



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL AGENDA  
DECEMBER 18, 2023  
MEETING HELD IN PERSON AND ON  
ZOOM (FOR VIEWING ONLY)  
411 CHESTNUT RIDGE ROAD  
WOODCLIFF LAKE, NEW JERSEY  
6:00 PM OPEN SESSION**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85709649889?pwd=N0N6VWNpc0xtRmt6WFRQY203UTlwdz09>

Passcode: 183854

**CALL TO ORDER**

Notice of this meeting, in accordance with the "Open Public Meetings Law, 1975, C. "231", has been posted and two newspapers, The Record and The Ridgewood News, have been notified.

**ROLL CALL**

Mayor Carlos Rendo  
Councilwoman Jacqueline Gadaleta  
Councilwoman Josephine Higgins  
Council President Jennifer Margolis  
Councilwoman Nicole Marsh  
Councilman Benjamin Pollack  
Councilman Richard Schnoll

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

November 20, 2023 (Open)  
November 20, 2023 (Closed)

**PUBLIC COMMENTS**

(limit to 3 minutes per speaker)

**PROCLAMATIONS**

- Pearl Harbor Remembrance Day

**MAYOR'S REPORT**

**COUNCIL REPORTS**

- Councilwoman Higgins
- Councilwoman Marsh

- Councilman Pollack
- Councilman Schnoll
- Councilwoman Gadaleta
- Council President Margolis

#### **ENGINEER'S REPORT**

(please see attached)

#### **PRESENTATION OF PLAQUES TO OUTGOING COUNCIL MEMBERS**

#### **OUTGOING COUNCIL MEMBERS' STATEMENTS**

#### **ORDINANCES**

Public Hearing Ordinance No. 23-17

An Ordinance of the Borough of Woodcliff Lake Authorizing the Execution and Delivery of a Financial Agreement Pursuant to the Five-Year Exemption and Abatement Law

Public Hearing Ordinance No. 23-18

An Ordinance of the Borough of Woodcliff Lake Authorizing the Execution and Delivery of a Financial Agreement By and Between the Borough of Woodcliff Lake and Lexington Broadway Urban Renewal LLC ("Owner")

Public Hearing Ordinance No. 23-19

An Ordinance to Amend Chapter 5 Entitled "Administration of Government" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

Public Hearing Ordinance No. 23-20

An Ordinance Establishing a Joint Planning Board/Zoning Board of Adjustment and Amending An Ordinance Entitled "Land Use" of the Code of the Borough of Woodcliff Lake

#### **CONSENT AGENDA**

Resolution No. 23-258 Resolution Authorizing Payroll and Payment of Claims

Resolution No. 23-259 Authorizing the Insertion in Budget of Special Item of Revenue and Appropriation – Chapter 159 2023 Drive Sober or Get Pulled Over Year End Holiday Crackdown

Resolution No. 23-260 Resolution Approving Hiring in Police Department

Resolution No. 23-261 Resolution Approving Hiring in Police Department

Resolution No. 23-262 Resolution Approving a Settlement of the Tax Appeals Filed by SIG 100 Tice LLC for the Tax Years 2021 and 2022 and Authorizing the special Tax Appeal Attorney's Office to Execute and File a Stipulation of Settlement Thereon

Resolution No. 23-263 A Resolution Approving a Settlement of the Tax Appeals Filed by Brighton Norse Realty LLC for the Tax Years 2020, 2021 and 2022 Authorizing the Special Tax Appeal Attorney's Office to Execute and File a Stipulation of Settlement Thereon

Resolution No. 23-264 A Resolution Approving Payment of Tax Refunds to Brighton Norse Realty LLC for the Years 2020, 2021 and 2022

Resolution No. 23-265 Resolution Authorizing Cancellation of Tax Overpayments or Delinquent Amounts Less than \$10.00

Resolution No. 23-266 Resolution Authorizing a Refund of Permit Fees (Meyer)

Resolution No. 23-267 Resolution Authorizing a Refund of Permit Fees (Alenick)

Resolution No. 23-268 Resolution to Affirm the Borough of Woodcliff Lake's Civil Rights Policy with Respect to All Officials, Appointees, Employees, Prospective Employees, Volunteers, Independent Contractors, and Members of the Public Come Into Contract with Municipal Employees,

Officials and Volunteers

- Resolution No. 23-269 Resolution Amending and Adopting the Employees' Handbook for the Borough of Woodcliff Lake
- Resolution No. 23-270 Resolution to Advertise for Bids for Campbell Avenue Roadway Improvements and 2023 Municipal Paving Program (Municipal Funded)
- Resolution No. 23-271 Resolution Endorsing a Treatment Works Approval (TWA) Permit Application for Sanitary Sewer Connection Associated with the 188 Broadway Redevelopment Project Located at 188 Broadway, Block 2701, Lot 3
- Resolution No. 23-272 Resolution Authorizing Execution of Contract with Valley Health Systems
- Resolution No. 23-273 Resolution Authorizing the Renewal of an Interlocal Agreement for Street Sweeping Services Between the Borough of Paramus and the Borough of Woodcliff Lake
- Resolution No. 23-274 Resolution Authorizing the Execution of an Interlocal Agreement for the Maintenance and Repairs of Fire Department Vehicles by and Between the Borough of Paramus and the Borough of Woodcliff Lake
- Resolution No. 23-275 Resolution Approving Retirement Payout
- Resolution No. 23-276 A Resolution Approving Payment of Tax Refunds to Perillo Family Limited Partnership For the Tax Years 2022 and 2023
- Resolution No. 23-277 Resolution Authorizing Cancellation of Old Outstanding Checks – Payroll Fund
- Resolution No. 23-278 Resolution Approving Employment Agreement Between the Borough of Woodcliff Lake and A. Stephen Regula
- Resolution No. 23-279 Resolution Approving Promotion of Deputy Chief A. Stephen Regula
- Resolution No. 23-280 Resolution Approving Employment Agreement Between the Borough of Woodcliff Lake and Chad Malloy
- Resolution No. 23-281 Resolution Approving Parkhurst Dumping Rack Body
- Resolution No. 23-282 Resolution Approving Galion Mason Dump Body-Boss Snowplow
- Resolution No. 23-283 Resolution Approving Transfers Between Budget Appropriations
- Resolution No. 23-284 Resolution Approving Pistol Range Agreement with Park Ridge, Montvale, Emerson, Oradell and Upper Saddle River
- Resolution No. 23-285 Resolution Authorizing Execution of Contract with the Bergen County Department of Health Services/Bloodborne Pathogen Compliance Program 2024/2025
- Resolution No. 23-286 Resolution Approving Agreement with New Jersey Transit Corporation
- Resolution No. 23-287 Resolution Authorizing GTBM for Installation of Cameras and Communication Boxes for Police Department
- Resolution No. 23-288 Resolution Approving Agreement with the Borough of Hillsdale for Use of Vehicles
- Resolution No. 23-289 Resolution Authorizing Agreement for Bergen County Department of Health Services Proposal for Public Health Shared Services for the Employee Assistance Program (EAP) for the Borough of Woodcliff Lake

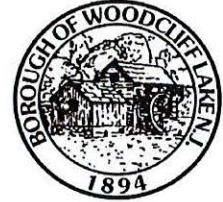
**ADJOURNMENT**

**\*\*\*\*Disclaimer\*\*\*\***

**Subject to Additions and/or Deletions**



**DECEMBER 2023 ENGINEERS REPORT  
BOROUGH OF WOODCLIFF LAKE  
DECEMBER 13, 2023**



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

Contract awarded to CMS Construction in the amount of \$1,038,644.00. The Borough of Woodcliff Lake received a grant allotment of \$600,000.00 from the Transportation Trust Fund to partially fund the project. Preconstruction meeting held 5/24/23. PSEG utility pole relocation completed. PSEG gas shutoff for bridge demolition completed. Park Ridge Water shutoff for bridge demolition completed. Bridge demolition complete and contractor working on footings/foundations/wingwalls with installation of pre-cast culvert to follow.

**2. Glen Road Improvements Project NJDOT FY 2022**

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

**3. Werimus Lane Bypass Chamber Improvements**

Neglia completed plans and specifications for the Werimus Lane Bypass Chamber Improvements in accordance with our proposal and Resolution No. 23-251 in order to obtain pricing under the Bergen County Cooperative Contract to address immediate public health and safety needs at the existing Werimus Lane sewage pumping station at this time and prior to the full reconstruction and upgrades that are currently being designed for the station. Plans currently under review by Borough DPW and BC Cooperative Contractor (Sanzari) for pricing purposes.

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

Neglia continuing with the design of the Werimus Lane Pump Station Flood Resilient Improvements project in accordance with our proposal and Resolution No. 23-157. Neglia submitted NJDEP Division of Land Use Permit Application package on 10/23/2023 and application is under review by the NJDEP. Neglia to submit Sanitary Sewer TWA Application to the BCUA for review as the treatment authority followed by final submission to the NJDEP for state review of the Sanitary Sewer TWA Application. Neglia working to have Final Plans Specifications ready for bidding following receipt of NJDEP permits.

**LYNDHURST**

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

**MOUNTAINSIDE**

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



5. **Old Mill Driveway and Bank Stabilization Repairs**

Sanzari provided revised proposal for repairs consisting of streambank stabilization repair, permanent infrastructure repairs, and proposed mitigation measures to address area between Old Mill Pond outlet and the access driveway adjacent to the Old Mill Pond Pump/Filter house that was impacted and damaged by Hurricane Ida in the amount of \$224,500.00. Repairs have been substantially completed with final concrete, final restoration, and punch list items remaining.

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

Neglia submitted the NJDEP Land Use Permitting package/Permitting Plans to the NJDEP on 9/11/2023 for the proposed new park improvements. Neglia and DMR addressing second round of comments provided by the NJDEP with respect to the application. Neglia to continue to follow up with NJDEP with respect to permit status. Neglia waiting on authorization to proceed with final Construction Documents and Specifications pending final design to be provided by DMR and as approved by the Borough.

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

The Borough of Woodcliff Lake received a grant in the amount of \$203,110.00 from the NJDOT for Campbell Avenue Paving Project as per the November 23, 2022 grant award letter. Revised proposal for bid document preparation, construction management and NJDOT project administration for the combined Campbell Avenue Paving Project & Year 2023 Municipal Paving Project (Birchwood Drive, Stacey Lane, Renee Court) was provided for Borough approval. Neglia proceeding with preparation of Bid Documents for the project in accordance with our proposal and Resolution No. 23-230. We anticipate submitting to the NJDOT for pre-bid plan and spec review by the end of the month so the project can bid and awarded prior to the November 2024 deadline.

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

Project completed, maintenance bond provided by Contractor, and final payment issued to close out project.

9. **Woodcrest Drive Pumping Station**

Rip rap stabilization installation completed by Sanzari with final landscape restoration to be coordinated with the Borough.

10. **55 Woodcliff Avenue Survey and Concept Plan**

Neglia has completed the survey and preliminary concept plan showing a conceptual building footprint along with a preliminary engineer's estimate for sitework for review by the Borough.

11. **MS4 Stormwater Mapping**

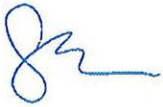
Neglia provided a proposal for MS4 Stormwater Mapping to meet latest NJDEP MS4 Regulations to the Borough for review. We understand the Borough's grant writer, Millenium will be submitting a grant application to partially fund the cost for the mapping. Neglia is prepared to proceed once our proposal is approved/authorized by the Borough.

**12. 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 will provide a proposal for the Engineering Design and Construction Management for review by the Borough in order to stay on track with the NJDOT LA 2024 award deadline of October 31, 2025.

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

Respectfully submitted,  
**Neglia**



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

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**BOROUGH OF WOODCLIFF LAKE**

**Bergen County, New Jersey**

**ORDINANCE NO. 23-19**

**AN ORDINANCE TO AMEND CHAPTER 5 ENTITLED "ADMINISTRATION OF GOVERNMENT" OF THE  
BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY**

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

**WHEREAS**, Chapter 5, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Administration of Government within the Borough of Woodcliff Lake; and,

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

**Chapter 5. Administration of Government.**

Art. IX – Administrative Organization.

Sec. 5-25 Departments boards and commissions.

A. Departments.

(2) Department of Public Works, Sewers and Sanitation.

(4) Fire Department, Volunteer Emergency Services and Office of Emergency Management.

(6) Department of Sewers and Sanitation – deleted.

B. Boards and agencies.

(1) Zoning Board of Adjustment – deleted and replaced with Planning Board.

(2) Board of Assistance – deleted.

(3) Shade Tree Committee – removed from this section.

C. Committees

(1) Economic Growth & Development

(2) Shade Tree Committee

(3) Legal Committee.

Sec. 5-26 Standing Committees

The Mayor shall provide for standing committees of the Borough Council for each of the departments referred to in Sec. 5-25A of this chapter and the bylaws of the Mayor and Council. Each standing committee shall be composed of no less than two members of the Council appointed by the Mayor and confirmed by a majority of the Council at the organization meeting or thereafter upon the occurrence of a vacancy. The Mayor shall designate one member of each committee referred to in Sec. 5-25B and Sec. 5-25C as Chairperson, which shall also be confirmed by a majority of the Council. The Mayor may, during the year, to be confirmed by a majority of the Council, remove a member or the Chair of any standing committee. No removal shall be made without the affirmative vote of at least three members of the Council. The Mayor shall break all tie votes.

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

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



**BOROUGH OF WOODCLIFF LAKE**  
**ORDINANCE NO. 23-18**

**AN ORDINANCE OF THE BOROUGH OF WOODCLIFF LAKE AUTHORIZING THE EXECUTION AND  
DELIVERY OF A FINANCIAL AGREEMENT BY AND BETWEEN THE BOROUGH OF WOODCLIFF  
LAKE AND LEXINGTON BROADWAY URBAN RENEWAL LLC ("OWNER")**

**WHEREAS**, on December 22, 2022, the Borough adopted Resolution #R22-28 declaring Block 2701, Lot 3 as identified on the tax map of the Borough as an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the "**Redevelopment Law**" and together with the Tax Exemption Law, the "**Acts**"); and

**WHEREAS**, on March 20, 2023, the Borough adopted Ordinance No. 23-03 approving and adopting the "Redevelopment Plan for 188 Broadway" (the "**Redevelopment Plan**") governing Block 2701, Lot 3; and

**WHEREAS**, 188 Broadway L.P. (the "**Redeveloper**") entered into that certain agreement with the Borough dated August 21, 2023 for the redevelopment of the Property pursuant to the Redevelopment Plan (the "Redevelopment Agreement"); and

**WHEREAS**, the 188 Broadway L.P. is the fee title owner of the property identified on the tax map of the Borough as Block 2701, Lot 3 (the "**Property**") and intends to construct a redevelopment project thereon consisting of thirty-seven (37) market rate residential rental units (the "**Project**"), all in accordance with the Redevelopment Plan and Redevelopment Agreement; and

**WHEREAS**, pursuant to and in accordance with the provisions of the Long Term Tax Exemption Law, constituting Chapter 431 of the Pamphlet Laws of 1991 of the State, and the acts amendatory thereof and supplement thereto (the "**Long Term Tax Law**", as codified in N.J.S.A. 40A:20-1 et seq.), the Borough is authorized to provide for tax exemption within a redevelopment area and for payment in lieu of taxes; and

**WHEREAS**, the Redeveloper has submitted an application to the Borough for the approval of the Project as an urban renewal project, as such term is used in the Tax Exemption Law, all in accordance with N.J.S.A. 40A:20-8 (the "**Exemption Application**", a copy of which is attached hereto as Exhibit A); and

**WHEREAS**, in accordance with the Redevelopment Agreement, the Redeveloper may divide the Redevelopment Plan into subprojects and create a condominium regime for the Project; and

**WHEREAS**, the Borough and the Redeveloper and Owner have reached an agreement with respect to, among other things, the terms and conditions relating to the Annual Service Charges and desire to execute the Financial Agreement.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Borough Council of the Borough of Woodcliff Lake, County of Bergen, New Jersey, as follows:

**Section 1.** The Exemption Application is hereby accepted and approved.

**Section 2.** The Financial Agreement is hereby authorized to be executed and delivered on behalf of the Borough by the Mayor in substantially the form attached hereto as Exhibit B, with such changes as the Mayor, after consultation with such counsel and any advisors to the Borough (collectively, the "**Borough Consultants**") shall determine, such determination to be conclusively evidenced by the execution of the Financial Agreement by the Mayor. The Borough Clerk is hereby authorized and directed to attest to the execution of the Financial Agreement by the Mayor and to affix the corporate seal of the Borough to the Financial Agreement.

**Section 3.** The Mayor is hereby further authorized and directed to (i) execute and deliver, and the Borough Clerk is hereby further authorized and directed to attest such execution and to affix the corporate seal of the Borough to, any document, instrument or certificate deemed necessary, desirable or convenient by the Mayor, after consultation with the Borough Consultants, to be executed in connection with the execution and delivery of the Financial Agreement and the consummation of the transactions contemplated thereby, which determination shall be conclusively evidenced by the execution of each such certificate or other document by the party authorized hereunder to execute such certificate or other document, and (ii) perform such other actions as the Mayor deems necessary, desirable or convenient in relation to the execution and delivery thereof.

**Section 4.** The ordinance shall take effect upon final passage and publication as required by law.

**Section 5.** Upon final adoption hereof, the Borough Clerk shall forward certified copies of this ordinance to John Schettino, Esq., Borough Attorney and Jeffrey A. Zenn, Special Borough Redeveloper Law Attorney.



**Section 6.** This ordinance shall be a part of the Code of the Borough of Woodcliff Lake as though codified and fully set forth therein. The Borough Clerk shall have this ordinance codified and incorporated in the official copies of the Code.

The Borough Clerk and the Corporation Counsel are authorized and directed to change any Chapter, Article and/or Section number of the Code of the Borough of Woodcliff Lake in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

Introduced by the Woodcliff Lake Borough Council  
on the 20<sup>th</sup> day of November 2023

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Deborah A. Dakin, RMC. CMR  
Borough Clerk

**BOROUGH OF WOODCLIFF LAKE  
ORDINANCE NO. 23-17**

**AN ORDINANCE OF THE BOROUGH OF WOODCLIFF LAKE AUTHORIZING THE EXECUTION AND  
DELIVERY OF A FINANCIAL AGREEMENT PURSUANT TO THE FIVE-YEAR EXEMPTION AND  
ABATEMENT LAW**

**WHEREAS**, on December 22, 2022, the Borough adopted Resolution #R22-28 declaring Block 2701, Lot 3 as identified on the tax map of the Borough as an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “**Redevelopment Law**” and together with the Tax Exemption Law, the “**Acts**”); and

**WHEREAS**, on March 20, 2023, the Borough adopted Ordinance No. 23-03 approving and adopting the “Redevelopment Plan for 188 Broadway” (the “**Redevelopment Plan**”) governing Block 2701, Lot 3; and

**WHEREAS**, 188 Broadway L.P. (the “**Redeveloper**”) is the fee title owner of the property identified on the tax map of the Borough as Block 2701, Lot 3 (the “**Property**”) and intends to create a condominium regime on the Property consisting of two (2) units: (1) a redevelopment project thereon consisting of thirty-seven (37) market rate residential rental units; and (2) nine (9) townhouse units which shall be sold to individual unit purchasers (the townhouse units being referred to as the “**Project**”), all in accordance with the Redevelopment Plan and Redevelopment Agreement; and

**WHEREAS**, the Redeveloper entered into that certain agreement with the Borough dated August 21, 2023 for the redevelopment of the Property pursuant to the Redevelopment Plan (the “**Redevelopment Agreement**”); and

**WHEREAS**, pursuant to and in accordance with the provisions of the Five-Year Exemption and Abatement Law, constituting Chapter 441 of the Pamphlet Laws of 1991 of the State, and the acts amendatory thereof and supplement thereto (the “**Tax Exemption Law**”, as codified in N.J.S.A. 40A:21-1 et seq.), the Borough is authorized to provide for tax exemption within a redevelopment area and for payment in lieu of taxes; and

**WHEREAS**, the Redeveloper may submit an application to the Borough for the approval of an exemption of the Project; and



**WHEREAS**, in accordance with the Redevelopment Agreement, the Redeveloper may divide the Redevelopment Plan into subprojects and create a condominium regime for the Project; and

**WHEREAS**, the Borough and the Redeveloper have reached an agreement with respect to, among other things, the terms and conditions relating to the Annual Service Charges on the Project and the terms of a Financial Agreement.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Borough Council of the Borough of Woodcliff Lake, County of Bergen, New Jersey, as follows:

**Section 1.** An Exemption Application shall be filed and accepted and approved by the Borough within the timeframe provided by the Exemption Law.

**Section 2.** The terms of the Financial Agreement shall provide for the applicant to pay to the municipality in lieu of full property tax payments an amount equal to a percentage of taxes otherwise due, according to the following schedule:

1. In the first full year after completion, no payment in lieu of taxes otherwise due;
2. In the second full year after completion, an amount not less than twenty percent (20%) of taxes otherwise due;
3. In the third full year after completion, an amount not less than forty percent (40%) of taxes otherwise due;
4. In the fourth full year after completion, an amount not less than sixty percent (60%) of taxes otherwise due;
5. In the fifth full year after completion, an amount not less than eighty percent (80%) of taxes otherwise due.

**Section 3.** The Financial Agreement is hereby authorized to be executed and delivered on behalf of the Borough by the Mayor in substantially the form attached hereto as Exhibit B, with such changes as the Mayor, after consultation with such counsel and any advisors to the Borough (collectively, the "**Borough Consultants**") shall determine, such determination to be conclusively evidenced by the execution of the Financial Agreement by the Mayor. The Borough Clerk is hereby authorized and directed to attest to the execution of the Financial Agreement by the Mayor and to affix the corporate seal of the Borough to the Financial Agreement.

**Section 4.** The Mayor is hereby further authorized and directed to (i) execute and deliver, and the Borough Clerk is hereby further authorized and directed to attest such execution and to affix the corporate seal of the Borough to, any document, instrument or certificate

deemed necessary, desirable or convenient by the Mayor, after consultation with the Borough Consultants, to be executed in connection with the execution and delivery of the Financial Agreement and the consummation of the transactions contemplated thereby, which determination shall be conclusively evidenced by the execution of each such certificate or other document by the party authorized hereunder to execute such certificate or other document, and d(ii) perform such other actions as the Mayor deems necessary, desirable or convenient in relation to the execution and delivery thereof.

**Section 5.** The ordinance shall take effect upon final passage and publication as required by law.

**Section 6.** Upon final adoption hereof, the Borough Clerk shall forward certified copies of this ordinance to John Schettino, Esq., Borough Attorney and Jeffrey A. Zenn, Special Borough Redeveloper Law Attorney.

**Section 7.** This ordinance shall be a part of the Code of the Borough of Woodcliff Lake as though codified and fully set forth therein. The Borough Clerk shall have this ordinance codified and incorporated in the official copies of the Code.

The Borough Clerk and the Corporation Counsel are authorized and directed to change any Chapter, Article and/or Section number of the Code of the Borough of Woodcliff Lake in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

Introduced by the Woodcliff Lake Borough Council  
on the 20<sup>th</sup> day of November 2023

Deborah A. Dakin, RMC, CMR  
Borough Clerk



**BOROUGH OF WOODCLIFF LAKE**

**Bergen County, New Jersey**

**Ordinance No. 23-20**

**“AN ORDINANCE ESTABLISHING A JOINT PLANNING BOARD/ZONING BOARD OF ADJUSTMENT AND AMENDING AN ORDINANCE ENTITLED “LAND USE” OF THE CODE OF THE BOROUGH OF WOODCLIFF LAKE”**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, that Chapter 37 entitled “Land Use” of the Code of the Borough of Woodcliff Lake, is hereby amended so as to consolidate all of the powers, duties, authority and jurisdiction of the Board of Adjustment of the Borough of Woodcliff Lake with those of the Planning Board of the Borough of Woodcliff Lake and granting the same to the latter pursuant to and in accordance with N.J.S.A. 40:55D-25 in order that it act as the sole municipal land use board of the Borough and further amending and supplementing related provisions of the code to effectuate the said transition and that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged:

WHEREAS, N.J.S.A. 40:55D-25(c) authorizes municipalities having a population of 15,000 or less to establish by Ordinance, a single nine-member Planning Board to exercise all the powers of the Planning Board and Board of Adjustment; and

WHEREAS, the Mayor and Council find that the Borough of Woodcliff Lake has a population of less than 15,000 and that the adoption of an Ordinance establishing a joint Planning and Zoning Board is in the best interest of the Borough.

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

Establishment and composition.

A. There is hereby established in the Borough of Woodcliff Lake pursuant to N.J.S.A. 40:55D-25c, as amended, a Land Use Board of nine members which Board shall have the combined powers and duties of a municipal planning board and zoning board of adjustment, and consisting of four classes of members as delineated below:

(1) Class I: the Mayor or the Mayor's designee in the absence of the Mayor.

(2) Class II: one of the officials of the Borough of the municipality other than a member of the governing body, to be appointed by the Mayor, provided that if there be an Environmental Commission, the member of the Environmental Commission who is also a member of the Land Use Board as required by Section 1 of P.L. 1968, c. 245 (N.J.S.A. 40:56A-1), shall be deemed to be the Class II Land Use Board member if there be among the Class IV or alternate members of the Land Use Board both a member of the Board of Education.



(3) Class III: a member of the governing body to be appointed by it.

(4) Class IV: six other citizens of the Borough, to be appointed by the Mayor. The members of Class IV shall hold no other municipal office, position or employment, except that in the case of nine-member boards, one such member may be a member of the Historic Commission. No member of the Board of Education may be a Class IV member of the Land Use Board, except that in the case of a nine-member board, one Class IV member may be a member of the Board of Education.

B. In addition to the foregoing, alternate members may be appointed to the Land Use Board as Class IV members, and such alternate members shall not exceed four. Alternate members shall be appointed by the Mayor for Class IV members, and shall meet the qualifications of Class IV members of nine-member Land Use Boards. Alternate members shall be designated at the time of appointment by the Mayor as "Alternate No. 1," "Alternate No. 2," "Alternate No. 3" and "Alternate No. 4."

Terms of office.

A. The term of the member composing Class I shall correspond to the Mayor's official tenure, or, if the member is the Mayor's designee in the absence of the Mayor, the designee shall serve at the pleasure of the Mayor during the Mayor's official term.

B. The terms of the members composing Class II and Class III shall be for one year or terminate at the completion of their respective terms of office, whichever occurs first, except for a Class II member who is also a member of the Environmental Commission. The term of a Class II or Class IV member who is also a member of the Environmental Commission shall be for three years or terminate at the completion of his term of office as a member of the Environmental Commission, whichever occurs first.

C. The term of a Class IV member who is also a member of the Board of Education shall terminate whenever he is no longer a member of such other body or at the completion of his Class IV term, whichever occurs first. The terms all Class IV members first appointed shall be so determined that to the greatest practicable extent the expiration of such terms shall be distributed evenly over the first four years after their appointments; provided that the initial Class IV term of no member shall exceed four years. Thereafter, the Class IV term of each such member shall be four years.

D. Alternate members.

(1) The terms of the alternate members shall be for two years, except that the terms of the alternate members shall be such that the term of not more than two alternate members shall expire in any one year; provided, however, that in no instance shall the terms of the alternate members first appointed exceed two years.

(2) Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member of any class. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.

#### Vacancies and removal from office.

If a vacancy in any class shall occur otherwise than by expiration of the Land Use Board term, it shall be filled by appointment, as above provided, for the unexpired term. No member of the Land Use Board shall be permitted to act on any matter in which he or she has, either directly or indirectly, any personal or financial interest. Any member other than a Class I member, after a public hearing if he or she request one, may be removed by the governing body for cause.

#### Officers of Land Use Board; Site Plan and Subdivision Review Committee appointment and duties.

A. The Land Use Board shall elect a Chairman and Vice Chairman from the members of Class IV, and select a Secretary, who may or may not be a member of the Land Use Board or a municipal employee.

B. The Chairman of the Land Use Board may appoint a Site Plan and Subdivision Review Committee for the purpose of reviewing all applications for preliminary subdivision and site plan approvals and all applications for approval of use variances submitted in relation to applications for preliminary subdivision and site plan approval, making reports and recommendations to the Land Use Board, and performing such other duties as may be conferred upon it by the Board. The Committee's membership shall be composed of members of the Land Use Board, designated professional employees of the Borough, Land Use Board consultants, and/or representatives of such other agencies as shall be designated by the Board.

#### Experts and staff.

The Land Use Board may employ or contract for and fix compensation of a Land Use Board Attorney, other than the Borough Attorney, and experts, staff personnel and other services as it may deem necessary, not exceeding, exclusive of gifts or grants, the amount appropriated by the governing body for its use.

#### Powers and duties generally.

The Land Use Board is authorized to adopt bylaws governing its procedural operation and in accordance with provisions of N.J.S.A. 40:55D-1 et seq., it shall also have the following powers and duties of a Planning Board:

A. To prepare and, after public hearing, adopt or amend a Master Plan or component parts thereof, to guide the use lands within the Borough in a manner which protects public health and safety and promotes the general welfare, in accordance with the provisions of N.J.S.A. 40:55D-28.

B. To administer provisions of all development regulations of the municipality, including subdivision control and site plan review, in accordance with the provisions of said regulations and the Municipal Land Use Law of 1975, N.J.S.A. 40:55D-1 et seq., as amended.



C. When reviewing applications for approval of subdivision plats, site plans or conditional uses:

(1) To grant:

(a) Direction pursuant to N.J.S.A. 40:55D-34 for issuance of a permit for a building or structure in the bed of a mapped street or public drainageway, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32.

(b) Direction pursuant to N.J.S.A. 40:55D-36 for issuance of permit for a building or structure not related to a street.

(2) Whenever relief is requested pursuant to this subsection, notice of a hearing on the application for development shall include reference to the request for a variance or direction for issuance of a permit, as the case may be.

D. To participate in the preparation and review of programs or plans required by state or federal law or regulation.

E. To assemble data on a continuing basis as part of a continuing planning process.

F. To annually prepare a program of municipal capital improvement projects projected over a term of six years, and amendments thereto, and recommend same to the governing body.

G. Pursuant to N.J.S.A. 40:55D-25(c), the Land Use Board shall exercise, to the same extent and subject to the same restriction, all powers of a Zoning Board of Adjustment, including but not limited to those powers and duties prescribed by law to a Board of Adjustment pursuant to N.J.S.A. 40:55D-70 and N.J.S.A. 40:55D-776. In exercising the powers of the Board of Adjustment, the Class I and Class III members of Land Use Board shall not participate in the consideration of applications for development which involve relief pursuant to Subsection d of Section 57 of P.L. 19775, c. 291 (N.J.S.A. 40:55D-70, as amended), including:

(1) Hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, decision or refusal made by an administrative officer based on or made in the enforcement of the Zoning Ordinance;

(2) Hear and decide requests for interpretation of the zoning map or ordinance or for decision upon other special questions upon which such board is authorized to pass by any Zoning or Official Map Ordinance, in accordance with N.J.S.A. 40:55D-1 et seq., as amended, or any other development regulation;

(3) Grant variance from regulations:

(a) Where by reason of exception narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation would result in peculiar



and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property, grant, upon application or an appeal relating to such property, a variance from such strict application of such regulation so as to relieve such difficulties and hardship;

(b) Where in an application or appeal relating to a specific piece of property the purposes of this chapter would be advanced by a deviation from the Zoning Ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from said regulations; provided, however, that no variance from those departures enumerated in Subsection D of this section shall be granted under this subsection; and

(4) In particular cases for special reasons, grant variance to allow departure from this chapter to permit:

(a) A use or principal structure in a district restricted against such use or principal structure;

(b) An expansion of a nonconforming use;

(c) Deviation from a specification or standard pursuant to N.J.S.A. 40:55D-67 pertaining solely to a conditional use;

(d) An increase in the permitted floor area ratio as defined in N.J.S.A. 40:55D-4;

(e) An increase in the permitted density as defined in this chapter, except as applied to the required lot area for a lot or lots for detached one- or two-dwelling-unit buildings, which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision; or

(f) A height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

(5) A variance under this subsection shall be granted only by affirmative vote of at least two-thirds of the full authorized membership of this board.

(6) In exercising the above mentioned powers the Land Use Board, as the Board of Adjustment, may, in conformity with the provisions of N.J.S.A. 40:55D-1 et seq., or amendments thereto or subsequent statutes applying, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and make sure other requirements, decisions or determination as ought to be made, and to that end have all the powers of the administrative officer from whom the appeal was taken.

H. To consider and make report to the governing body within 35 days after referral as to any proposed development regulation submitted to it pursuant to the provisions of N.J.S.A. 40:55D-26a, and also pass upon other matters specifically referred to the Land Use Board by the governing body pursuant to the provisions of N.J.S.A. 40:55D-26b.

I. To carry out the provisions set forth in this chapter for the preservation of historic resources.

J. To perform such other advisory duties as are assigned to it by ordinance or resolution of the governing body for the aid and assistance of the governing body or other agencies and officers of the municipality.

#### Rules and regulations.

The Board shall adopt such rules and regulations as may be necessary to carry into effect the provisions and purposes of this chapter. In the issuance of subpoenas, administration of oaths and taking of testimony, the provisions of the County and Municipal Investigation Law (N.J.S.A. 2A:67A-1 et seq.) shall apply.

#### Conflicts of interest.

No member of the Land Use Board shall act on any matter in which he or she has, either directly or indirectly, any personal or financial interest. Whenever any such member shall disqualify himself or herself from acting on a particular matter, he or she shall not continue to sit with the Board on the hearing of such matter nor participate in any discussion or decision relating thereto. This would include voting on a memorializing resolution relating to the such matter and the decision thereon.

#### Meetings.

A. Meetings of the Land Use Board shall be scheduled no less often than once a month and any meeting so scheduled shall be held as scheduled unless canceled for lack of applications for development to process or appeals to be heard and decided.

B. Special meetings may be provided for at the call of the Chairman or on the request of any two Board members, which shall be held on notice to the Board's members and the public in accordance with all applicable legal requirements.

C. No action shall be taken at any meeting without a quorum present.

D. All actions shall be taken by majority vote of the members present at the meeting except as otherwise required by any provisions of N.J.S.A. 40:55D-1 et seq. Failure of a motion to receive the number of votes required to approve an application for development or appeal pursuant to the exceptional vote requirements of N.J.S.A. 40:55D-34 and 40:55D-67d shall be deemed an action denying the application.

E. All regular meetings and all special meetings shall be open to the public. Notice of all such meetings shall be given in accordance with the requirements of the Open Public Meetings Act (N.J.S.A. 40:4-6 et seq.). An executive session for the purpose of discussion and studying matters to come before the Board shall not be deemed regular or special meetings in accordance with the provisions of N.J.S.A. 40:55D-9.

#### Zoning Board of Adjustment

Article II entitled Zoning Board of Adjustment, is hereby deleted in its entirety.



BE IT FURTHER ORDAINED, if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

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

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

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Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS**

**RESOLUTION NO. 23-258  
DECEMBER 18, 2023**

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

Payroll Released 11/30/2023	\$254,473.82
Payroll Released 12/15/2023	\$337,762.66

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

Current Fund:	\$ 1,298,973.56
Open Space Trust:	\$ 8,843.00
Animal Control:	\$ 2.40
Trust Escrow:	\$ 9,879.00
General Capital:	\$ 6,240.00
Affordable Housing:	\$ 1,452.50
Escrow:	\$ 5,823.50

**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 December 18, 2023.

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Deborah A. Dakin, RMC, CMR  
Borough Clerk

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**AUTHORIZING THE INSERTION IN BUDGET OF SPECIAL ITEM OF REVENUE AND  
APPROPRIATION – CHAPTER 159 2023 DRIVE SOBER OR GET PULLED OVER  
YEAR END HOLIDAY CRACKDOWN**

**RESOLUTION NO. 23-259  
DECEMBER 18, 2023**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of Local Government Services may approve insertion of any Special Item of Revenue in the budget of any municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for an equal amount; and,

**WHEREAS**, the Borough of Woodcliff Lake has been awarded \$7,000.00 from the 2023 Drive Sober or Get Pulled Over Year End Holiday Crackdown Grant Program and wishes to include this amount as a revenue item.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, hereby requests the Director of the Division of Local Government Services to approve insertion of an item of revenue in the budget of the year 2023 in the sum of \$7,000.00 which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services: Public and Private Revenues Offset with Appropriations:



2023 Drive Sober or Get Pulled Over Year End Holiday Crackdown

**BE IT FURTHER RESOLVED** that a like sum of \$7,000.00 be and is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from "CAPS"

Public and Private Offset by Revenues:

2023 Drive Sober or Get Pulled Over Year End Holiday Crackdown

**BE IT FURTHER RESOLVED**, that the Borough Certified Municipal Finance Officer shall provide an electronic certified copy of this resolution to the Director of Local Government Services for approval.

**CERTIFICATION**

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

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

### **RESOLUTION APPROVING HIRING IN POLICE DEPARTMENT**

#### **RESOLUTION NO. 23-260 DECEMBER 18, 2023**

**WHEREAS**, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Police Officer; and

**WHEREAS**, after interviews and a review of candidates, the Police Chief and Police Committee recommend the hiring of Matthew Pesco as a Probationary Police Officer in the Woodcliff Lake Police Department effective January 1, 2024 pending final approval of his medical and psychological exams; and

**WHEREAS**, Matthew Pesco possesses all the qualifications necessary for the position of Police Officer for the Woodcliff Lake Police Department.

**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 Matthew Pesco be and he is hereby hired as a Probationary Police Office in the Woodcliff Lake Police Department effective January 1, 2024 pending final approval of his medical and psychological exams; 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 Police Chief and Matthew Pesco 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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

## RESOLUTION APPROVING HIRING IN POLICE DEPARTMENT

### RESOLUTION NO. 23-261 DECEMBER 18, 2023

**WHEREAS**, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Police Officer; and

**WHEREAS**, after interviews and a review of candidates, the Police Chief and Police Committee recommend the hiring of John Kurz as a Probationary Police Officer in the Woodcliff Lake Police Department effective January 1, 2024 pending final approval of his medical and psychological exams; and

**WHEREAS**, John Kurz possesses all the qualifications necessary for the position of Police Officer for the Woodcliff Lake Police Department.

**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 John Kurz be and he is hereby hired as a Probationary Police Office in the Woodcliff Lake Police Department effective January 1, 2024 pending final approval of his medical and psychological exams; 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 Police Chief and John Kurz 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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**A RESOLUTION APPROVING A SETTLEMENT OF THE TAX APPEALS FILED BY SIG 100 TICE LLC  
FOR THE TAX YEARS 2021 AND 2022 AND AUTHORIZING THE SPECIAL TAX APPEAL  
ATTORNEY’S OFFICE TO EXECUTE AND FILE A STIPULATION OF SETTLEMENT THEREON**

**RESOLUTION NO. 23-262  
DECEMBER 18, 2023**

**WHEREAS**, SIG 100 Tice LLC, is the owner of properties, known and designated as Block 301, Lot 3.05 as shown on the Tax Map of the Borough of Woodcliff Lake and commonly known as 100 Tice Boulevard; and

**WHEREAS**, SIG 100 Tice LLC had filed tax appeals in the Tax Court of New Jersey for the years 2021 through 2022 under the following Docket Numbers: 005111-2021 and 002899-2022; and

**WHEREAS**, the parties have negotiated a settlement of said tax appeals as more particularly set forth on the Stipulation of Settlement, annexed hereto and made part hereof, a copy of which is on file in the Office of the Borough Clerk and is available for public inspection; and

**WHEREAS**, this resolution is intended to supersede and correct, *nunc pro tunc*, Resolution No. 23-229 adopted October 16, 2023;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey that the settlement of the SIG 100 Tice LLC tax appeals for the tax years of 2021 through 2022, pending before the Tax Court of New is hereby approved; and **BE IT FURTHER**



**BE IT FURTHER RESOLVED** that Special Tax Appeal Attorney's Office is hereby authorized and directed to execute and file a Stipulation of Settlement with the Tax Court of New Jersey to effectuate the foregoing settlement.

**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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**A RESOLUTION APPROVING A SETTLEMENT OF THE TAX APPEALS FILED BY BRIGHTON NORSE REALTY LLC FOR THE TAX YEARS 2020, 2021 AND 2022 AUTHORIZING THE SPECIAL TAX APPEAL ATTORNEY'S OFFICE TO EXECUTE AND FILE A STIPULATION OF SETTLEMENT THEREON**

**RESOLUTION NO. 23-263  
DECEMBER 18, 2023**

**WHEREAS**, Brighton Norse Realty LLC, is the owner of properties, known and designated as Block 202, Lot 4 as shown on the Tax Map of the Borough of Woodcliff Lake and commonly known as 520 Chestnut Ridge Road:

**WHEREAS**, Brighton Norse Realty LLC had filed tax appeals in the Tax Court of New Jersey for the years 2020 through 2022 under the following Docket Numbers: 006983-2020; 003676-2021 and 005646-2022; and

**WHEREAS**, the parties have negotiated a settlement of said tax appeals as more particularly set forth on the Stipulation of Settlement, annexed hereto and made part hereof, a copy of which is on file in the Office of the Borough Clerk and is available for public inspection.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey that the settlement of the Brighton Norse Realty LLC tax appeals for the tax years of 2020 through 2022, pending before the Tax Court of New is hereby approved; and

**BE IT FURTHER RESOLVED** that Special Tax Appeal Attorney's Office is hereby authorized and directed to execute a Stipulation of Settlement to effectuate the foregoing settlement together with such other documents that are necessary to effectuate same.

**CERTIFICATION**

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

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



Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**A RESOLUTION APPROVING PAYMENT OF TAX REFUNDS TO BRIGHTON NORSE REALTY LLC  
FOR THE TAX YEARS 2020, 2021 AND 2022**

**RESOLUTION NO. 23-264  
DECEMBER 18, 2023**

**WHEREAS**, Brighton Norse Realty LLC, is the owner of properties, known and designated as Block 202, Lot 4 as shown on the Tax Map of the Borough of Woodcliff Lake and commonly known as 520 Chestnut Ridge Road; and

**WHEREAS**, Brighton Norse Realty LLC had filed tax appeals in the Tax Court of New Jersey for the years 2020 through 2022 under the following Docket Numbers: 006983-2020; 003676-2021 and 005646-2022; and

**WHEREAS**, the parties have agreed upon a settlement of said tax appeals and the Mayor and Council have approved same; and

**WHEREAS**, in accord with same, the total tax refund for the tax years 2020, 201 and 2022 has been calculated in the sum of \$512,732.00; and

**WHEREAS**, the Borough Administrator and the Tax Collector have reviewed this matter and recommend the payment of \$512,732.00 to Cole Schotz, P.C., in trust for Brighton Norse Realty LLC, representing the tax refund for the tax years 2020, 2021 and 2022.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey that the tax refund due Brighton Norse Realty LLC in the amount of \$512,732.00 for the tax years of 2020 through 2022, be and is hereby approved; and;

**BE IT FURTHER RESOLVED** that the Borough Administrator and/or Finance Officer take all steps necessary to effectuate the tax refund in the amount of \$512,732.00 to Cole Schotz P.C. in trust for Brighton Norse Realty LLC; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorize and directed to forward a copy of this resolution to Cole Schotz P.C., attorneys for Brighton Norse Realty LLC, at Court Plaza North, 25 Main Street, Hackensack, New Jersey 07601, attention Carl A. Rizzo, Esq., 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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING CANCELLATION OF TAX OVERPAYMENTS OR DELINQUENT AMOUNTS LESS THAN \$10.00**

**RESOLUTION NO. 23-265  
DECEMBER 18, 2023**

**WHEREAS**, N.J.S.A. 40A:5-17 allows for the cancellation of property tax overpayments or delinquent amounts in the amount of less than \$10.00; and

**WHEREAS**, the Mayor and Council may authorize the Tax Collector to process, without further action on their part, any cancellation of property tax or delinquencies of less than \$10.00.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, hereby authorize the Tax Collector to cancel said property tax amounts as deemed necessary.

**BE IT FURTHER RESOLVED**, that a certified copy of the resolution be forwarded to the Tax Collector and Chief Finance 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 Governing Body at the meeting of December 18, 2023.

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



MCSJ - 2023.2

File Finance Billing/Collections System Utilities Window Favorites Help Search:

Adjustment Batch

Add Edit Save Close Delete Go To Help

Batch Id: FRAN

Owner: Property Loc:

	Block	Lot	Qual	File Type	File Type Id	Charge Type	Adj Code	Deduction Count	Instl Num	Year	Prd	Principal	Interest	Instl Int
	302.02	1.10		Tax			069	0	0	2023	4	-9.69	.00	
	906	15		Tax			069	0	0	2023	4	-.01	.00	
	1104	2		Tax			069	0	0	2023	4	-.01	.00	
	1110	10		Tax			069	0	0	2023	4	-.03	.00	
	1204	9		Tax			069	0	0	2023	4	-.01	.00	
	1602	10.04		Tax			069	0	0	2023	4	-.03	.00	
	1701	16		Tax			069	0	0	2023	4	-.11	.00	
	1901	21		Tax			069	0	0	2023	4	-.01	.00	
	2005.01	13	QFARM- -	Tax			069	0	0	2023	4	-4.82	.00	
	2110	2		Tax			069	0	0	2023	4	-.44	.00	
	2604	3		Tax			069	0	0	2023	4	-.06	.00	
	2703	13		Tax			069	0	0	2023	4	-.01	.00	
	2708	1		Tax			069	0	0	2023	4	-.01	.00	

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE**

**RESOLUTION NO. 23-266**

**DECEMBER 18, 2023**

**WHEREAS**, a request has been made for the release of the escrow balances with respect to the following building permit application in Woodcliff Lake:

**Marc Meyer  
130 Van Riper Lane  
Woodcliff Lake, NJ 07677  
Escrow Refund: \$253.50**

**WHEREAS**, the work has been completed and all finals bills have been paid to professionals.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$253.50 in connection with the aforementioned.

**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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE**

**RESOLUTION NO. 23-267  
DECEMBER 18, 2023**

**WHEREAS**, a request has been made for the release of the escrow balances with respect to the following building permit application in Woodcliff Lake:

**Suzanne Alenick  
1 Dimino Court  
Woodcliff Lake, NJ 07677  
Escrow Refund: \$722.00**

**WHEREAS**, the work has been completed and all finals bills have been paid to professionals.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$722.00 in connection with the aforementioned.

**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 December 18, 2023.

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



Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**A RESOLUTION TO AFFIRM THE BOROUGH OF WOODCLIFF LAKE’S CIVIL RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTERS, INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS AND VOLUNTEERS**

**RESOLUTION NO. 23-268  
DECEMBER 18, 2023**

**WHEREAS**, it is the policy of the Borough of Woodcliff Lake to treat the public, employees, prospective employees, appointees, volunteers and contractors in a manner consistent with all applicable civil rights laws and regulations including, but not limited to the Federal Civil Rights Act of 1964 as subsequently amended, the New Jersey Law against Discrimination, the Americans with Disabilities Act and the Conscientious Employee Protection Act; and

**WHEREAS**, the governing body of Borough of Woodcliff Lake has determined that certain procedures need to be established to accomplish this policy.

**NOW, THEREFORE BE IT ADOPTED** by the Borough of Woodcliff Lake that:

**Section 1:** No official, employee, appointee or volunteer of the Borough of Woodcliff Lake by whatever title known, or any entity that is in any way a part of the Borough of Woodcliff Lake shall engage, either directly or indirectly in any act including the failure to act that constitutes discrimination, harassment or a violation of any person’s constitutional rights while such official, employee, appointee volunteer, or entity is engaged in or acting on behalf of the Borough of Woodcliff Lake’s business or using the facilities or property of the Borough of Woodcliff Lake.

**Section 2:** The prohibitions and requirements of this resolution shall extend to any person or entity, including but not limited to any volunteer organization or inter-local organization, whether structured as a governmental entity or a private entity, that receives authorization or support in any way from the Borough of Woodcliff Lake to provide services that otherwise could be performed by the Borough of Woodcliff Lake.

**Section 3:** Discrimination, harassment and civil rights shall be defined for purposes of this resolution using the latest definitions contained in the applicable Federal and State laws concerning discrimination, harassment and civil rights.

**Section 4:** The Borough Administrator shall establish written procedures for any person to report alleged discrimination, harassment and violations of civil rights prohibited by this resolution. Such procedures shall include alternate ways to report a complaint so that the person making the complaint need not communicate with the alleged violator in the event the alleged violator would be the normal contact for such complaints.

**Section 5:** No person shall retaliate against any person who reports any alleged discrimination, harassment or violation of civil rights, provided however, that any person who reports alleged violations in bad faith shall be subject to appropriate discipline.

**Section 6:** The Borough Administrator shall establish written procedures that require all officials, employees, appointees and volunteers of the Borough of Woodcliff Lake as well as all other entities subject to this resolution to periodically complete training concerning their duties, responsibilities and rights pursuant to this resolution.

**Section 7:** The Borough Administrator shall establish a system to monitor compliance and shall report at least annually to the governing body the results of the monitoring.

**Section 8:** At least annually, the Borough Administrator shall cause a summary of this resolution and the procedures established pursuant to this resolution to be communicated within the Borough. This communication shall include a statement from the governing body expressing its unequivocal commitment to enforce this resolution. This summary shall also be posted on the Borough's web site.

**Section 9:** This resolution shall take effect immediately.

**Section 10:** A copy of this resolution shall be published in the official newspaper of the Borough of Woodcliff Lake in order for the public to be made aware of this policy and the Borough of Woodcliff Lake's commitment to the implementation and enforcement of this policy.

**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 December 18, 2023.

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



Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**A RESOLUTION AMENDING AND ADOPTING THE EMPLOYEES' HANDBOOK FOR THE BOROUGH  
OF WOODCLIFF LAKE**

**RESOLUTION NO. 23-269  
DECEMBER 18, 2023**

**WHEREAS**, the Borough of Woodcliff Lake ("Borough") has heretofore adopted an Employee Handbook discussing and setting forth various issues and policies with respect to the employees, volunteers and municipal officials of the Borough; and

**WHEREAS**, from time to time the Employee Handbook is reviewed and updated as determined necessary or desirable by the Mayor and Council; and

**WHEREAS**, the Borough's Mayor and Council are entitled to amend and supplement the Employee Handbook and employment policies at their sole discretion; and

**WHEREAS**, the Mayor and Council have determined it is desirable to make certain amendments and/or supplements to the Employee Handbook and employment policies currently in effect; and

**WHEREAS**, such amendments and/or supplements have been made and incorporated into the Employee Handbook dated December 15, 2023.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake that the Employee Handbook having a date of December 15, 2023, and all amendments and supplements presently set forth therein, be and hereby is **APPROVED** and **ADOPTED**; and

**BE IT FURTHER RESOLVED** that the Borough Administrator and the Borough Labor Counsel are authorized to take all appropriate actions so as to implement this Resolution.

**CERTIFICATION**

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

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION TO ADVERTISE FOR BIDS FOR CAMPBELL AVENUE ROADWAY IMPROVEMENTS  
AND 2023 MUNICIPAL PAVING PROGRAM (MUNICIPAL FUNDED)**

**RESOLUTION NO. 23-270  
DECEMBER 18, 2023**

BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey upon the recommendation of the Borough Engineering Consultant, Neglia, that the plans & specifications for:

**Campbell Avenue Roadway Improvements (NJDOT MA-23) &  
Year 2023 Municipal Paving Program (Municipal Funded)**

**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 December 18, 2023.

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



Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**ENDORISING A TREATMENT WORKS APPROVAL (TWA) PERMIT APPLICATION FOR SANITARY  
SEWER CONNECTION ASSOCIATED WITH THE 188 BROADWAY REDEVELOPMENT PROJECT  
LOCATED AT 188 BROADWAY, BLOCK 2701, LOT 3**

**RESOLUTION NO. 23-271  
DECEMBER 18, 2023**

**WHEREAS**, the applicant, 188 Broadway, LP as part of the 188 Broadway Redevelopment Project located within the Borough of Woodcliff Lake (hereinafter, the "Borough") at 188 Broadway, more formally Block 2701, Lot 3 of the Municipal Tax Map, submitted plans, applications, and documents in support of a Treatment Works Approval (hereinafter, "TWA") permit application to the New Jersey Department of Environmental Protection (hereinafter, the "NJDEP") for the sanitary sewer connection associated with the project; and

**WHEREAS**, the Borough Engineer, Neglia Group, has certified that they have reviewed the plans, applications and documents as it relates to the aforementioned TWA permit application; and

**WHEREAS**, the Borough Engineer, Neglia has likewise certified their recommendation that the Borough endorse the TWA permit application for purposes of municipal consent.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, State of New Jersey hereby consent to and endorse the TWA permit application submitted for the Project at the recommendation of the Borough Engineer; and,

**BE IT FURTHER RESOLVED** that the Mayor or Borough Administrator is authorized and directed to sign any and all documents in furtherance of the Borough endorsement of the aforementioned TWA permit application.

**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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING EXECUTION OF CONTRACT WITH VALLEY HEALTH SYSTEMS**

**RESOLUTION NO. 23-272  
DECEMBER 18, 2023**

**WHEREAS**, the Borough of Woodcliff Lake has received a proposal from Valley Health Systems, having a place of business at 223 North Van Dien Avenue, Ridgewood, New Jersey; and

**WHEREAS**, said proposal has been reviewed and approved by the Borough Administrator; and

**WHEREAS**, the Borough Administrator recommends this contract with Valley Health Systems based upon prior services provided; and

**WHEREAS**, it is the intention of the Mayor and Council to provide funds in the year 2024 Budget for this Contract.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the contract for Alcohol and Drug Testing Services for 2024 be and is hereby awarded to Valley Health Systems, 223 North Van Dien Avenue, Ridgewood, New Jersey pursuant to the terms and conditions and rates as outlined in the attached contract effective January 1, 2024.



**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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING THE RENEWAL OF AN INTERLOCAL AGREEMENT  
FOR STREET SWEEPING SERVICES BY AND BETWEEN THE BOROUGH OF PARAMUS AND  
THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 23-273  
DECEMBER 18, 2023**

**WHEREAS**, the Borough of Woodcliff Lake and the Borough of Paramus seek to renew the Interlocal Agreement wherein the Borough of Paramus will provide Street Sweeping services for the Borough of Woodcliff Lake; and

**WHEREAS**, the Mayor and Council deem it to be in the best interest of the Borough of Woodcliff Lake to renew the Interlocal Agreement with the Borough of Paramus for Street Sweeping services.

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize the Mayor to execute the required shared services agreement with the Borough of Paramus for Street Sweeping services for the 2024 calendar year.

**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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT FOR THE  
MAINTENANCE AND REPAIR OF FIRE DEPARTMENT VEHICLES BY AND BETWEEN THE  
BOROUGH OF PARAMUS AND THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 23-274  
DECEMBER 18, 2023**

**WHEREAS**, the Borough of Paramus and the Borough of Woodcliff Lake seek to enter into an Interlocal Agreement wherein the Borough of Paramus will provide labor and maintenance services on vehicles owned by the Borough of Woodcliff Lake; and

**WHEREAS**, both of the parties to such an Agreement are authorized by law to enter into an agreement with one another to provide jointly for any lawful service to and for the residents of the respective municipalities pursuant to the provisions of the "Interlocal Services Act" N.J.S.A. 40:8A-1 et seq.; and

**WHEREAS**, the governing bodies of the Borough of Paramus and the Borough of Woodcliff Lake recognize that the implementation of an Interlocal Agreement to provide labor and maintenance services is in the best interest of the taxpayers of the respective municipalities.

**NOW, THEREFOR BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorizes the execution of an Interlocal Services Agreement with the Borough of Paramus for a period of one (1) year.



**BE IT FURTHER RESOLVED**, that the Agreement shall commence on January 1, 2024 and end on December 31, 2024.

**BE IT FURTHER RESOLVED**, that the cost of same shall be as set forth in the agreement, which is attached hereto.

**BE IT FURTHER RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize the execution of an Interlocal Services Agreement with the Borough of Paramus, subject to the approval of the Woodcliff Lake Borough Attorney.

**BE IT FURTHER RESOLVED**, that the Agreement shall take effect upon the execution of same and adoption of Resolutions by both parties as provided by law.

**BE IT FURTHER RESOLVED**, that a copy of the Agreement be maintained on file and open to public inspection at the office of the Borough 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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Margolis						
Marsh						
Pollack						
Schnoll						
Mayor Rendo						

### **RESOLUTION APPROVING RETIREMENT PAYOUT**

#### **RESOLUTION NO. 23-275 DECEMBER 18, 2023**

**WHEREAS**, Robert Woods will be retiring from his position with the Woodcliff Lake Department of Public Works effective January 1, 2024; and

**WHEREAS**, Robert Woods is entitled to the following: 123.44 sick days totaling \$23,273.38; and

**WHEREAS**, the Borough Administrator has reviewed this matter and approves of the total payout to Robert Woods in the amount of \$23,273.38 to be paid with the final payroll of 2023.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the Governing Body hereby approves and accepts the retirement of Robert Woods from the Woodcliff Lake Department of Public Works effective January 1, 2024; and

**BE IT FURTHER RESOLVED**, that Robert Woods' total payout as referenced above in the amount of \$23,273.38 be and is hereby approved to be paid with the final payroll of 2023; 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 Department of Public Works and Robert Woods 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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**A RESOLUTION APPROVING PAYMENT OF TAX REFUNDS TO PERILLO FAMILY LIMITED  
PARTNERSHIP FOR THE TAX YEARS 2022 AND 2023**

**RESOLUTION NO. 23-276  
DECEMBER 18, 2023**

**WHEREAS**, Perillo Family Limited Partnership, is the owner of properties, known and designated as Block 201, Lot 6 as shown on the Tax Map of the Borough of Woodcliff Lake and commonly known as 577 Chestnut Ridge Road; and

**WHEREAS**, Perillo Family Limited Partnership had filed tax appeals in the Tax Court of New Jersey for the years 2021 through 2023 under the following Docket Numbers: 007067-2021; 004402-2022 and 003033-2023; and

**WHEREAS**, the parties have agreed upon a settlement of said tax appeals and the Mayor and Council have approved same; and

**WHEREAS**, in accord with same, the total tax refund for the tax years 2022 and 2023 has been calculated in the sum of \$32,995.93; and

**WHEREAS**, the Borough Administrator and the Tax Collector have reviewed this matter and recommend the payment of \$32,995.93 to Perillo Family Limited Partnership, representing the tax refund for the tax years 2022 and 2023.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey that the tax refund due Perillo Family Limited



Partnership in the amount of \$32,995.93 for the tax years of 2022 and 2023, be and is hereby approved; and

**BE IT FURTHER RESOLVED** that the Borough Administrator and/or Finance Officer take all steps necessary to effectuate the tax refund in the amount of \$32,995.93 to Perillo Family Limited Partnership and to forward same to Craig P. Bossong, Esq., c/o Florio Perrucci et al, 91 Larry Holmes Dr., Suite 200, Easton, PA 18042; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorize and directed to forward a copy of this resolution to Craig P. Bossong, Esq., c/o Florio Perrucci et al, 91 Larry Holmes Dr., Suite 200, Easton, PA 18042, 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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING CANCELLATION OF OLD OUTSTANDING  
CHECKS -PAYROLL FUND**

**RESOLUTION NO. 23-277  
DECEMBER 18, 2023**

**WHEREAS**, the Chief Financial Officer has requested the cancellation of outstanding checks which have not cleared the bank account in Claims Account in the amount of \$ 1,229.95.

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake, that these checks be cancelled and return said funds to the appropriate accounts in accordance with the recommendation of the Chief Financial Officer.

DATE	CHECK #	AMOUNT
10/5/2021	25246	175.00
10/19/2021	25350	933.50
8/16/2022	26647	96.45
12/23/2022	27140	25.00

**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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION APPROVING EMPLOYMENT AGREEMENT BETWEEN THE BOROUGH  
OF WOODCLIFF LAKE AND A. STEPHEN REGULA**

**RESOLUTION NO. 23-278  
DECEMBER 18, 2023**

**WHEREAS**, the Borough of Woodcliff Lake (the “Borough”) intends to promote A. Stephen Regula (“Employee”) to the rank of Chief of Police in the Woodcliff Lake Police Department on or about January 1, 2024; and

**WHEREAS**, the Borough and Employee have agreed upon the terms of an Employment Agreement to be effective upon the promotion of Employee for the six-year term commencing on January 1, 2024 and expiring on December 31, 2029; and

**WHEREAS**, the Borough wishes to memorialize its approval of such Employment Agreement, the terms of which are incorporated by reference herein, and to authorize the Mayor to execute the Employment Agreement on its behalf.

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

1. The Employment Agreement between the Borough of Woodcliff Lake and A. Stephen Regula be and hereby is approved on the terms recited therein.
2. Mayor Carlos Rendo be and hereby is authorized to execute the Employment Agreement on behalf of the Borough of Woodcliff Lake.
3. The Mayor, the Borough Clerk, the Borough Attorney and the Borough Labor Attorney are authorized to take any and all necessary and appropriate actions to effectuate the terms of this Resolution.

**CERTIFICATION**

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

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



Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION APPROVING PROMOTION OF DEPUTY CHIEF A. STEPHEN REGULA**

**RESOLUTION NO. 23-279  
DECEMBER 18, 2023**

**WHEREAS**, Police Chief John Burns has been on terminal since on or around May 1, 2023 with his full retirement and separation of employment with the Borough effective December 31, 2023; and

**WHEREAS**, Deputy Chief A. Stephen Regula possesses all the qualifications necessary for the position of Police Chief for the Woodcliff Lake Police Department; and

**WHEREAS**, this promotion is within the Department's standard operating procedures as well the accreditation standards achieved through the New Jersey State Police Chief's Association; and

**WHEREAS**, the Police Committee and Borough Administrator have reviewed this matter and recommend that Deputy Chief A. Stephen Regula be promoted to the position of Police Chief effective January 1, 2024.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that Deputy Chief A. Stephen Regula be and is hereby promoted to the rank of Police Chief effective January 1, 2024; 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 Deputy Chief A. Stephen Regula upon its passage.

**CERTIFICATION**

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

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION APPROVING EMPLOYMENT AGREEMENT BETWEEN THE BOROUGH  
OF WOODCLIFF LAKE AND CHAD MALLOY**

**RESOLUTION NO. 23-280  
DECEMBER 18, 2023**

**WHEREAS**, the Borough of Woodcliff Lake (the “Borough”) he was promoted to the rank of Captain on Chad Malloy (“Employee”) to the rank of Captain in the Woodcliff Lake Police Department on April 1, 2023; and

**WHEREAS**, the Borough and Employee have agreed upon the terms of an Employment Agreement to be effective upon the promotion of Employee for the six-year term commencing on January 1, 2024 and expiring on December 31, 2029; and

**WHEREAS**, the Borough wishes to memorialize its approval of such Employment Agreement, the terms of which are incorporated by reference herein, and to authorize the Mayor to execute the Employment Agreement on its behalf.

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

1. The Employment Agreement between the Borough of Woodcliff Lake and Chad Malloy be and hereby is approved on the terms recited therein.
2. Mayor Carlos Rendo be and hereby is authorized to execute the Employment Agreement on behalf of the Borough of Woodcliff Lake.
3. The Mayor, the Borough Clerk, the Borough Attorney and the Borough Labor Attorney are authorized to take any and all necessary and appropriate actions to effectuate the terms of this Resolution.

**CERTIFICATION**

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

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



Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

## RESOLUTION APPROVING PARKHURST DUMPING RACK BODY

### RESOLUTION NO. 23-281

**DECEMBER 18, 2023**

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of Quote No. EG120523C from Cliffside Body Corporation submitted through the New Jersey State approved Co-Op#65MCESCCPS for a Parkhurst Dumping Rack Body for the Department of Public Works in the amount of \$31,774.17, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and the Superintendent of Department of Public Works have reviewed the quote attached hereto and incorporated herein by reference for the Parkhurst Dumping Rack Body and recommend the approval and purchase of same; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and Cliffside Body Corporation for same, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available for said purchase, 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 Quote No. EG120523C from Cliffside Body Corporation submitted through New Jersey State approved Co-Op#65MCESCCPS for a Parkhurst Dumping Rack Body for the Department of Public Works in the amount of \$31,774.17, 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 and/or Superintendent of the Department of Public Works take all steps necessary to effectuate the purchase of same for the Woodcliff Lake Department of Public Works; 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 contract agreement to Cliffside Body Corporation 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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Margolis						
Marsh						
Pollack						
Schnoll						
Mayor Rendo						

# **RESOLUTION APPROVING GALION MASON DUMP BODY-BOSS SNOWPLOW**

## **RESOLUTION NO. 23-282 DECEMBER 18, 2023**

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of Quote No. EG120523D from Cliffside Body Corporation submitted through the New Jersey State approved Co-Op#65MCESCCPS for a 2024 Ford F450 – 60” CA for the Department of Public Works in the amount of \$28,948.21, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and the Superintendent of Department of Public Works have reviewed the quote attached hereto and incorporated herein by reference for a 2024 Ford F450 – 60” CA and recommend the approval and purchase of same; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and Cliffside Body Corporation for same, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available for said purchase, 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 Quote No. EG120523D from Cliffside Body Corporation submitted through New Jersey State approved Co-Op#65MCESCCPS for a 2024 Ford F450 – 60” CA for the Department of Public Works in the amount of \$28,948.21, 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 and/or Superintendent of the Department of Public Works take all steps necessary to effectuate the purchase of same for the Woodcliff Lake Department of Public Works; 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 contract agreement to Cliffside Body Corporation 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 December 18, 2023.

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



Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

# **RESOLUTION APPROVING TRANSFERS BETWEEN BUDGET APPROPRIATIONS**

## **RESOLUTION NO. 23-283**

**DECEMBER 18, 2023**

**WHEREAS**, there exist certain budget expenditures with funds available in excess of the amounts approved in the 2023 budget of the Borough of Woodcliff Lake; and

**WHEREAS**, N.J.S.A. 40A:4-58 permits the transfer of such funds during the last two months of the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that the following transfers be made within the 2023 Municipal Budget.

<b>Current Fund Within CAPS</b>			
<b>Account Number</b>	<b>Description</b>	<b>FROM</b>	<b>TO</b>
	FINANCE-SALARIES AND WAGES		
3-01-20-130-011	Full Time	\$ 20,000.00	
	INFORMATION TECHNOLOGY - OTHER EXPENSES		
3-01-20-140-058	Other Equipment and Supplies		\$ 15,000.00
	LEGAL-OTHER EXPENSES		
3-01-20-155-029	Professional Services	\$ 15,000.00	
	ENGINEERING-OTHER EXPENSES		
3-01-20-165-029	Professional Services	\$ 25,000.00	
	POLICE-SALARIES AND WAGES		
3-01-25-240-014	Overtime		\$ 50,000.00

	LIBRARY-OTHER EXPENSES		
3-01-29-390-225	Reimbursement		\$ 5,000.00
	CONST CODE-OTHER EXPENSES		
3-01-22-195-029	Other Contractual Items		\$ 5,000.00
	GASOLINE-OTHER EXPENSES		
3-01-31-460-203	Police Dept	\$ 10,000.00	
	CONST CODE-SALARIES AND WAGES		
3-01-22-195-011	Full Time	\$ 20,000.00	
	SOLID WASTE-SALARIES AND WAGES		
3-01-26-305-019	Recycling Coordinator		\$ 5,000.00
	SEWER-SALARIES AND WAGES		
3-01-31-455-014	Overtime		\$ 10,000.00
	Total	\$ 90,000.00	\$ 90,000.00

#### **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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Margolis						
Marsh						
Pollack						
Schnoll						
Mayor Rendo						

**RESOLUTION APPROVING PISTOL RANGE AGREEMENT WITH PARK RIDGE, MONTVALE,  
EMERSON, ORADELL AND UPPER SADDLE RIVER**

**RESOLUTION NO. 23-284  
DECEMBER 18, 2023**

**WHEREAS**, the Borough of Park Ridge currently owns and operates a pistol range facility and for several years has shared its use of same with the Boroughs of Woodcliff Lake, Montvale, Emerson, Oradell and Upper Saddle River; and

**WHEREAS**, for the calendar years 2024, 2025, 2026, 2027 and 2028, the Boroughs of Woodcliff Lake, Montvale, Emerson, Oradell and Upper Saddle River all have indicated that they wish to use said facility for an annual cost as follows:

- a. Year 2024 - \$7,500.00
- b. Year 2025 - \$8,500.00
- c. Year 2026 - \$9,500.00
- d. Year 2027 – 9,500.00; and
- e. Year 2028 - \$9,500.00; and

**WHEREAS**, one day per work week shall be set aside for each Borough's use with the approval of the Park Ridge Police Chief; and

**WHEREAS**, payment shall be due on or before March 1<sup>st</sup> of each year from each member municipality; and

**WHEREAS**, each year, each member Borough shall issue to the Borough of Park Ridge a signed hold harmless agreement and certificate of insurance naming the Borough of Park Ridge as an additional insured; and

**WHEREAS**, each member Borough shall comply with all rules and regulations of the Pistol Range facility as established by the Borough of Park Ridge; and

**WHEREAS**, active Police Department members and retired members with permission of their respective Chiefs, shall be permitted to use the Pistol Range Facility subject to the approval of the Park Ridge Police Chief; and

**WHEREAS**, the Pistol Range shall be under the supervision of the respective Borough Chief of Police or his designee and each member Borough, through their Police Chief or designee shall insure that their Police Officers comply with the operating procedures and safety rules as established by the Park Ridge Police Chief; and

**WHEREAS**, the Borough Administrator and Chief of Police have reviewed the Pistol Range Facility Agreement between the contributing municipalities, a copy of which is attached hereto and incorporated herein by reference and recommend the approval of same.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the Pistol Range Facility Agreement between the Borough of Woodcliff Lake and the Borough of Park Ridge, 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 and Borough Clerk be and are hereby authorized and directed to execute the attached Agreement on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk forward a copy of this resolution together with the signed Pistol Range Facility Agreement to the Borough of Park Ridge 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 December 18, 2023.

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



Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING EXECUTION OF CONTRACT WITH THE BERGEN COUNTY DEPARTMENT OF  
HEALTH SERVICES/BLOODBORNE PATHOGEN COMPLIANCE PROGRAM 2024/2025**

**DECEMBER 18, 2023  
RESOLUTION NO. 23-285**

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake wishes to enter into a contract with the Bergen County Department of Health Services, One Bergen County Plaza, Fourth Floor, Hackensack, New Jersey 07601-7076 to provide the mandated health services of a technical and professional nature for the Bloodborne Pathogen Compliance Program.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the professional service agreement for these services is hereby approved.

**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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

## RESOLUTION APPROVING AGREEMENT WITH NEW JERSEY TRANSIT CORPORATION

### RESOLUTION NO. 23-286 DECEMBER 18, 2023

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of an Agreement from the New Jersey Transit Corporation for Local Programs and Vehicle Support, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, New Jersey Transit has obtained grant funds from the Federal Transit Administration to purchase accessible motor vehicles for the provision of transportation services to seniors and/or individuals with disabilities in the State of New Jersey; and

**WHEREAS**, New Jersey Transit has been awarded the amount of \$102,720.00 for a 2024 Ford Champion Challenger vehicle; and

**WHEREAS**, as the total vehicle cost is \$128,400.00, the Borough's cost for the use of said vehicle is \$25,680.00; and

**WHEREAS**, the Borough Administrator and Chief Financial Officer have reviewed the Agreement for the use of the 2024 Ford Champion Challenger Vehicle and recommend the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Agreement between the Borough and the New Jersey Transit Corporation for the use of the 2024 Ford Champion Challenger vehicle, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, the term of said Agreement shall commence upon the signing of the Agreement and continue in full force and effect for the useful life of the vehicle and as further set forth in the Agreement between the parties; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the Agreement with New Jersey Transit 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 Agreement to New Jersey Transit 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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION AUTHORIZING GTBM FOR INSTALLATION OF CAMERAS AND COMMUNICATION  
BOXES FOR POLICE DEPARTMENT**

**RESOLUTION NO. 23-287  
DECEMBER 18, 2023**

**WHEREAS**, the Borough of Woodcliff Lake is a member of the Bergen County Cooperative Purchasing System and therefore purchases made through the coop are exempt from public bidding; and

**WHEREAS**, the Borough has received a quote from GTBM under Bergen County Coop Contract #BC-BID-23-17 for the installation of nine (9) cameras and communication boxes for the Woodcliff Lake Police Department in the amount of \$48,047.40, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and the Woodcliff Lake Police Department have reviewed the quote attached hereto and incorporated herein by reference from GTBM for the installation of cameras and communication boxes and recommend the approval of same; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and GTBM, a copy of which is attached hereto and incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the quote submitted by GTBM for nine (9) cameras and communication boxes for the Woodcliff Lake Police Department in the amount of \$48,047.40, 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 and/or Woodcliff Lake Police



Department take all steps necessary to effectuate the installation and configuring and alignment of the cameras; 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 proposal and contract to GTBM 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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

**RESOLUTION APPROVING AGREEMENT WITH THE BOROUGH OF HILLSDALE  
FOR USE OF VEHICLES**

**RESOLUTION NO. 23-288  
DECEMBER 18, 2023**

**WHEREAS**, the Borough of Woodcliff Lake and New Jersey Transit have entered into an Agreement for use of accessible motor vehicles for transportation services to seniors and/or individuals with disabilities in the State of New Jersey; and

**WHEREAS**, the Borough of Woodcliff Lake and the Borough of Hillsdale desire to enter into a Sublease for Third Party Supported Services with the Borough of Woodcliff Lake designated as the Subrecipient and the Borough of Hillsdale as the Operator; and

**WHEREAS**, the Borough Administrator has reviewed the sample Sublease for Third Party Supported Service which permits the use of vehicles purchased with federal transit administration funds by a supported Operator, a copy of which is attached hereto and incorporate herein by reference, and recommends the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Sublease for Third Party Supported Services between the Borough of Woodcliff Lake and the Borough of Hillsdale, 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 Sublease for Third Party Supported Service with the Borough of Hillsdale; 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 Sublease Agreement to the Borough of Hillsdale 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 December 18, 2023.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Higgins						
Marsh						
Pollack						
Schnoll						
Margolis						
Mayor Rendo						

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**RESOLUTION AUTHORIZING AGREEMENT FOR BERGEN COUNTY DEPARTMENT OF HEALTH SERVICES  
PROPOSAL FOR PUBLIC HEALTH SHARED SERVICES FOR THE EMPLOYEE ASSISTANCE PROGRAM  
(EAP) FOR THE BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 23-289  
DECEMBER 18, 2023**

**WHEREAS**, there exists a need for the Borough of Woodcliff Lake Health Department to provide state mandated public health services of a technical professional nature; and

**WHEREAS**, the Bergen County Department of Health Services can provide duly qualified personnel to carry out these public health services; and

**WHEREAS**, the Bergen County Department of Health Services has agreed to provide public health services through a 2-year contract agreement with the Borough of Woodcliff Lake Department of Health for their Employee Assistance Program (EAP).

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

1. That the Mayor or Administrator is hereby authorized and directed to execute an agreement with the Bergen County Department of Health Services for the Employees Assistance program (EAP).
2. This contract is established in accordance with the Uniform Shared Services and Consolidation Act, P.L.2007, c.63 N.J.S.A. 40A:65-1 et seq.



**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 December 18, 2023.

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