



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA
APRIL 15, 2024
411 Chestnut Ridge Road
Woodcliff Lake, New Jersey
6:00 PM CLOSED SESSION
7:00 PM OPEN SESSION**

You are invited to a Zoom webinar.

When: Apr 15, 2024 07:00 PM Eastern Time (US and Canada)

Topic: Mayor & Council Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81945168126?pwd=VEdOV1kzRIIRMcQ0eXFNYnpqYzRrZz09>

Passcode: 07677

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 Julie Brodsky
Councilwoman Jacqueline Gadaleta
Councilwoman Jennifer Margolis
Councilwoman Nicole Marsh
Council President Benjamin Pollack
Councilman Josh Stern

CLOSED SESSION

Resolution No. 24-88

A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

- Litigation Update
- Personnel

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

March 18, 2024 (Closed)

March 18, 2024 (Open)

PUBLIC COMMENT

(limited to 3 minutes per speaker)

SHADE TREE APPOINTMENT

Appointment of Britt Dhawan to the Shade Tree Committee with a term expiring on December 31, 2024

MAYOR'S REPORT

COUNCIL REPORTS

- Councilwoman Marsh
- Councilman Stern
- Councilwoman Brodsky
- Councilwoman Gadaleta
- Councilwoman Margolis
- Council President Pollack

ENGINEER'S REPORT

(Please see attached)

ADMINISTRATOR'S REPORT

ORDINANCES

Public Hearing Ordinance No. 24-02

An Ordinance to Amend Chapter 233 Entitled "Properties, Abandoned" of the Borough Code Of the Borough of Woodcliff Lake, State of New Jersey

Public Hearing Ordinance No. 24-03

"An Ordinance to Fix the Compensations of Certain Officers and Employees of the Borough of Woodcliff Lake, County of Bergen, and State of new Jersey"

Public Hearing Ordinance No. 24-04

An Ordinance to Amend Chapter 287 Entitled "Signs" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

Public Hearing Ordinance No. 24-05

An Ordinance to Amend Chapter 98 Entitled "Animals" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

Public Hearing Ordinance No. 24-06

An Ordinance to Amend Chapter 392 Entitled "Animals" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

Introduction Ordinance No. 24-07

BOND ORDINANCE TO AUTHORIZE THE CONSTRUCTION OF A PASSIVE PARK AT THE INTERSECTION OF WERIMUS ROAD AND WOODCLIFF AVENUE IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$3,500,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Introduction Ordinance No. 24-08
An Ordinance to Amend Chapter 265 Entitled "Property Maintenance" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

CONSENT AGENDA

- Resolution No. 24-89 Resolution Authorizing Payroll and Payment of Claims
- Resolution No. 24-90 Resolution Approving Solicitors License to The Exterior Company
- Resolution No. 24-91 Resolution for Municipalities to Confirm Endorsement of Community Development Projects
- Resolution No. 24-92 Resolution Awarding a Contract to D&L Paving, Inc. for Campbell Avenue Roadway Improvements (NJDOT MA-23) and 2023 Municipal Road Program
- Resolution No. 24-93 Resolution Authorizing the Cancellation of all Future Taxes Due to Granting of Totally Disabled Veteran Status by Department of Veterans Affairs
- Resolution No. 24-94 Resolution Authorizing a Refund for Deposit at the Tice Senior Center
- Resolution No. 24-95 Resolution Authorizing Interviews for the Position of Police Officer with the Woodcliff Lake Police Department in the Borough of Woodcliff Lake
- Resolution No. 24-96 Resolution Approving Temporary Capital Budget
- Resolution No. 24-97 Governor's Council on Alcoholism and Drug Abuse – Fiscal Grant Cycle July 2020-June 2025
- Resolution No. 24-98 Resolution Authorizing the Application for a Grant from the New Jersey Department of Community Affairs for Scoreboards at the Old Mill Complex
- Resolution No. 24-99 Resolution Authorizing Cancellation of Old Outstanding Checks – Payroll Fund

ADJOURNMENT

******Disclaimer******

Subject to Additions and/or Deletions

APRIL 2024 ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
APRIL 8, 2024



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. Project is 70% complete with remaining sitework consisting of PSEG gas re-connections, final backfill and grading, guiderail, site restoration and paving. Anticipated substantial completion and bridge opening May 2024. PSEG currently scheduled to complete their work this week (4/8-4/12).

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 for completion during the 2024 paving season following the re-opening of the Glen Road Bridge.

3. Werimus Lane Bypass Chamber Improvements

Neglia completed plans and specifications for the Phase I - Werimus Lane Bypass Chamber Improvements to address immediate public health and safety needs at the existing Werimus Lane sewage pumping station at this time. Neglia working thru shop drawing review and RFI's with contractor. Sanzari to mobilize for construction once all materials are secured. Neglia to follow up with Sanzari for anticipated start date.

4. Werimus Lane Pump Station Flood Resilient Improvements

Neglia working to have Final Plans Specifications ready for bidding asap following NJDEP Land Use Permit Review and NJDEP Treatment Works Approval (TWA) review. Design is 75% complete at this time. The NJDEP Land Use Permit was approved on March 28, 2024. The NJDEP TWA sewer Permit is under review and is anticipated to be received on or about May 15, 2024

5. Galaxy Gardens Civil Design and NJDEP Land Use Permitting

NJDEP Land Use Permits are under review by NJDEP with an updated decision deadline of May 26, 2024 as NJDEP indicated a backlog with their project reviews. Neglia working on final Construction Documents and Specifications with DMR for an early June bid opening and anticipated award at the June 17th meeting pending receipt of a favorable bid, pending availability of funds, and pending receipt of the NJDEP Land Use permit.

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

6. 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. Bids were opened on April 5, 2025 and award recommendation package provided to Borough on 4/8/2024 recommending award of the project to D&L Paving in the amount of \$551,105.11 for the Base Bid and Alternates A, B, C, and D for Campbell Avenue (NJDOT), Birchwood Road, Stacey Court, Renee Court, and Manhole Reconstructions. Pre-construction meeting to be coordinated with the Borough with paving to be completed in 2024 with schedule to be approved by the Borough.

7. 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. This mapping needs to be completed and submitted by January 1, 2026.

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

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

9. Year 2024-2025 Paving Projects

Preliminary Engineer's estimates for Brookview Drive, Borough Hall Parking Lot and Drainage improvements, Evan Court, West Hill Road, and additional Manhole Reconstructions provided to Borough for review. Neglia to review with Borough and Borough DPW for the purposes of providing a formal proposal to the Borough for survey, design, and bid documents for the Year 2024-2025 Paving Program.

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

Neglia prepared a preliminary concept plan and preliminary engineer's estimate in May 2023 to regrade/restore the area where the Old Barn previously sat along with paving of the north Train Station lot and associated site restoration. Neglia can provide a proposal for final engineering design and bid documents upon request should the Borough wish to proceed with the project.

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

Respectfully submitted,
Neglia Group



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

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

A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12

**RESOLUTION NO. 24-88
APRIL 15, 2024**

WHEREAS, the Borough of Woodcliff Lake is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Borough of Woodcliff Lake to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

_____ 1. Matters Required by Law to be Confidential. Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

_____ 2. Matters Where the Release of Information Would Impair the Right to Receive Funds. Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

_____ 3. Matters Involving Individual Privacy. Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing,

relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

____4. Matters Relating to Collective Bargaining Agreements. Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

____5. Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds. Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed specifically with respect to _____. The minutes will be released on or before _____, 20__ when the issues pertaining to the property located at _____ have been approved and finalized.

____6. Matters Relating to Public Safety and Property. Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

X 7. Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege, any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer, specifically with respect to: Litigation Update, Personnel

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

____8. Matters Relating to the Employment Relationship. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting, specifically: personnel discussion.

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

_____ 9. Matters Relating to the Potential Imposition of a Penalty. Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on April 15, 2024 that an Executive Session closed to the public shall be held on April 15, 2024 at 6:00 P.M. at the Borough of Woodcliff Lake Tice Senior Center, 411 Chestnut Ridge Road, regarding the discussion of matters relating to the specific items designated above.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 15, 2024.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 24-89
APRIL 15, 2024**

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

3/31/2024: \$ 240,559.47
4/15/2024: \$ 214,470.51

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:	\$ 1,656,670.13
Trust Fund/Escrow:	\$ 1,830.00
General Capital:	\$ 122,592.65
Open Space:	\$ 34,784.00
Affordable Housing:	\$ 2,815.00
State Unemployment:	\$ 10,254.00
Escrow:	\$ 6,081.75

CERTIFICATION OF FUNDS

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

Jonathan DeJoseph
Chief Financial Officer

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of April 15, 2024.

Deborah A. Dakin, RMC, CMR
Borough Clerk

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

RESOLUTION APPROVING SOLICITORS LICENSE TO THE EXTERIOR COMPANY

**RESOLUTION NO. 24-90
APRIL 15, 2024**

WHEREAS, Luis Figuera of The Exterior Company has applied to the Borough Clerk’s Office for a solicitor’s license to sell roofing, siding and gutters; and

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

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

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake authorize the Borough Clerk to issue a solicitor’s license to Luis Figuera.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of April 15, 2024.

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

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

RESOLUTION FOR MUNICIPALITIES TO CONFIRM ENDORSEMENT OF COMMUNITY DEVELOPMENT PROJECTS

**RESOLUTION NO. 24-91
APRIL 15, 2024**

WHEREAS, a Bergen County Community Development grant of \$60,000 has been proposed by Meals on Wheels for Mental Health Support Project in Bergen County; and

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

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

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

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

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

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 15, 2024.

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

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

RESOLUTION AWARDING CONTRACT TO D&L PAVING, INC. FOR CAMPBELL AVENUE ROADWAY IMPROVEMENTS (NJDOT MA-23) AND 2023 MUNICIPAL ROAD PROGRAM

**RESOLUTION NO. 24-92
APRIL 15, 2024**

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

CAMPBELL AVENUE ROADWAY IMPROVEMENTS (NJDOT MA-23) – BASE BID; 2023 MUNICIPAL ROAD PROGRAM – ALTERNATE BIDS A, B, C, AND D

Be awarded to D&L Paving Contractors, Inc., 675 Franklin Avenue, Nutley, NJ 07110, in the amount of Five Hundred Fifty-Five Thousand One Hundred Five Dollars and Eleven Cents (\$555,105.11); being the lowest of seven (7) bids submitted. This Resolution to take effect upon certification of this Resolution by the Borough CFO that sufficient funds are available.

I, Jonathan DeJoseph, Chief Financial Officer of the Borough of Woodcliff Lake, hereby duly certify that funds are available for Campbell Avenue Roadway Improvements (NJDOT MA-23) and 2023 Municipal Road Program.

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 Governing Body at the meeting of April 15, 2024.

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

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

AUTHORIZE THE CANCELLATION OF ALL FUTURE TAXES DUE TO GRANTING OF TOTALLY DISABLED VETERAN STATUS BY DEPARTMENT OF VETERANS AFFAIRS

**RESOLUTION NO. 24-93
APRIL 15, 2024**

WHEREAS, this resolution authorizes the municipality to cancel all future taxes due to the granting of totally disabled veteran status by the Department of Veterans Affairs per the Department’s letter dated February 26, 2024 for Ronald Jensen, who is the owner of 11 Oak Street, Block 2704, Lot 17.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, New Jersey, that the Tax Collector be and is hereby authorized to cancel all future taxes as per the above.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 15, 2024.

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

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

RESOLUTION AUTHORIZING A REFUND FOR DEPOSIT AT THE TICE SENIOR CENTER

RESOLUTION NO. 24-94

APRIL 15, 2024

WHEREAS, Jamie Fomberstein submitted a deposit for the rental of the Tice Senior Center; and

WHEREAS, it was determined that the date had already been booked; and

WHEREAS, the Administrator has determined that the \$50.00 deposit be refunded to Jamie Fomberstein.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, New Jersey, that the \$50.00 deposit be refunded to Jamie Fomberstein.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 15, 2024.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

**RESOLUTION AUTHORIZING INTERVIEWS FOR THE POSITION OF POLICE OFFICER WITH THE WOODCLIFF LAKE
POLICE DEPARTMENT IN THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 24-95
APRIL 15, 2024**

WHEREAS, the Chief of Police of the Borough of Woodcliff Lake Police Department has requested the authority to begin the interviewing process to identify individuals to be considered by the Mayor and Council for employment as a Police Officer with the Department; and

WHEREAS, the Borough of Woodcliff Lake recognizes the possible need to hire police officers.

NOW, THEREFORE, BE IT RESOLVED that the Chief of Police of the Borough of Woodcliff Lake Police Department is authorized to begin the interviewing process for possible hires as Police Officers for the Borough of Woodcliff Lake. The final hiring of Police Officers shall be considered by the Borough Mayor and Council.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of April 15, 2024.

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

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

**RESOLUTION AUTHORIZING ACCEPTANCE OF A GIFT FROM THE WOODCLIFF LAKE
SOFTBALL ASSOCIATION**

**RESOLUTION NO. 24-96
APRIL 15, 2024**

WHEREAS, pursuant to N.J.S.A. 4DA:5-29, municipalities are authorized and empowered to accept gifts made to it and do utilize such gifts consistent with the terms of the gift and in accordance with State Law; and

WHEREAS the Borough of Woodcliff Lake was notified by the Woodcliff Lake Softball Association to gift a scoreboard for Ritzler Field; and

WHEREAS, the scoreboard is to be used for both recreation and travel games for both Softball and Baseball; and

WHEREAS, pursuant to N.J.S.A. 40A:5-29, the Borough is authorized and empowered to accept conditional gifts so long as the gift shall not be put to any use which is inconsistent with other laws of the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Borough hereby accepts the above-described gift and donation accepted by the Mayor and Council and express's its sincere appreciation to the

Woodcliff Lake Softball Organization for this donation, which will help the parks and recreational facility.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of April 15, 2024.

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

Resolution No. 24-96

**BOROUGH OF WOODCLIFF LAKE
TEMPORARY CAPITAL BUDGET**

Whereas, the local capital budget for the year 2024 has not been adopted, and

Whereas, it is desired to introduce a capital ordinance,

Now, Therefore Be It Resolved, by the Borough Council of the Borough of Woodcliff Lake, County of Bergen, that the following temporary capital budget for 2024 be made:

RECORDED VOTE (insert last names)	(((((((
	AYES (NAYS (ABSTAIN (
	(((
	(((

**CAPITAL BUDGET (Current Year Action)
2024**

1 PROJECT	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 AMOUNTS RESERVED IN PRIOR YEARS	PLANNED FUNDING SERVICES FOR CURRENT YEAR 2024					6 TO BE FUNDED IN FUTURE YEARS
				5a 2024 Budget Appropriations	5b Improvement Fund	5c Capital Surplus	5d Grants in Aid and Other Funds	5e Debt Authorized	
Construction of Passive Park		\$ 3,500,000					\$ 175,000	\$ 3,325,000	
TOTAL ALL PROJECTS		\$ 3,500,000			\$ -		\$ 175,000	\$ 3,325,000	

**3 YEAR CAPITAL PROGRAM 2024 - 2026
Anticipated PROJECT Schedule and Funding Requirement**

1 PROJECT	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 ESTIMATED COMPLETION TIME	5 FUNDING AMOUNTS PER YEAR					
				Budget Year 2024	2025	2026	2027	2028	2029
Construction of Passive Park		\$ 3,500,000		\$ 3,500,000					
TOTALS ALL PROJECTS		\$ 3,500,000		\$ 3,500,000					

3 YEAR CAPITAL PROGRAM 2024 - 2026

SUMMARY OF ANTICIPATED FUNDING SOURCES AND AMOUNTS

1 PROJECT	2 Estimated TOTAL COST	3 Budget Appropriations		4 Capital Improvement Fund	5 Capital Surplus	6 Grants in Aid And Other Funds	7 BONDS AND NOTES				
		Current Year 2024	Future Years				General	Self Liquidating	Assessment	School	
Construction of Passive Park	\$ 3,500,000			\$ -		\$ 175,000	\$ 3,325,000				
TOTAL ALL PROJECTS	\$ 3,500,000			\$ -		\$ 175,000	\$ 3,325,000				

It is hereby certified that this is a true copy of a resolution creating the temporary capital budget section adopted by the governing body on the 15th day of April, 2024.

Certified by me

(DATE)

MUNICIPAL CLERK

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

**GOVERNOR’S COUNCIL ON ALCOHOLISM AND DRUG ABUSE
FISCAL GRANT CYCLE JULY 2020 – JUNE 2025**

**RESOLUTION NO. 24-97
APRIL 15, 2024**

WHEREAS, the Governor’s Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

WHEREAS, The Borough Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Borough Council has applied for funding to the Governor’s Council on Alcoholism and Drug Abuse through the County of Bergen.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Woodcliff Lake, County of Bergen, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the Woodcliff Lake Municipal Alliance grant for fiscal year 2025 in the amount of:

GCADA Grant	\$ 3836.33
Cash Match	\$ 959.08
In-Kind	\$ 2877.25
2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

APPROVED: _____
Carlos Rendo, Mayor

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of April 15, 2024.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING THE APPLICATION FOR A GRANT FROM THE NEW JERSEY DEPARTMENT OF AFFAIRS FOR THREE NEW SCOREBOARDS AT THE OLD MILL COMPLEX

**RESOLUTION NO. 24-98
APRIL 15, 2024**

WHEARAS, the Borough of Woodcliff Lake desires to apply for an obtain a grant from the New Jersey Department of Community Affairs for approximately \$100,000.00 to carry out a project to implement three new scoreboards on one softball field and two soccer fields at the Old Mill Complex.

BE IT RESOLVED that the Borough of Woodcliff Lake does hereby authorize the application for such a grant, and recognizes and accepts that the Department of Community Affairs may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of such grant agreement, and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Woodcliff Lake and the New Jersey Department of Community Affairs; and

BE IT FURTHER RESOLVED that the persons whose names, titles and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection herewith.

Deborah A. Dakin, RMC, CMR
Borough Clerk

Tomas Padilla
Borough Administrator

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of April 15, 2024.

Deborah A. Dakin, RMC, CMR
Borough Clerk

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

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

**RESOLUTION NO. 24-99
APRIL 15, 2024**

WHEREAS, the Chief Financial Officer has requested the cancellation of outstanding checks which have not cleared the bank account in the Payroll Account in the amount of \$ 420.02.

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
12/15/2023	188	182.82
12/15/2023	189	237.20

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 15, 2024.

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

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

ORDINANCE NO. 24-02

AN ORDINANCE TO REPEAL AND AMEND CHAPTER 233 ENTITLED "PROPERTIES, ABANDONED" 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 233 of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Abandoned Properties 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 Section 233 of the Borough Code be repealed in its entirety and replaced with the following.

Chapter 233-1. Definition of Terms.

The following terms, wherever used herein or referred to in this section, shall have the respected meanings assigned to them, unless a different meaning clearly appears from the context as used in this section:

CREDITOR

Shall mean a mortgagee or an agent or assignee of a mortgagee, such as the servicer, who has filed a complaint in Superior Court seeking to foreclose upon a residential or commercial mortgage. If the entity seeking to foreclose upon the residential or commercial mortgage changes as a result of an assignment, transfer, or otherwise after the filing of the foreclosure complaint in the Superior Court, the new entity shall be deemed the creditor for the purposes of this Ordinance. For purposes of this Ordinance, a creditor shall not include the State, a political subdivision of the State, a State, county or local government entity or their agent or assignee, such as the servicer.

EXTERIOR OF PREMISES

Shall mean those portions of a structure which are exposed to public view or are visible from adjoining or adjacent lots, including all outside surfaces and appurtenances thereto, and the open land space of any premises outside of any building or structure erected thereon, including vacant lots.

NUISANCE

Shall mean:

A. Any public or private condition that would constitute a nuisance according to the statutes, laws and regulations of the State of New Jersey, its governmental agencies or the ordinances of the Borough.

B. Any physical condition existing in or on the exterior of any premises which is potentially dangerous, detrimental or hazardous to the life, health or safety of persons on, near or passing within the proximity of the premises where the condition exists.

OPERATOR

Shall mean any person, persons or entity not the owner, but including any agent of the owner, who has charge, possession, custody, care or control of a dwelling or premises or a part thereof.

OWNER

Shall mean any person, persons or entity who shall have legal or equitable title in any form whatsoever to any premises or part thereof, including any fiduciary, trustee, receiver, guardian or mortgagee in possession. Any lessee, sublessee or assignee of a lessee of any part of any premises shall be deemed an "owner" with respect to that portion of the premises sublet, leased or assigned.

PREMISES

Shall mean a lot, plot or parcel of land, right-of-way or multiples thereof, including the building or structures thereon.

PUBLIC OFFICER

Shall mean the individual designated by the Borough in accord with N.J.S.A. 55:19-80.

REFUSE or RUBBISH

Shall mean all discarded, useless, unusable, unused or worthless solid waste matter or materials, combustible or noncombustible, including but not limited to garbage, trash, ashes, paper, paper goods and products, wrappings, cans, bottles, containers, yard clippings, garden waste, debris, junk, glass, boxes, crockery, wood, plastic, rubber, leather, furniture, household goods, appliances, bedding, scrap lumber, scrap metal, construction material, inoperable machinery or parts thereof, garden or farming implements and supplies, dead or rotting vegetation, tires and abandoned, inoperative or unusable automobiles and vehicles and solid commercial or industrial waste. Anything herein to the contrary notwithstanding, a compost pile free of discarded foodstuffs shall not be deemed to be "refuse" or "rubbish".

UNREGISTERED MOTOR VEHICLE

Shall mean a motor vehicle without a valid and current State inspection sticker.

VACANT PROEPRTY

Shall mean any building commercial or residential which is not legally occupied or at which substantially all lawful construction operations or residential occupancy has ceased, and which is in such condition that it cannot legally be reoccupied without repair or rehabilitation; provided however, that any property that contains all building systems in working order and is being actively marketed by its owner for sale or rental, shall not be deemed vacant. All commercial and residential properties that meet the aforementioned criteria and are subject to a summons and complaint in an action for foreclosure shall be deemed vacant property in accord with P.L. 2014, c. 35. Property deemed to be "abandoned property" in accord with the meaning of such term in the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-798 et seq., shall also be deemed to be vacant property for purposes of this section.

VACANT AND ABANDONED RESIDENTIAL OR COMMERCIAL PROPERTY

Shall mean commercial or residential property which is not occupied and at least two of the following conditions exist:

- a. Overgrown or neglected vegetation;
- b. The accumulation of the newspapers, circulars, flyers or mail on the property;
- c. Disconnected gas, electric or water utility services to the property;
- d. The accumulation of hazardous, noxious or unhealthy substances or material on the property;
- e. The accumulation of junk, litter, trash or debris on the property;
- f. The absence of window treatments such as blinds, curtains or shutters;
- g. The absence of furnishings and personal items;
- h. Statements of neighbors, association management, delivery person or government employee indicating that the residence is vacant and abandoned;
- i. Window or entrances to the property that are boarded up or closed off or multiple panes that are damaged, broken and unrepaired;
- j. Doors to the property that are smashed through, broken off, unhinged, or continuously unlocked;
- k. A risk to the health, safety or welfare of the public, or any adjoining or adjacent property owner exists due to acts of vandalism, loitering, graffiti, criminal conduct or the physical destruction or deterioration of the property;
- l. An uncorrected violation of the municipal building, housing, or similar code within the past six months, or an order by municipal authorities declaring the property to be unfit for occupancy and to remain vacant and unoccupied;
- m. The mortgagee or other authorized party has secured or winterized the property due to the property being deemed vacant and unprotected or in danger of freezing;
- n. A written statement issued by a mortgagor expressing the clear intent of all mortgages to abandon the property;
- o. Any responsible indicia of abandonment.

Sec. 233-2. Creation of an Abandoned Property List and Properties Subject to Foreclosure List.

A. The Public Officer or their designee is directed to identify abandoned property for the purpose of creating an "abandoned property list" throughout the Borough. Each item of abandoned property so identified shall include the tax block and lot number, the name and address of the owner of record, if known, the street address of the lot and the basis for a determination that the property is abandoned.

B. The Public Officer or their designee is also directed to identify all properties that are subject to foreclosure by creating a "foreclosure property list" throughout the Borough. Each item of a foreclosure property so identified shall include the tax block and lot number, name and address of the creditor or their representative, the street address of the property and docket number of the summons and complaint of the foreclosure action.

Sec. 233-3. General Requirements.

A. Sixty (60) days after the effective date of this section or thirty (30) days after a building or lot becomes abandoned as defined within this section, the owner shall file a registration statement for each such abandoned property with the Public Officer, on forms provided by the Public Officer for such purposes. The registration shall remain valid for one (1) year. The owner shall be required to renew the registration annually as long as the building or lot continues to be abandoned as defined herein and shall pay a registration or renewal fee in the amount prescribed within this section.

B. The owner shall notify the Public Officer within thirty (30) days of any change in the registration information by filing an amended registration statement on a form provided by the Public Officer for such purpose.

C. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the Borough of Woodcliff Lake against the owner or owners of the property.

Sec. 233-4. Registration for Abandoned and Vacant Property Owners.

A. The owner of abandoned and vacant properties shall provide the following information to the Public Officer or their designee on the initial registration form, amendment registration form, or any other form(s) prescribed by the Public Officer or their designee:

1. Name, address, email address and contact telephone number of the owner, the owner's address must include a street address; a post office box is not acceptable.
2. Name, address, email address and contact telephone number of any local agent(s) or representative for the building or lot.
3. Name, address, email address and contact telephone number of the person assigned to the property for the security and maintenance of the building or lot.
4. Common address and Tax Assessor's block and lot designation of the building or lot.
5. The date on which the building became abandoned.
6. Proof of utility (gas, electric, water) connections or disconnections; and
7. Any other information reasonably required by the Borough to ensure the safety of all persons and to prevent neglect.

B. Any government entity that owns abandoned property will be exempt from the provisions of this subsection. For purposes of this section, the holder of a Federal Housing Administration ("FHA") mortgage, United States Housing and Urban Development ("HUD") mortgage, or any other federally insured mortgage shall not be considered a government entity and shall not be exempt from the provisions of this section. The owner of any property that is acquired by the owner through the foreclosure of an FHA mortgage, HUD mortgage or any other federally insured mortgage shall also not be exempt from the provisions of this section.

C. By designating an authorized agent under the provisions of this subsection, the owner consents to receive any and all notices of code violations concerning the

registered abandoned property and all process in any court proceedings or administrative enforcement proceeding brought to enforce code provisions concerning the registered abandoned property by service of the notice of process on the authorized agent. Any owner who has designated an authorized agent under the provisions of this section shall be deemed to consent to the continuation of the agent's designation for the purpose of this section until the owner notifies the Borough of a change of an authorized agent or until the owner files a new annual registration statement.

D. The owner is required to update the form within thirty (30) days of a change of any information contained within the form.

E. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the Borough against the owner or owners of the abandoned property.

F. The Public Officer may identify abandoned properties through his/her routine inspection process as well as through notification by residents, or other community groups that a property be eligible for inclusion on the registry. Notice will be served upon, or sent by mail, to the owner and will be deemed received by the owner, upon personal delivery, or five (5) days after service by first class mail.

Sec. 233-5. Registration for Vacant and Abandoned property Creditors.

A. Every creditor filing an action to foreclose on a mortgage of any kind of residential or commercial property within the Borough, shall within ten (10) days thereof, notify the Borough Clerk for the Borough in writing by mail of said filing (N.J.S.A. 436:10B-51). The notice shall include the foreclosure docket number, street address, lot and block number of the property, and the full name and contact information of an individual located within the State who is authorized to accept service on behalf of the creditor.

B. The notice shall also contain the name and contact information of the representative of the creditor who is responsible for receiving complaints of property maintenance and code violations. In the event the creditor that has served a summons and complaint in an action to foreclose on a residential property is located out-of-State, the notice shall also contain the full name and contact information of an in-State representative or agent who shall be responsible for the care, maintenance, security and upkeep of the exterior of the property if it becomes vacant and abandoned.

1. Any creditor filing a summons and complaint in an action to foreclose on a vacant and abandoned property, or a creditor who has previously filed a summons and complaint to foreclosure on a residential or commercial property which subsequently becomes vacant and abandoned, shall within thirty (30) calendar days after the building becomes vacant and abandoned or within thirty (30) calendar days after assuming ownership of the vacant and abandoned property, whichever is earlier; or within ten (10) calendar days of receipt of notice from the Borough, and annually thereafter, file a registration statement for such vacant and abandoned property with the Public Officer consistent with subsection 233-4a of this section, for such purposes. Any failure to receive notice from the Borough shall not constitute grounds for failing to register the vacant and abandoned property.

2. Each vacant and abandoned property having a separate block and lot number as designed in the official tax maps of the Borough shall be registered separately.

3. The registration statement shall include the name, street address, telephone number and email address (if applicable) of a person twenty-one (21) years or older, designated by the creditor as the authorized agent for receiving notices of code violations and for receiving process in any court proceeding or administrative enforcement proceeding on behalf of such creditor in connection with the enforcement of any applicable code.

4. The registration statement shall include the name, street address, telephone number and email address (if applicable) of the firm and the actual name(s) of the firm's individual principal(s) responsible for maintaining the abandoned and vacant property. The individual or representative of the firm responsible for maintaining the abandoned and vacant property shall be available by telephone or in person on a twenty-four (24) hour per day, seven (7) day per week basis. The two (2) entities may be the same or different persons. Both entities shown on the statement must maintain offices in the State of New Jersey or reside within the State of New Jersey.

5. The registration shall remain valid for one year from the date of registration except for the initial registration which shall be valid through December 31st of the year in which it was filed. The creditor shall be required to renew the registration annually as long as the building remains vacant and abandoned and shall pay a registration or renewal fee in the amount prescribed in Section 233-8 for each vacant and abandoned property registered.

6. The annual renewal shall be completed by January 1st each year. The initial registration fee shall be pro-rated for registration statements received less than ten (10) months prior to that date.

7. The creditor shall notify the Borough Clerk within ten (10) calendar days of any change in registration information by filing an amended registration statement on a form provided by the Borough Clerk of such purpose.

8. The registration statements shall be deemed prima facie proof of the statements therein contained in any administrative enforcement processing or court proceeding instituted by the Borough against the creditor.

Sec. 233-6. Abandoned Property Inspection.

After filing a registration statement or a renewal of a registration statement and upon reasonable notice, the owner and/or creditor of any abandoned property shall provide access to the Borough to conduct an exterior and interior inspection of the building to determine compliance with the Borough Code, during the period covered by the initial registration or any subsequent renewal.

Sec. 233-7. Requirements for Owners and/or Creditors of Abandoned Properties and Properties Subject to Foreclosure.

A. The owner and/or creditor of any abandoned property, shall immediately upon possession of the filing of a summons and complaint in an action to foreclose on a residential or commercial property within the Borough be immediately responsible for the care, maintenance, security and upkeep of the exterior of the property, after the property becomes vacant and abandoned and shall:

1. Enclose and secure the building against unauthorized entry in accord with the applicable provisions of the Code of the Borough of Woodcliff Lake and as per the

specifications established by the Department of Housing and Urban Development("HUD") for securing abandoned and/or vacant properties.

2. Post a sign affixed to the building indicating the name, address and telephone number of the owner, owner's authorized agent for the purpose of service of process (if designated pursuant to this section) and a New Jersey resident responsible for day-to-day supervision and management of the property, if such person is different from the owner or authorized agent. The sign shall be of a size and placed in such a location so as to be visible from the nearest public street or sidewalk, whichever is nearer, but shall be no smaller than 8'x 10' and shall state "WARNING: THIS BUILDING IS SECURED PURSUANT TO CHAPTER 233 OF THE BOROUGH OF WOODCLIFF LAKE CODE. ANYONE ENTERING THIS BUILDING WITHOUT AUTHORIZATION WILL BE SUBJECT TO ARREST".

3. Secure the building from unauthorized entry and maintain the sign until the building is again legally occupied or demolished or until repair or rehabilitation of the property is complete.

4. Ensure that all bushes and trees are trimmed and that they do not interfere with neighboring properties.

5. Ensure that grass does not exceed eight (8) inches in height and that all grass clippings are removed from the lot when the grass is cut.

6. Lots must be clear of all garbage, litter and debris. Abandoned properties must be clear of all vehicles: cars, boats, campers, etc.

7. All sidewalks bordering abandoned properties must be maintained and be cleared of snow, ice, tripping hazards, obstructions, garbage, litter and debris.

8. The owner and/or creditor shall perform regular weekly inspections of the abandoned property to ensure compliance with the requirements of this section.

9. The owner and/or creditor shall maintain a property insurance policy for each registered property. Buildings with fewer than four (4) residential units are required to be insured at a minimum of \$300,000.00. All other properties must be insured at a minimum of \$1,000,000.00.

10. Ensure all vandalism, graffiti is removed and exterior hazards are repaired or corrected to the satisfaction of the Public Officer or their designee.

B. If the owner and/or creditor of the abandoned property fails to comply with all provisions of this section, the Borough shall take the necessary steps to bring the property into compliance with this section. All costs incurred by the Borough in connection with its efforts to bring the property into compliance shall be forwarded to the Tax Collector for inclusion as a municipal lien on the property.

Sec. 233-8. Fees, Penalties and Enforcement.

A. The initial registration fee for each abandoned property shall be One Thousand (\$1,000.00) dollars. The fee for a second year renewal shall be Two Thousand (\$2,000.00) dollars and Three Thousand (\$3,000.00) dollars for each subsequent year thereafter

B. If the property is required to be registered because of a summons and complaint action to foreclose was filed by the creditor, the fee shall be Five Hundred (\$500.00) dollars. If the property is vacant or abandoned pursuant to Sec. 233-1 when the summons and complaint in an action to foreclose is filed or becomes vacant and abandoned pursuant at any time thereafter while the property is in foreclosure, an additional Two Thousand (\$2,000.00) dollar fee shall be assessed.

C. The registration shall remain valid for one (1) year from the date of registration except for the initial registration which shall be valid through December 31st of the year in which it was filed. The owner and/or creditor shall be required to renew the registration annually as long as the building remains vacant and abandoned and or subject to foreclosure and shall pay a registration or renewal fee in the amount prescribed in paragraph A of this subsection for each vacant and abandoned property registered. The annual renewal shall be completed by January 1st each year. The initial registration fee shall be pro-rated for registration statement received less than ten (10) months prior to that date.

D. Any owner who is not in full compliance with this section or who otherwise violates any provision of this section or of the rules and regulations issued hereunder shall be subject to a fine of not less than Five Hundred (\$500.00) dollars and a maximum fine of Two Thousand Five Hundred (\$2,500.00) dollars. Every day that a violation continues shall constitute a separate and distinct offense. An out-of-State creditor who fails to appoint an in-State representative or agent pursuant to Sec. 233-5a shall be subject to a fine of Two Thousand Five Hundred (\$2,500.00) dollars for each day of the violation. Fines assessed under this section shall be recoverable from the owner and shall be a lien on the property.

E. For purposes of this section, failure to file a registration statement in time, failure to provide correct information on the registration statement and/or failure to comply with any other provisions of this section shall be deemed to be a violation hereunder.

F. The Public Officer shall be authorized to issue a notice to an owner and/or creditor that has filed a summons and complaint in an action to foreclose on a residential property within the Borough, if the Public Officer determines that the owner and/or creditor has failed to provide for the care, maintenance, security and/or upkeep of a vacant property.

G. Where an owner and/or creditor is an out-of-State owner and/or creditor, the notice shall be issued to the representative or agent that has been identified by the owner and/or creditor pursuant to subsection 233-3a-b of this section.

H. The notice referenced in paragraph F of this subsection and shall require the owner and/or creditor to correct the violation within twenty (20) days of receipt of this notice, or within five (5) days of receipt of the notice if the violation presents an imminent threat to public health and safety. A finding violation by the Borough Municipal Court or any other court of competent jurisdiction, excluding paragraph D of this subsection, shall be subject to a fine of \$1,500.00 for each day of the violation. Any fines imposed shall commence thirty-one (31) days following receipt of the notice of violation, except if the violation presents an imminent risk to public health and safety, in which case any fines shall commence eleven (11) days following receipt of said notice.

I. The issuance of notice pursuant to paragraph F of this subsection shall constitute proof that a residential or commercial property is vacant and abandoned for the purposes of this section.

J. Any entity designated as a redeveloper pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq., may apply for a registration fee exemption if all approved plans for the property comply with Borough regulations and development has been delayed as a result project financing application.

K. Any fee collected pursuant to subsection A shall be utilized by the Borough for the further maintenance and regulation of abandoned properties. No less than twenty percent (20%) of any money collected pursuant to subsection B and D shall be utilized by the Borough for municipal code enforcement purposes.

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. 24-03

'AN ORDINANCE TO FIX THE COMPENSATIONS OF CERTAIN OFFICERS AND EMPLOYEES OF THE BOROUGH OF WOODCLIFF LAKE, COUNTY OF BERGEN AND STATE OF NEW JERSEY'

BE IT ORDAINED by the Mayor and Council of the Borough of Woodcliff Lake as follows pursuant to N.J.S.A. 40:48-1, 40:49-2, and 40A:9-165:

SECTION I. That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall be fixed for the year 2024 as follows:

	SALARY RANGE	
	MIN.	MAX.
Mayor	4,550	10,000
Councilmembers	2,900	7,500

SECTION II. That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall be for the year 2024 as follows:

	SALARY RANGE	
	MIN.	MAX.
<u>Administration</u>		
Administrator (FT)	90,000	150,000
Admin. Asst./Fire Prev Secretary	30,000	60,000
Summer Intern	15.13/hour	18.00/hour
<u>Clerk</u>		
Borough Clerk/Office Manager/Registrar/ Safety Coordinator/Board of Health Secretary	85,000	120,000
<u>Building Dept</u>		
Construction Code Official (PT)	30,000	50,000
Tech. Assistant (FT)	30,000	50,000
Tech. Assistant (PT)	20,000	40,000
Property Maintenance Official(s) (PT)	20,000	40,000
Construction Supervisor (PT/Salaried)	15,000	25,000
Building Sub code Official (PT/ Salaried)	15,000	25,000
Plumbing Sub code Official (PT/Salaried)	15,000	25,000
Electrical Sub code Official (PT/Salaried)	15,000	25,000
Fire & Mechanical Sub code Official (PT/Salaried)	15,000	25,000

Building Inspector (PT/Salaried)	10,000	20,000
Electric Inspector (PT/Salaried)	10,000	20,000
Plumbing Inspector (PT/Salaried)	10,000	20,000
Zoning Official (PT/Salaried)	10,000	20,000
Deputy Zoning Official (PT/Salaried)	5,000	10,000
Zoning Board Administrator	46,000	60,000
Planning/Zoning Board Secretary (up to 20 meetings)		5,000/annually
• Special Meetings (Over 20 meetings)	\$250.00 per meeting	
• Alternate Secretary	\$250.00 per meeting	

	SALARY RANGE	
	MIN.	MAX.
<u>Finance</u>		
Chief Financial Officer (PT)	25,000	55,000
Chief Financial Officer (FT)	55,000	95,000
Finance Clerk/Asst to CFO	32,000	65,000
Finance Clerk/Purchasing/Payroll Benefits (FT)	32,000	65,000
Finance Clerk/Purchasing/Floater (PT)	16,000	30,000
Tax Collector (FT)	42,600	66,000
Tax Collector (PT)	20,000	40,000
Deputy Tax Collector (PT)	10,000	20,000
Tax Assessor (PT)	20,000	40,000

<u>Fire Prevention</u>		
Fire Prevention Official (PT/Salaried)	15,000	32,000
Deputy Fire Prevention Officials	25.00/hour	40.00/hour
Fire Prevention Inspectors	23.00/hour	35.00/hour

	SALARY RANGE	
	MIN.	MAX.
<u>Additional Stipends</u>		
Website Administrator/Social Media	2,000	6,000 annually
QPA	3,000	6,000 annually

SECTION III. Public Safety. That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall not exceed the following amounts for the year 2024.

	SALARY RANGE	
	MIN.	MAX.
Police Chief	175,000	241,000
Captain	160,000	220,000
Admin. Asst./ Matron	30,000	60,000
Admin. Asst./Matron (P/T)	25.00/hour	35.00/hour
Emergency Mgmt. (OEM) Coordinator (P/T)	10,000	20,000
Deputy OEM Coordinator (P/T)	2,000	4,000
School Crossing Guards (P/T)	15.13/hour	27.00/hour
SLEO Class II	20.00/hour	30.00/hour
SLEO Class III	35.00/hour	45.00/hour

SECTION IV. Department of Public Works. That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall not exceed the following amounts for the year 2024.

	SALARY RANGE	
	MIN.	MAX.
Superintendent	90,000	150,000
Foreman	85,000	120,000
DPW All Other F/T	48,000	86,000

DPW Step Guide:

Employees are hired at Step 1 or 1A and move to the next step on the yearly anniversary of their hire date.

- Step 1 (Entry) 48,000
- Step 1A (w/CDL)* 50,000
- Step 2 54,000
- Step 3 58,000
- Step 4 62,000
- Step 5 66,000
- Step 6 70,000
- Step 7 74,000
- Step 8 78,000
- Step 9 82,000
- Step 10 86,000

After reaching Step 10 Employee is subject/entitled to any yearly raise that may be approved by the Mayor & Council. Each step increase is effective upon the employee's yearly employment anniversary. The Borough reserves the right to hire staff starting at any Step level upon the recommendation of the Superintendent and Borough Administrator, provided that said hire has prior experience documented. At no time shall anyone be hired at higher than Step 4. This does not apply to supervisory positions.

**CDL is defined as CDL WITH Air Brakes and WITHOUT Restriction (E) the Manual Transmission Restriction. Employees MUST complete said certification by set date as a condition of their continued employment (Normally w/in 12 months of hire). Current Employees who do not possess the valid CDL Certification cannot advance to the next Step.*

Stipends/Licenses – Annual Amount

To be paid quarterly providing the employee is in that role at the time and has met the requirements including any certifications/licenses for the position. Not Subject to Longevity and/or pension.

Recycling Coordinator	4,000 – 6,000
Deputy Recycling Coordinator	2,000 – 4,000
Sewer License Holder	2,500 - 6,000
Facilities Management (Main)	2,500 – 5,000
Facilities Management (Asst.)	1,500 – 3,000
Tree Truck (Main)	1,500 - 2,500
Tree Truck (Asst)	1,000 - 2,000
Mechanic	1,500 - 3,000

SALARY RANGE

	<u>MIN.</u>	<u>MAX.</u>
<u>Seasonal/Stand-by/Hourly Employees</u>		
Ecology Lead	25.00/hour	36.00/hour
Ecology Assistant	18.00/hour	24.00/hour
Snow Plow Helper/Driver	25.00/hour	36.00/hour
Summer Help	15.13/hour	20.00/hour
Leaves – Fall Help	15.13/hour	25.00/hour
Senior Van Driver	25.00/hour	35.00/hour
Stand-By pay/period		350.00/week
Lead Man – <i>Designated on occasion at discretion of the DPW Supt</i>		\$50/Day

SECTION V. Parks & Recreation. That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall not exceed the following amounts for the year 2024:

	SALARY RANGE	
	<u>MIN.</u>	<u>MAX.</u>
Recreation Director	40,000	70,000
Co-Director – Summer Day Camp	6,500	8,500
Camp Counselor	15.13/hour	16.50/hour

SECTION VI. Hourly Rate/miscellaneous compensation. That the rate of time employed for part time or temporary shall be no less than that set by the United States Department of Labor Fair Standards Act.

That the rate of overtime shall be computed at the rate of one and one-half (1-1/2) times the base salary hourly wage of the employee after 40 hours worked.

That all full-time employees may be compensated one day's pay (base pay) for each two (2) unused sick days.

Maximum twelve (12) sick days per year for full-time employees. All full-time employees have an option to accumulate sick days in lieu of this compensation.

Any additional compensation must be approved by the Mayor and Council.

SECTION VII. Longevity. All full-time salaried employees hired prior to July 1, 2003 shall receive, in addition to the above base salary, the following:

STEP	LONGEVITY %	AFTER YEARS OF SERVICE
1	2	6
2	4	11
3	6	15
4	8	19
5	10	22
6	12	25
7	14 (CAP)	28

LONGEVITY IS *NOT* REFLECTED IN 2023 SALARIES ON APPLICABLE EMPLOYEES

SECTION VIII. Contracts. Any contracts or agreements, which have been duly authorized by the Mayor and Council, the terms and conditions of said agreements will be adhered to.

SECTION IX. That this ordinance shall be retroactive to January 1, 2024 upon passage and publication as required by law.

SECTION X. Unless expressly stated otherwise or required by law, this ordinance shall not create any rights that did not exist before this ordinance and this ordinance shall not be deemed to create any vacancies unless the law requires otherwise.

SECTION XI. All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

SECTION XII. This ordinance shall be construed consistent with its purpose. Any ambiguities in this ordinance shall be construed in accordance with the purpose of this ordinance. If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the full extent possible. This ordinance repeals provisions of the Borough Code only where stated herein; otherwise this ordinance is amendatory and supplementary to existing provision of the Borough Code.

SECTION XIII. This ordinance shall be codified as an amendment to the salary ordinance.

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

Ordinance No. 24-04

**AN ORDINANCE TO AMEND CHAPTER 287 ENTITLED "SIGNS" 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 287 of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Signs within the Borough of Woodcliff Lake.

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.

Sec. 287-4 Permitted Signs.

B. Temporary signs (all zones) located on Borough property. No sign shall be erected upon property belonging to the Borough of Woodcliff Lake other than for Borough sponsored events.

Sec. 287-12 Violations and penalties.

A. For each and every violation of the provisions of this chapter the owner, lessor, lessee, occupant, sign erector, contractor or other person interested in the premises upon which the violation has been committed, and who refuses to abate said violation within forty-eight (48) hours after written notice has been served upon him by regular mail or personally, shall, upon conviction, be subject to a fine of not more than \$1,250.00; a period of community service not to exceed 90 days, or any combination thereof, in the discretion of the court. The violation of any one provision and each day that a violation continues shall be deemed to constitute a separate offense.

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

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

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

Ordinance No. 24-05

**AN ORDINANCE TO AMEND CHAPTER 98 ENTITLED "ANIMALS" 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 98 of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Animals within the Borough of Woodcliff Lake.

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.

Article 1. Dogs

Sec. 98-16. Dogs running at large; leaving animals outdoors, outdoor animal enclosures.

- A. Dogs running at large. No person owning, keeping or harboring any dog shall suffer or permit it to run at large upon any neighbors' property and/or private property, any public streets, in any public park, in any public building or in any other public place.

Sec. 98-17. Leash required; tethering.

- A. Leash. No person owning, keeping or harboring any dog shall suffer or permit it to be upon any neighbors' property and/or private property, any public streets or in any of the public places of the Borough of Woodcliff Lake unless such dog is accompanied by a person capable of controlling such dog and is securely confined and controlled by an adequate leash not more than six feet long.

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

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

BOROUGH OF WOODCLIFF LAKE
Bergen County, New Jersey

ORDINANCE NO. 24-06

**AN ORDINANCE TO AMEND CHAPTER 392 ENTITLED "ANIMALS" 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 392 of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Animals 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.

Article III. Poultry and Game Animals.

Sec. 392-19. Definitions.

For the purposes of this Article, the following definitions are hereby adopted:

GAME ANIMALS – includes rabbits, mink, foxes and all other animas of any kind or description, whether kept for purposes of domestication or otherwise.

POULTRY – includes chickens, ducks, geese, pigeons, pheasants, all birds or poultry of any kind and description.

Sec. 392-20. Coops.

- A. All live poultry, pigeons or other fowl shall be confined in coops or runs.
- B. All coops and runs shall be located outside of and complete apart from any building used, in whole or in part, for dwelling purposes in which people congregate or use as a food or eating establishment.
- C. All coop or runs shall be located and constructed in accordance with the regulations, if any, of the Zoning and Building Codes.
- D. All coops hereafter constructed shall be provided with concrete floors.
- E. A sufficient number of roosts to provide roosting space for each individual specimen of poultry or fowl kept in the coop and sufficient number of properly placed drop boards beneath each roost, to catch all droppings excreted by the poultry or other fowl while on the roost, shall be provided.

- F. All coops and runs and the entire surroundings of all such places shall be kept clean at all times and shall be subject to periodic inspection by the Health Officer of the Borough, or his representative.
- G. Coops and runs shall be disinfected or otherwise treated, when so directed by the Board.
- H. The floors of all coops shall be kept clean and dry at all times.
- I. All the droppings shall be removed from each coop and buried, removed from the premises or otherwise disposed of in a manner approved by the Board, at least once each week.
- J. All food for immediate consumption shall be placed in suitable feeding troughs or similar containers, and all other food shall be stored in rat-proof containers at all times.
- K. No coop or run shall be located within 30 feet of any dwelling unit or place where people congregate, or within 200 feet of any food or eating establishment within eight feet of any property line.
- L. No person shall keep more than one individual specimen of poultry or fowl in any coop for each three square feet of usable floor space within said coop.
- M. No poultry food shall be scattered about any premises.
- N. Pigeons may be flown if properly supervised, but for a period of no longer than one hour per day.

Sec. 392-21. Keeping Poultry For Sale.

The provisions of Sec. 392-20 do not apply to the keeping of live poultry, pigeons or other fowl for sale or for the preparation for sale, but in those cases the provisions of Sec. 392-24 apply.

Sec. 392-22. Noisy Fowl.

No person shall keep any crying rooster or screaming or chattering fowl.

Sec. 392-23. Fowl at Large.

No live poultry or other fowl shall be permitted to fly or run at large.

Sec. 392-24. Keeping and Slaughtering of Poultry.

- A. It shall be unlawful for any person to engage in the business of selling or preparing for sale live fowl or poultry in the Borough without first having obtained from the Board a license for such purpose.
- B. Before such license is granted, the applicant shall submit to the board an application therefor, in writing, setting forth thereon the description of the premises intended to be so used, the character of the building wherein the business is contemplated to be conducted and also a description of all buildings, if any, located within a distance of 200 feet of the premises intended to be so used.
- C. A license will be denied if the application therefor or an independent investigation reveals that the premises intended to be so used:
 1. Is within 200 feet of any church, library, hospital, sanitarium or other public building, as measured from the nearest boundary line of the premises intended to be so used;
 2. Is detrimental to the health of or constitutes a nuisance to the surrounding neighbors;
 3. Does not strictly comply with all the requirements of this Sanitary Code and the rules and regulations of the State Department of Health; or

4. Will tend to create a nuisance.

- D. All poultry or fowl shall be sold within 24 hours of slaughtering, unless the same shall be adequately refrigerated in accordance with the provisions of this Sanitary Code applying to the refrigeration of meat.
- E. No person shall sell, or offer for sale, any fowl or poultry which is diseased or in any manner unfit of human consumption. This shall apply to such fowl or poultry, whether alive or slaughtered.

Sec. 392-25. License Required.

It shall be unlawful to keep poultry or game animals within the limits of the Borough of Woodcliff Lake without first obtaining a license from the Board of Health for that purpose.

Sec. 392-26. Location Restricted.

No license shall be issued for the keeping of poultry or game animals in any place so that the same shall be a nuisance to persons residing in the vicinity of the place where such poultry or game animals are to be kept.

Sec. 392-27 License Fee.

The fee for any such license shall be Three Dollars (\$3.00), and such license shall be issued for poultry separately and game animals separately. Any license issued under this Article shall expire on the 31st day of December following the date of issuance of the same.

Sec. 392-28. Issuance of License.

Such license shall be issued by the Board of Health and shall specify the place where such poultry or game animals shall be kept and the maximum number of any class or classes of poultry or game animals shall be kept or intended to be kept thereon.

Sec. 392-29. Application for License.

Every application for such a license shall give the name of the applicant, a description and dimensions of the lands whereon the poultry or game animals are to be kept and such other information as may be deemed necessary by the Board of Health and shall be accompanied by the license fee herein specified.

Sec. 392-30. Poultry to be Confined.

No poultry shall be allowed to run at large but shall be confined in a suitable poultry house with an enclosed runway, and such coop and runway shall be kept in a clean and sanitary condition and subject at all times to inspection by the Board of Health or its agents.

Sec. 392-21. Game Animals to be Confined.

No game animals shall be allowed to run at large but shall be confined on the premises in conformity with regulations promulgated or to be promulgated from time to time by the Board of Health.

Sec. 392-22. Distance of Animal Structures from Dwellings.

No structure or any part thereof for the housing or keeping of poultry or game animals nor the runway attached to any poultry house shall be less than twenty (20) feet from any dwelling house.

Sec. 392-23. Revocation of License.

The Board of Health of the Borough of Woodcliff Lake may revoke any license in case the Board shall determine that the keeping of poultry or game animals at such place has become a nuisance to persons residing in the vicinity of the place where the same are kept, or whenever the license shall violate any of the rules or regulations promulgated or to be promulgated by the Board of Health for the keeping of chickens, ducks, poultry or other livestock. No such license may be revoked until after hearing given by the Board of Health to licensee upon five (5) days' notice in writing.

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.