
27	0.08500	67	0.9317	107	1.2284
28	0.09000	68	0.9517	108	1.2300
29	0.09500	69	0.9717	109	1.2317
30	0.10000	70	0.9917	110	1.2334
31	0.10660	71	1.0034	111	1.2351
32	0.11320	72	1.0150	112	1.2367
33	0.11980	73	1.0267	113	1.2384
34	0.12640	74	1.0383	114	1.2400
35	0.13300	75	1.0500	115	1.2417
36	0.13960	76	1.0568	116	1.2434
37	0.14620	77	1.0636	117	1.2450
38	0.15280	78	1.0704	118	1.2467
39	0.15940	79	1.0772	119	1.2483
40	0.16600	80	1.0840	120	1.2500

- If more than one BMP in series is necessary to achieve the required 80 percent TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:

$$R = A + B - (A \times B) / 100,$$

Where

*R* = total TSS Percent Load Removal from application of both BMPs, and

*A* = the TSS Percent Removal Rate applicable to the first BMP

*B* = the TSS Percent Removal Rate applicable to the second BMP.

6. Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the post-construction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include green infrastructure BMPs that optimize nutrient removal while still achieving the performance standards in Section IV.P, Q and R.
7. In accordance with the definition of FW1 at N.J.A.C. 7:9B-1.4, stormwater management measures shall be designed to prevent any increase in stormwater runoff to waters classified as FW1.
8. The Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-4.1(c)1 establish 300-foot riparian zones along Category One waters, as designated in the Surface Water Quality Standards at N.J.A.C. 7:9B, and certain upstream tributaries to Category One waters. A person shall not undertake a major development that is located within or discharges into a 300-foot riparian zone without prior authorization from the Department under N.J.A.C. 7:13.
9. Pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-11.2(j)3.i, runoff from the water quality design storm that is discharged within a 300-foot riparian zone shall be treated in accordance with this subsection to reduce the post-construction load of total suspended solids by 95 percent of the anticipated load from the developed site, expressed as an annual average.
10. The stormwater runoff quality standards do not apply to the construction of one individual single-family dwelling, provided that it is not part of a larger development or subdivision that has received preliminary or final site plan approval prior to December 3, 2018, and that the motor vehicle surfaces are made of permeable material(s) such as gravel, dirt, and/or shells.

#### Q. Stormwater Runoff Quantity Standards

1. This subsection contains the minimum design and performance standards to control stormwater runoff quantity impacts of major development.
2. In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at Section V, complete one of the following:
  - i. Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the current and projected 2-, 10-, and 100-year storm events, as defined and determined in Section V.C and D, respectively, of this ordinance, do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;
  - ii. Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the current and projected 2-, 10-, and

- 100-year storm events, as defined and determined pursuant to Section V.C and D, respectively, of this ordinance, and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area;
- iii. Design stormwater management measures so that the post-construction peak runoff rates for the current and projected 2-, 10-, and 100-year storm events, as defined and determined in Section V.C and D, respectively, of this ordinance, are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed; or
  - iv. In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with 2.i, ii and iii above is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of the stormwater runoff, or any combination of the three will not result in additional flood damage below the point of discharge of the major development. No analysis is required if the stormwater is discharged directly into any ocean, bay, inlet, or the reach of any watercourse between its confluence with an ocean, bay, or inlet and downstream of the first water control structure.
3. The stormwater runoff quantity standards shall be applied at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system.

#### **Section V. Calculation of Stormwater Runoff and Groundwater Recharge:**

A. Stormwater runoff shall be calculated in accordance with the following:

1. The design engineer shall calculate runoff using the following method:

The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15 and 16 *Part 630, Hydrology National Engineering Handbook*, incorporated herein by reference as amended and supplemented. This methodology is additionally described in *Technical Release 55 - Urban Hydrology for Small Watersheds (TR-55)*, dated June 1986, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the Natural Resources Conservation Service website at:

<https://directives.sc.egov.usda.gov/viewerFS.aspx?hid=21422>

or at United States Department of Agriculture Natural Resources Conservation Service, New Jersey State Office.

2. For the purpose of calculating curve numbers and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term "curve number" applies

to the NRCS methodology above at Section V.A.1. A curve number or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover has existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).

3. In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts, that may reduce pre-construction stormwater runoff rates and volumes.
4. In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious cover, urban impervious area modifications as described in the NRCS *Technical Release 55 – Urban Hydrology for Small Watersheds* or other methods may be employed.
5. If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation as defined at N.J.A.C. 7:13, the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.

B. Groundwater recharge may be calculated in accordance with the following:

The New Jersey Geological Survey Report GSR-32: A Method for Evaluating Groundwater-Recharge Areas in New Jersey, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the New Jersey Stormwater Best Management Practices Manual; at the New Jersey Geological Survey website at:

<https://www.nj.gov/dep/njgs/pricelst/greport/gsr32.pdf>

or at New Jersey Geological and Water Survey, 29 Arctic Parkway, PO Box 420 Mail Code 29-01, Trenton, New Jersey 08625-0420.

- C. The precipitation depths of the current two-, 10-, and 100-year storm events shall be determined by multiplying the values determined in accordance with items 1 and 2 below:
  1. The applicant shall utilize the National Oceanographic and Atmospheric Administration (NOAA), National Weather Service's Atlas 14 Point Precipitation

Frequency Estimates: NJ, in accordance with the location(s) of the drainage area(s) of the site. This data is available at:

[https://hdsc.nws.noaa.gov/hdsc/pfds/pfds\\_map\\_cont.html?bkmrk=nj](https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=nj); and

- The applicant shall utilize Table 5: Current Precipitation Adjustment Factors below, which sets forth the applicable multiplier for the drainage area(s) of the site, in accordance with the county or counties where the drainage area(s) of the site is located. Where the major development lies in more than one county, the precipitation values shall be adjusted according to the percentage of the drainage area in each county. Alternately, separate rainfall totals can be developed for each county using the values in the table below.

**Table 5: Current Precipitation Adjustment Factors**

County	Current Precipitation Adjustment Factors		
	2-year Design Storm	10-year Design Storm	100-year Design Storm
Atlantic	1.01	1.02	1.03
Bergen	1.01	1.03	1.06
Burlington	0.99	1.01	1.04
Camden	1.03	1.04	1.05
Cape May	1.03	1.03	1.04
Cumberland	1.03	1.03	1.01
Essex	1.01	1.03	1.06
Gloucester	1.05	1.06	1.06
Hudson	1.03	1.05	1.09
Hunterdon	1.02	1.05	1.13
Mercer	1.01	1.02	1.04
Middlesex	1.00	1.01	1.03
Monmouth	1.00	1.01	1.02
Morris	1.01	1.03	1.06
Ocean	1.00	1.01	1.03
Passaic	1.00	1.02	1.05
Salem	1.02	1.03	1.03
Somerset	1.00	1.03	1.09
Sussex	1.03	1.04	1.07
Union	1.01	1.03	1.06
Warren	1.02	1.07	1.15

D. Table 6: Future Precipitation Change Factors provided below sets forth the change factors to be used in determining the projected two-, 10-, and 100-year storm events for use in this chapter, which are organized alphabetically by county. The precipitation depth of the projected two-, 10-, and 100-year storm events of a site shall be determined by multiplying the precipitation depth of the two-, 10-, and 100-year storm events determined from the National Weather Service’s Atlas 14 Point Precipitation Frequency Estimates pursuant to (c)1 above, by the change factor in the table below, in accordance with the county or counties where the drainage area(s) of the site is located. Where the major development and/or its drainage area lies in more than one county, the precipitation values shall be adjusted according to the percentage of the drainage area in each county. Alternately, separate rainfall totals can be developed for each county using the values in the table below.

**Table 6: Future Precipitation Change Factors**

County	Future Precipitation Change Factors		
	2-year Design Storm	10-year Design Storm	10-year Design Storm
Atlantic	1.22	1.24	1.39
Bergen	1.20	1.23	1.37
Burlington	1.17	1.18	1.32
Camden	1.18	1.22	1.39
Cape May	1.21	1.24	1.32
Cumberland	1.20	1.21	1.39
Essex	1.19	1.22	1.33
Gloucester	1.19	1.23	1.41
Hudson	1.19	1.19	1.23
Hunterdon	1.19	1.23	1.42
Mercer	1.16	1.17	1.36
Middlesex	1.19	1.21	1.33
Monmouth	1.19	1.19	1.26
Morris	1.23	1.28	1.46
Ocean	1.18	1.19	1.24
Passaic	1.21	1.27	1.50
Salem	1.20	1.23	1.32
Somerset	1.19	1.24	1.48
Sussex	1.24	1.29	1.50
Union	1.20	1.23	1.35
Warren	1.20	1.25	1.37

## Section VI. Sources for Technical Guidance:

- A. Technical guidance for stormwater management measures can be found in the documents listed below, which are available to download from the Department's website at:

<https://dep.nj.gov/stormwater/bmp-manual/>.

1. Guidelines for stormwater management measures are contained in the New Jersey Stormwater Best Management Practices Manual, as amended and supplemented. Information is provided on stormwater management measures such as, but not limited to, those listed in Tables 1, 2, and 3.
2. Additional maintenance guidance is available on the Department's website at:

<https://dep.nj.gov/stormwater/maintenance-guidance/>.

- B. Submissions required for review by the Department should be mailed to:

The Division of Watershed Protection and Restoration, New Jersey Department of Environmental Protection, Mail Code 501-02A, PO Box 420, Trenton, New Jersey 08625-0420.

## Section VII. Solids and Floatable Materials Control Standards:

- A. Site design features identified under Section IV.F above, or alternative designs in accordance with Section IV.G above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see Section VII.A.2 below.

1. Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:
  - i. The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or
  - ii. A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches or is no greater than 0.5 inches across the smallest dimension.

Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used

to collect stormwater from the surface into a storm drain or surface water body.

- iii. For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.
2. The standard in A.1. above does not apply:
- i. Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than nine (9.0) square inches;
  - ii. Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
  - iii. Where flows from the water quality design storm as specified in N.J.A.C. 7:8 are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
    - a. A rectangular space four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or
    - b. A bar screen having a bar spacing of 0.5 inches.

Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).

- iv. Where flows are conveyed through a trash rack that has parallel bars with one inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or
- v. Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

### **Section VIII. Safety Standards for Stormwater Management Basins:**

- A. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management BMPs. This section applies to any new stormwater management BMP.
- B. The provisions of this section are not intended to preempt more stringent municipal or county safety requirements for new or existing stormwater management BMPs. Municipal and county stormwater management plans and ordinances may, pursuant to their authority, require existing stormwater management BMPs to be retrofitted to

meet one or more of the safety standards in Section VIII.C.1, VIII.C.2, and VIII.C.3 for trash racks, overflow grates, and escape provisions at outlet structures.

C. Requirements for Trash Racks, Overflow Grates and Escape Provisions

1. A trash rack is a device designed to catch trash and debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the Stormwater management BMP to ensure proper functioning of the BMP outlets in accordance with the following:
  - i. The trash rack shall have parallel bars, with no greater than six-inch spacing between the bars;
  - ii. The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure;
  - iii. The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack; and
  - iv. The trash rack shall be constructed of rigid, durable, and corrosion resistant material and designed to withstand a perpendicular live loading of 300 pounds per square foot.
2. An overflow grate is designed to prevent obstruction of the overflow structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements:
  - i. The overflow grate shall be secured to the outlet structure but removable for emergencies and maintenance.
  - ii. The overflow grate spacing shall be no greater than two inches across the smallest dimension
  - iii. The overflow grate shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.
3. Stormwater management BMPs shall include escape provisions as follows:
  - i. If a stormwater management BMP has an outlet structure, escape provisions shall be incorporated in or on the structure. Escape provisions include the installation of permanent ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management BMPs. With the prior approval of the municipality pursuant to VIII.C, a free-standing outlet structure may be exempted from this requirement;
  - ii. Safety ledges shall be constructed on the slopes of all new stormwater management BMPs having a permanent pool of water deeper than two and one-half feet. Safety ledges shall be comprised of two steps. Each step shall be four to six feet in width. One step shall be located approximately two and one-half feet below the permanent water surface, and the second step shall be located one to one and one-half feet above the permanent water surface. See VIII.E for an illustration of safety ledges in a stormwater management BMP; and

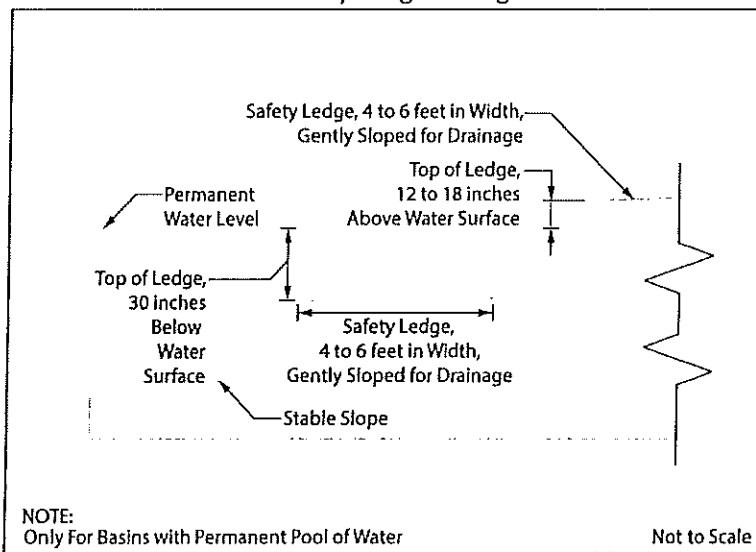
- iii. In new stormwater management BMPs, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than three horizontal to one vertical.

D. Variance or Exemption from Safety Standard

A variance or exemption from the safety standards for stormwater management BMPs may be granted only upon a written finding by the municipality that the variance or exemption will not constitute a threat to public safety.

E. Safety Ledge Illustration

Elevation View –Basin Safety Ledge Configuration



**Section IX. Requirements for a Site Development Stormwater Plan:**

A. Submission of Site Development Stormwater Plan

1. Whenever an applicant seeks municipal approval of a development subject to this ordinance, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at Section IX.C below as part of the submission of the application for approval.
2. The applicant shall demonstrate that the project meets the standards set forth in this ordinance.
3. The applicant shall submit 3 copies of the materials listed in the checklist for site development stormwater plans in accordance with Section IX.C of this ordinance.

B. Site Development Stormwater Plan Approval

The applicant's Site Development project shall be reviewed as a part of the review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the municipality's review engineer to

determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this ordinance.

C. Submission of Site Development Stormwater Plan

The following information shall be required:

1. Topographic Base Map

The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and flood plains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.

2. Environmental Site Analysis

A written and graphic description of the natural and man-made features of the site and its surroundings should be submitted. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

3. Project Description and Site Plans

A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.

4. Land Use Planning and Source Control Plan

This plan shall provide a demonstration of how the goals and standards of Sections III through V are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

5. Stormwater Management Facilities Map

The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

- i. Total area to be disturbed, paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
- ii. Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

6. Calculations

- i. Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in Section IV of this ordinance.
- ii. When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal highwater table, then a soils report shall be submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure.

7. Maintenance and Repair Plan

The design and planning of the stormwater management facility shall meet the maintenance requirements of Section X.

8. Waiver from Submission Requirements

The municipal official or board reviewing an application under this ordinance may, in consultation with the municipality's review engineer, waive submission of any of the requirements in Section IX.C.1 through IX.C.6 of this ordinance when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

**Section X. Maintenance and Repair:**

A. Applicability

Projects subject to review as in Section I.C of this ordinance shall comply with the requirements of Section X.B and X.C.

B. General Maintenance

1. The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development.

2. The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). The plan shall contain information on BMP location, design, ownership, maintenance tasks and frequencies, and other details as specified in Chapter 8 of the NJ BMP Manual, as well as the tasks specific to the type of BMP, as described in the applicable chapter containing design specifics.
3. If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.
4. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.
5. If the party responsible for maintenance identified under Section X.B.3 above is not a public agency, the maintenance plan and any future revisions based on Section X.B.7 below shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken.
6. Preventative and corrective maintenance shall be performed to maintain the functional parameters (storage volume, infiltration rates, inflow/outflow capacity, etc.) of the stormwater management measure, including, but not limited to, repairs or replacement to the structure; removal of sediment, debris, or trash; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation; and repair or replacement of non-vegetated linings.
7. The party responsible for maintenance identified under Section X.B.3 above shall perform all of the following requirements:
  - i. maintain a detailed log of all preventative and corrective maintenance for the structural stormwater management measures incorporated into the design of the development, including a record of all inspections and copies of all maintenance-related work orders;
  - ii. evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed; and
  - iii. retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by Section X.B.6 and B.7 above.

8. The requirements of Section X.B.3 and B.4 do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department.

*Note: It may be appropriate to delete requirements in the maintenance and repair plan that are not applicable if the ordinance requires the facility to be dedicated to the municipality. If the municipality does not want to take this responsibility, the ordinance should require the posting of a two year maintenance guarantee in accordance with N.J.S.A. 40:55D-53. Maintenance and inspection guidance can be found on the Department's website at:*

<https://dep.nj.gov/stormwater/maintenance-guidance/>.

9. In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or County may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.

- C. Nothing in this subsection shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53

#### **Section XI. Penalties:**

Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this ordinance shall be subject to the following penalties:

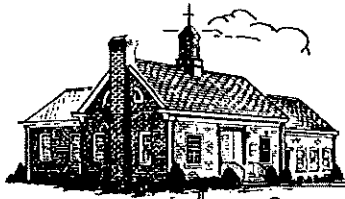
Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this article shall be subject to a civil fine and penalty not exceeding \$2,000.00 or such other penalties consistent with N.J.S.A. 40:49-5. Each and every day that the building, structure or land remains in violation of the provision of this code after the deadline for compliance set forth in the notice of violation issued by the enforcing officer(s) shall be considered a continuing violation punishable as a separate and distinct offense. The Municipal court or Superior Court shall have jurisdiction to hear and decide any action(s) brought to enforce the provisions of this code, and any final order imposing fines and penalties for a violation of this code shall be enforceable in the Municipal court or Superior Court and collectible as a lien against the property of the violator in accordance with the Penalty Enforcement Law of 1999, N.J.S.A. 2A:58-12.

**Section XII. Severability:**

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

**Section XIII. Effective Date:**

This Ordinance shall be in full force and effect from and after its adoption and any publication as required by law.



# 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
Brodsky		X	X			
Gadaleta						X
Margolis			X			
Marsh			X			
Stern			X			
Pollack	X		X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## 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. 24-215 OCTOBER 21, 2024

**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 October 21, 2024 that an Executive Session closed to the public shall be held on October 21, 2024 at 6:30 P.M. at the Borough of Woodcliff Lake Tice Senior Center, 411 Chestnut Ridge Road, regarding the discussion of matters relating to the specific items designated above.

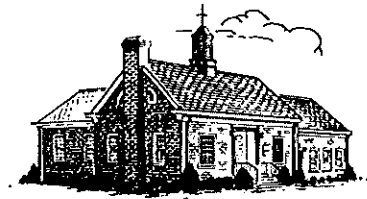
**CERTIFICATION**

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 October 21, 2024.



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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
Brodsky			X			
Gadaleta	X		X			
Margolis			X			
Marsh			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 24-216  
OCTOBER 21, 2024**

**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 9/15/2024	\$251,616.19
Payroll Released 9/30/2024	\$249,743.80
Payroll Released 10/15/2024	\$256,076.87

**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:	\$ 423,561.91
Animal Control:	\$ 691.60
Trust/Escrow:	\$ 2,403.50
Open Space Trust:	\$ 955.85
Affordable Housing Trust:	\$ 1,117.00
General Capital:	\$ 789,985.95
Escrow:	\$ 14,438.00

**CERTIFICATION OF FUNDS**

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



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Jonathan DeJoseph  
Chief Financial Officer

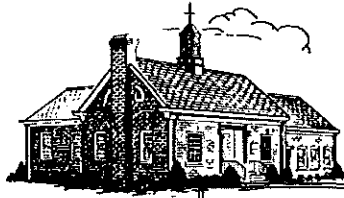
**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 21, 2024.



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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	<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	201-391-4977 Fax 201-391-8830
	Brodsky			X				
	Gadaleta	X		X				
	Margolis			X				
	Marsh			X				
	Stern			X				
	Pollack		X	X				
	Mayor Rendo							

## RESOLUTION APPROVING PURCHASE OF BULK ROCK SALT

### RESOLUTION NO. 24-217 OCTOBER 21, 2024

**WHEREAS**, the Borough of Woodcliff Lake seeks to purchase bulk rock salt through the Bergen County Coop Contract Purchasing System #CK04 in an amount not to exceed \$50,000; and

**WHEREAS**, the Bergen County Coop Contract Purchasing System #CK04 has a contract period October 1, 2024 through September 30, 2025; and

**WHEREAS**, the Borough Administrator and Chief Financial Officer have reviewed this matter and recommend the purchase of the bulk rock salt in an amount not to exceed \$50,000; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that funds are available for the purchase of same in Account No. 4-01-26-290-124, a copy of said certification being attached hereto.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the purchase of bulk rock salt through the Bergen County Coop Contract Purchasing System #CK04 in an amount not to exceed \$50,000.00 be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator take all steps necessary to necessary to effectuate the purchase of the bulk rock salt; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the County of Bergen, Division of Purchasing, upon its passage.

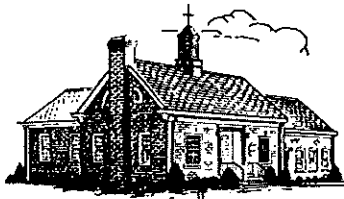
**CERTIFICATION**

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 October 21, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASSAIC ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

	Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Carlos Rendo, Mayor Tomas J. Padilla, Borough Administrator							
	Brodsky			X			
	Gadaleta	X		X			
	Marsh			X			
	Margolis			X			
	Stern			X			
	Pollack		X	X			
	Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING PAYMENT APPLICATION NO. 1 FOR (NJDOT FUNDED) AND 2023 MUNICIPAL ROAD PROGRAM

### RESOLUTION NO. 24-218 OCTOBER 21, 2024

**WHEREAS**, the Borough of Woodcliff Lake and D&L Paving Contractors, Inc. previously entered into a contract agreement for the (NJDOT Funded) and 2023 Municipal Road Program, Woodcliff Lake Bergen County; and

**WHEREAS**, Neglia Engineering has submitted Payment Application No. 1, a copy of which is attached hereto and incorporated herein by reference, to be paid to D&L Paving Contractors, Inc. in the amount of \$337,666.22; and

**WHEREAS**, the Borough Administrator and Finance Officer have reviewed Payment Application No. 1, 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 1, 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.1 submitted by Neglia Engineering for the 2023 Road Program in the amount of \$337,666.22 to be paid to D&L Paving Contractors, Inc. 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 D&L Paving Contractors, Inc. in

accord with Payment Application No. 1 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 D&L Paving Contractors, Inc. 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 October 21, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Brodsky			X			
Gadaleta	X		X			
Marsh			X			
Margolis			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION CANCELLING BALANCES OF COMPLETED GENERAL CAPITAL IMPROVEMENT AUTHORIZATIONS

RESOLUTION NO. 24-219  
OCTOBER 21, 2024

**WHEREAS**, certain General Capital Improvement Authorization balances remain dedicated to projects which have been completed; and

**WHEREAS**, the balances are no longer necessary for the purpose originally created.

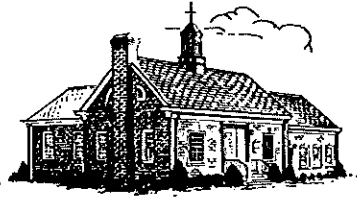
**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake, that the following unexpended General Capital Improvement Authorization balance be cancelled as follows:

<u>Ordinance No.</u>	<u>Description</u>	<u>Grant Receivable Balance</u>
21-09	Pool Pavilion Project	\$7,943.51

### 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 October 21, 2024.

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
Brodsky			X			
Gadaleta	X		X			
Margolis			X			
Marsh			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

## RESOLUTION AUTHORIZING THE HIRING OF CROSSING GUARDS

**RESOLUTION NO. 24-220  
OCTOBER 21, 2024**

**WHEREAS**, there presently exists an opening for Crossing Guards in the Borough; and

**WHEREAS**, the Borough has received an application from Patti DeBiase, Jeffrey DeBiase and Jessica Sharps for the positions of Crossing Guards; and

**WHEREAS**, the Detective Bureau has completed its background investigation of the applicants and approve of same; and

**WHEREAS**, the Borough Administrator has reviewed this matter and recommends the hiring of Patti DeBiase, Jeffrey DeBiase and Jessica Sharps at an hourly rate of \$22.66 per hour.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the hiring of Patti DeBiase, Jeffrey DeBiase and Jessica Sharps as Crossing Guards at an hourly rate of \$22.66 per hour be and is hereby approved retroactive to October 7, 2024; 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 Police 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 October 21, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Brodsky			X			
Gadaleta	X		X			
Marsh			X			
Margolis			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING PAYMENT APPLICATION NO. 3 FOR GALAXY GARDENS PHASE II – PARK IMPROVEMENTS

### RESOLUTION NO. 24-221 OCTOBER 21, 2024

**WHEREAS**, the Borough of Woodcliff Lake and CMS Construction previously entered into a contract agreement for the Galaxy Gardens Phase II – Park Improvements, Woodcliff Lake Bergen County; and

**WHEREAS**, Neglia Engineering has submitted Payment Application No. 3, a copy of which is attached hereto and incorporated herein by reference, to be paid to Applied Landscape Technologies in the amount of \$337,797.66 and

**WHEREAS**, the Borough Administrator and Finance Officer have reviewed Payment Application No. 3, 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 3, 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. 3 submitted by Neglia Engineering for Galaxy Gardens Phase II – Park Improvements in the amount of \$337,797.66 to be paid to Applied Landscape Technologies 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 Applied Landscape Technologies in accord with Payment Application No. 3 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 Applied Landscape Technologies 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 October 21, 2024.



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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	<b>Council Member</b>	<b>Motion</b>	<b>Second</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	201-391-4977 Fax 201-391-8830
	Brodsky			X				
	Gadaleta	X		X				
	Margolis			X				
	Marsh			X				
	Sterm			X				
	Pollack		X	X				
	Mayor Rendo							

## RESOLUTION APPROVING PLANNING SERVICES WITH DMR ARCHITECTS FOR PRELIMINARY REDEVELOPMENT INVESTIGATION STUDY

**RESOLUTION NO. 24-222  
OCTOBER 21, 2024**

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a proposal from DMR Architects for professional planning services with regard to the Preliminary Redevelopment Investigation Study for Block 301 Lot 3.04 without condemnation; and

**WHEREAS**, the proposal, a copy of which is attached hereto and incorporated herein by reference, outlines the project understanding and scope of work for a total fee of \$16,280.00; and

**WHEREAS**, the Borough Administrator has reviewed the proposal submitted by DMR Architects for the preparation of the Preliminary Redevelopment Investigation Study for Block 301, Lot 3.04 without condemnation and recommends the approval of same; and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the proposal submitted by DMR Architects for professional planning services regarding the Preliminary Redevelopment Investigation Study for Block 301, Lot 3.04 without condemnation in the amount of \$16,280.00, 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 Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the purpose of this resolution; 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 DMR Architects upon its passage.

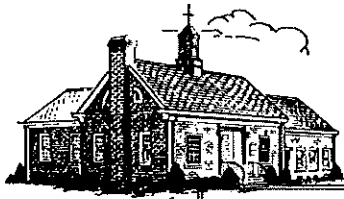
**CERTIFICATION**

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 October 21, 2024.



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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
Brodsky			X			
Gadaleta	X		X			
Margolis			X			
Marsh			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

## RESOLUTION AMENDING RESOLUTION NO. 24-204 APPROVING PROFESSIONAL ENGINEERING SERVICES FOR THE OLD BARN SITE AND TRAIN STATION PARKING LOT

### RESOLUTION NO. 24-223 OCTOBER 21, 2024

**WHEREAS**, on September 16, 2024, the Borough adopted Resolution No. 24-204 approving Neglia Engineering’s proposal for professional engineering services for the Old Barn Site and Train Station Parking Lot at an estimated project cost of approximately \$62,900.00 representing Phase I; and

**WHEREAS**, it is necessary to amend resolution no. 24-204 to increase the not to exceed amount by \$2,500.00 for reimbursable expenses for phase 1 only; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available in budget account #C-04-55-943-099 for this matter; and

**WHEREAS**, the Borough Administrator has reviewed this matter and recommends that resolution no. 24-204 be amended to increase the not to exceed amount by \$2,500 for reimbursable expenses for phase 1 only for the subject project.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that resolution no. 24-204 adopted by the Governing Body on September 16, 2024 approving an estimated project cost of approximately \$62,900.00 for engineering services for the Old Barn Site and Train Station Parking Lot project be and is hereby amended to reflect an increase in the not to exceed amount by \$2,500.00 for reimbursable expenses for phase 1 only; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to Neglia Engineering Associates upon its passage.

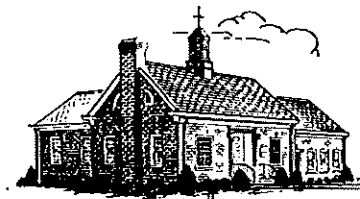
**CERTIFICATION**

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 October 21, 2024.



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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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Administrator						
Brodsky			X			
Gadaleta	X		X			
Margolis			X			
Marsh			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION REAFFIRMING NO RIGHT TURN AT EXIT 171

**RESOLUTION NO. 24-224  
OCTOBER 21, 2024**

**WHEREAS**, on March 1, 1984, the Borough of Woodcliff Lake and the Borough of Saddle River entered into a Stipulation of Settlement and Consent Order with the New Jersey Highway Authority regarding the northbound exit and southbound entrance ramps at Exit 171 of the Garden State Parkway; and

**WHEREAS**, the Stipulation of Settlement prohibited a right-hand turn from the northbound exit ramp at Exit 171 onto Glen Road without the written and unanimous consent of the Borough of Woodcliff Lake, the New Jersey Highway Authority, and the County of Bergen; and

**WHEREAS**, the Stipulation of Settlement also prohibited a left-hand turn from Glen Road onto the subject southbound entrance ramp without the written consent of the Borough of Woodcliff Lake, New Jersey Highway Authority, and the County of Bergen; and

**WHEREAS**, the New Jersey Highway Authority has not provided any new data, studies, expert reports nor any justification to support a righthand turn at Exit 171; and

**WHEREAS**, the New Jersey Turnpike Authority has not complied with the Stipulation of Settlement and has failed to secure the approval of the Mayor and Council of the Borough of Woodcliff Lake to permit a righthand turn at Exit 171; and

**WHEREAS**, the Borough seeks to reaffirm the Agreement with the Turnpike Authority prohibiting a right-hand turn on to Glen Road at Exit 171 from the Garden State Parkway without

the consent of the Borough of Woodcliff Lake; and

**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 Agreement with the Turnpike Authority prohibiting a right-hand turn on to Glen Road from Exit 171 on the northbound lanes of the Garden State Parkway without the consent of the Borough of Woodcliff Lake be reaffirmed and enforced; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Turnpike Authority upon its passage.

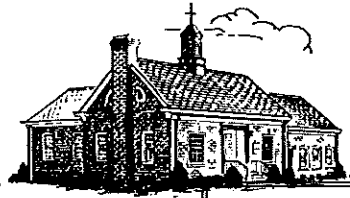
**CERTIFICATION**

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 October 21, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

100 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Brodsky			X			
Gadaleta	X		X			
Margolis			X			
Marsh			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING DEVELOPER'S AGREEMENT WITH WCL LAND 1 LLC

### RESOLUTION NO. 24-225 OCTOBER 21, 2024

**WHEREAS**, WCL LAND 1, LLC (hereinafter the Developer) submitted an application for preliminary and final site plan approval to the Land Use Board with regard to the property located at 42 Kinderkamack Road, Block 2801, Lot 12 in the Borough; and

**WHEREAS**, the application received site plan approval by resolution dated May 21, 2024; and

**WHEREAS**, it is necessary to enter into a Developer's Agreement between the Parties outlining their acceptance of the conditions, safeguards and limitations under which the site improvements for the project will proceed; and

**WHEREAS**, a Developers Agreement has been prepared, a copy of which is attached hereto and incorporated herein by reference, outlining the terms and conditions of the subject development; and

**WHEREAS**, the Borough Attorney and Land Use Board Attorney have reviewed the attached Developers 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 Developers Agreement for the development of the property located at 42 Kinderkamack Road, Block 2801, Lot 12, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the attached Developers Agreement on behalf of the Borough; 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 signed Developers Agreement to Charles J. Rabolli, Jr., Esq., the attorney representing the Developer 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 October 21, 2024.



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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
Brodsky			X			
Gadaleta	X		X			
Margolis			X			
Marsh			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

## RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES

**RESOLUTION NO. 24-226**

**OCTOBER 21, 2024**

**WHEREAS**, Magnolia Home Remodeling Group, the contractor at property 15 Centennial, submitted a permit to renovate the kitchen and the bathroom and paid a permit fee of \$884.00 (Permit No. 24-255); and

**WHEREAS**, the permit was issued but the work was never performed by Magnolia Home Remodeling Group; and

**WHEREAS**, the contractor has requested a refund of the permit fees; and

**WHEREAS**, the DCA fee (\$59.00) and the 20% plan review fee (\$165.00) of the permit fees remain with the Borough for plan review, and the amount of \$660.00 be returned to Magnolia Home Remodeling Group.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$660.00 to the contractor listed below:

**PAYMENT TO:**

**Magnolia Home Remodeling Group  
1640 Vauxhall Road, 2<sup>nd</sup> Floor  
Union, NJ 07083**

**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 October 21, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASGACK 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
Brodsky			X			
Gadaleta	X		X			
Margolis			X			
Marsh			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

## RESOLUTION AUTHORIZING REBID OF CLEANING/JANITORIAL SERVICES FOR BOROUGH FACILITIES

**RESOLUTION NO. 24-227  
OCTOBER 21, 2024**

**WHEREAS**, the Borough of Woodcliff Lake previously advertised for proposals for Cleaning/Janitorial Services for the Borough Facilities; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-13.2(d), the Borough desires to readvertise for competitive contracting proposals for the Cleaning/Janitorial Services for the Borough Facilities as the Borough desires to substantially revise the specifications for same; and

**WHEREAS**, the Borough Administrator and Qualified Purchasing Agent have reviewed this matter and recommend the proposal for Cleaning/Janitorial Services for the Borough be readvertised.

**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 pursuant to N.J.S.A. 40A:11-13.2(d), the readvertisement for proposals for Cleaning/Janitorial Services for Borough Facilities be and is hereby approved for the reason stated herein; and

**BE IT FURTHER RESOLVED**, that the proposal for Cleaning/Janitorial Services for Borough Facilities be rebid; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to effectuate all action necessary to readvertise the proposal for Cleaning/Janitorial Services for Borough Facilities; and

**BE IT FURTHER RESOLVED**, that a copy of this Resolution shall be kept on file in the Office of the Clerk.

**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 October 21, 2024.



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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 Clerk

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Brodsky			X			
Gadaleta	X		X			
Margolis			X			
Marsh			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

## RESOLUTION AUTHORIZING RAFFLE LICENSE TO TEMPLE EMANUEL OF THE PASCACK VALLEY, INC.

RESOLUTION NO. 24-228  
OCTOBER 21, 2024

**WHEREAS**, raffle applications have been made by Temple Emanuel of the Pascack Valley, Inc. for Pocketbook Bingo and a Tricky Tray which will be held on December 5, 2024, at 87 Overlook Drive, Woodcliff Lake, New Jersey; and

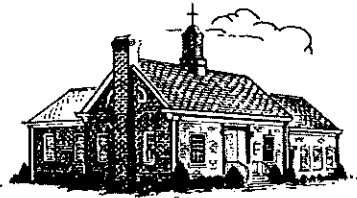
**WHEREAS**, said applications have been submitted to the Woodcliff Lake Police Department for investigation and have been found to be in good order.

**NOW, THEREFORE, BE IT RESOLVED** that the raffle license applications of Temple Emanuel of the Pascack Valley, Inc. are hereby approved, and the Borough Clerk is authorized to issue Raffle License RA24-07 and BA 24-08.

### 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 October 21, 2024.

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
Brodsky			X			
Gadaleta	X		X			
Margolis			X			
Marsh			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

## RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES

**RESOLUTION NO. 24-229**

**OCTOBER 21, 2024**

**WHEREAS**, Simple Tank, the contractor for Thomas Macari, of property at 224 Glen Road submitted a permit to install a 275 Gallon Tank in the house and paid a permit fee of \$206 (Permit 24-350); and

**WHEREAS**, the permit was issued but the work was never performed to install the tank; and

**WHEREAS**, the contractor has requested a refund of the permit fees; and

**WHEREAS**, the DCA fees (\$6.00) and the 20% plan review fee (\$40.00) of the permit fees remain with the Borough for plan review, and the amount of \$160.00 be returned to Simple Tank.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$160.00 to the contractor listed below:

**PAYMENT TO:**  
Simple Tank Services  
717 North Avenue  
Plainfield NJ 07062

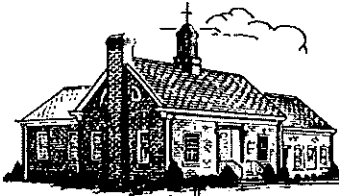
**CERTIFICATION**

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 October 21, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASSACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Carlos Rendo, Mayor			X			
Tomas J. Padilla, Borough Administrator	X		X			
Brodsky			X			
Gadaleta			X			
Margolis			X			
Marsh			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING CONTRACT WITH JOSEPH M. SANZARI INC. FOR WORK ON GLEN ROAD

### RESOLUTION NO. 24-230 OCTOBER 21, 2024

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a proposal from Joseph M. Sanzari Inc. for work to be performed at Glen Road in the Borough in the amount of \$220,326.54; and

**WHEREAS**, the proposal, a copy of which is attached hereto and incorporated herein by reference, outlines the description of work to be performed; and

**WHEREAS**, Joseph M. Sanzari Inc. is an approved vendor by the County of Bergen Commissioners under resolution no. 638-23; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11- 1 et seq. and N.J.A.C. 5:34, this matter is exempt from public bidding; and

**WHEREAS**, the Borough Administrator and Superintendent of the Department of Public Works have reviewed the proposal submitted by Joseph M. Sanzari Inc., a copy of which is attached hereto and incorporated herein by reference, and recommend the approval of same; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that the funds are available for this project in Account No. C-04-55-941-020 and C-04-55-938-023, said certification being attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and Joseph M. Sanzari Inc., 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 Governing Body of Woodcliff Lake, County of Bergen and State of New Jersey, that the proposal submitted by Joseph M. Sanzari, Inc. for the work to be performed at Glen Road in the amount of \$220,326.54, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to execute the proposal between the Borough and Joseph M. Sanzari Inc. on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the contract agreement with Joseph M. Sanzari Inc. on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed proposal and contract agreement to Joseph M. Sanzari Inc. upon its passage.

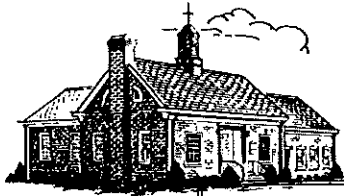
#### CERTIFICATION

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 October 21, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASGACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

	Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Carlos Rendo, Mayor Tomas J. Padilla, Borough Administrator							
	Brodsky			X			
	Gadaleta	X		X			
	Margolis			X			
	Marsh			X			
	Stern			X			
	Pollack		X	X			
	Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING MEMORANDUM OF UNDERSTANDING WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

**RESOLUTION NO. 24-231**

**OCTOBER 21, 2024**

**WHEREAS**, the Borough of Woodcliff Lake and the New Jersey Department of Environmental Protection (hereinafter the "Parties") desire to enter into a Memorandum of Understanding with regard to the acquisition of properties for flood mitigation and climate resilience purposes; and

**WHEREAS**, the Memorandum of Understanding, a copy of which is attached hereto and incorporated herein by reference, sets forth the terms and conditions between the Parties; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the Memorandum of Understanding attached hereto and incorporated herein by reference and recommend the approval of same.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of Woodcliff Lake, County of Bergen and State of New Jersey, that the Memorandum of Understanding between the Borough and the New Jersey Department of Environmental Protection regarding the acquisition of properties for flood mitigation and climate resilience purposes, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

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

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

directed to forward a copy of this resolution together with the signed Memorandum of Understanding to the State of New Jersey Department of Environmental Protection upon its passage.

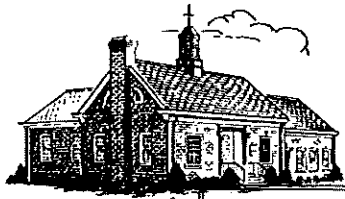
**CERTIFICATION**

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 October 21, 2024.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Brodsky			X			
Gadaleta	X		X			
Margolis			X			
Marsh			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING HIRING OF SANITATION LABORER/DRIVER

### RESOLUTION NO. 24-232 OCTOBER 21, 2024

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

**WHEREAS**, Brian Cannone has submitted a resume for said position; and

**WHEREAS**, Brian Cannone's appointment, subject to his passing all required testing for said position with a starting annual salary of \$48,000.00; and

**WHEREAS**, the Borough Administrator and Superintendent of Department of Public Works have reviewed this matter and recommend that Brian Cannone be hired as a Sanitation Laborer/Driver subject to his passing of all required testing at an annual salary of \$48,000.00.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Brian Cannone, subject to his passing of all required testing, be and he is hereby hired as a Sanitation Laborer/Driver for the Department of Public Works at an annual salary of \$48,000.00; 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 Brian Cannone upon its passage.

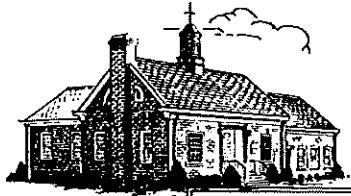
**CERTIFICATION**

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 October 21, 2024.



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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
Brodsky			X			
Gadaleta	X		X			
Marsh			X			
Margolis			X			
Stern			X			
Pollack		X	X			
Mayor Rendo						

## RESOLUTION FOR MUNICIPALITIES TO CONFIRM ENDORSEMENT OF COMMUNITY DEVELOPMENT PROJECTS

**RESOLUTION NO. 24-233  
OCTOBER 21, 2024**

**WHEREAS**, a Bergen County Community Development grant of \$35,000 has been proposed by Meals on Wheels for Mental Health Support Project in Bergen County; 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 October 21, 2024.



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