



**BOROUGH OF WOODCLIFF LAKE  
SPECIAL MAYOR AND COUNCIL ZOOM  
MEETING MINUTES  
JUNE 25, 2020  
4:30 PM**

**CALL TO ORDER**

Notice of this meeting, in accordance with the "Open Public Meetings Law, 1975, C. "231", has been posted at the Borough Hall and two newspapers, The Record and The Ridgewood News, have been notified. This meeting is being held via zoom and televised.

**ROLL CALL**

Mayor Rendo asked for a roll call. Council members Falanga, Gross, Hayes, Marson and Singleton were present. Borough Attorney John Schettino was present, as well as Borough Administrator Tomas Padilla and Borough Clerk Debbie Dakin. Councilwoman Gadaleta arrived via zoom at 5:25 PM. Also present via zoom was Harold Laufeld, CFO and Paul Lerch, Auditor.

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga			X			
Gadaleta						X
Gross		X	X			
Hayes			X			
Marson			X			
Singleton	X		X			
Mayor Rendo						

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

**RESOLUTION NO. 20-150**  
**JUNE 25, 2020**

**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

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 June 25, 2020 that an Executive Session closed to the public shall be held on June 25, 2020 at 4:30 P.M. at the Borough of Woodcliff Lake offices located at 188 Pascack Road, Woodcliff Lake, New Jersey, for the discussion of matters relating to the specific items designated above.

#### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of June 25, 2020.



DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK

#### APPROVAL OF MINUTES

Motion to approve the Minutes of June 1, 2020 (Open) was made by Councilwoman Gross, second by Council President Singleton and approved by Councilman Falanga, Councilwoman Gross, Councilwoman Hayes Councilman Marson and Council President Singleton. Councilwoman Gadaleta was absent from this portion of the meeting.

Motion to approve the Minutes of June 1, 2020 (Closed) was made by Councilwoman Gross, second by Council President Singleton and approved by Councilman Falanga, Councilwoman Gross, Councilwoman Hayes, Councilman Marson and Council President Singleton. Councilwoman Gadaleta was absent from this portion of the meeting.

Motion to approve the Minutes of June 10, 2020 was made by Councilwoman Gross, second by Councilman Marson and approved by Councilman Falanga, Councilwoman Gross, Councilman Marson and Councilwoman Hayes. Council President Singleton abstained and Councilwoman Gadaleta was absent from this portion of the meeting.



## **PUBLIC HEARING ON AMENDMENT TO BUDGET, led by Paul Lerch, Auditor**

Paul Lerch went through an overview of the budget with a power point presentation (attached). Mr. Lerch stated that that Mayor and Council revised the introduced budget to bring down any type of tax increase. That is the reason we are sitting here today on the 25<sup>th</sup> of June. Mr. Lerch went through the final version of the budget that is up for adoption. Mr. Lerch stated that the public hearing is technically on the amendment, but he will answer any questions about the budget.

The CFO will start to look at these numbers when we get into the end of the summer to try and prepare and do the forecast of where are those revenues coming and what does the shortfall look like. There is always the ability at the end of the year, if we realize that we are running short of it or anticipating it, the Borough has been very aggressive in reducing those anticipated revenues, but if they are not reduced enough and we can't cover the existing cash reserves, we always have the option of cancelling the appropriation prior to the end of the year to avoid an operating deficit.

Councilwoman Gross stated that she wants to ask about the tax levy cap. The \$980,951 can be capped in a fund and then can be used later for a future date. Mr. Lerch stated that it is an accounting mechanism at the state level. The cap stays for 3 years. We lost the 2017 balance that we carried forward of \$98,000. Next year we have a balance carrying forward from 2018 of \$160,000. That will drop off next year if we don't use it. The current portion and the previous 2 years remain.

Councilman Falanga asked if the fact that we are not appropriating anything for the pool or camp this year impact our ability to re-appropriate it for next year when we hopefully open the pool and camp. Are we able to basically fully fund the pool and camp as we have done at present budget levels? Mr. Lerch replied that yes, we will. From a technical prospective, the State is going to limit based on last year's collection, but this is a unique situation. Councilman Falanga also asked if we are reserving \$400,000 for tax appeals. Mr. Lerch replied yes and that is a rainy-day option as well. If things really go sideways and it becomes much worse than we ever anticipated on the collection side, that certainly is an appropriation that if the Mayor and Council decided to in December you can defund it. You can actually cancel out appropriation, not fund it, and go into surplus. We have a little bit of an insurance policy in that particular line item. Councilman Falanga asked what the tax increase number is. Mr. Lerch stated that on the municipal side it is effectively zero. Mr. Laufeld replied \$2.00.

Councilwoman Gross stated to get back to the issue that has always been a concern to her, we are dipping heavily into our surplus this year. Councilwoman Gross thanked everyone for all their time, effort and energy that they put into preparing and go through line items and cut that and have a rational realistic approach to our expected revenue which certainly helps us get a clear realistic picture. Would you say that this year's surplus that went into our account vs. next year, next year would most likely be projectively less. Mr. Lerch stated that from the surplus perspective that the end of 2019 the surplus was reduced by 284,000 from the previous year.



Mr. Lerch stated that he knows that there were a lot of efforts made to try and keep as much as possible. We are retaining a balance of \$260,000 going forward which is historically a very low number for the Borough as a community. Mr. Lerch stated that when you look at what we did on the budget on the revenue side where we were very aggressive trying to reduce the estimated revenue. Mr. Lerch stated that if you look at an old budget, where we were being very aggressive and using some of the old numbers on the revenue, we knew that we never going to meet those. We were always going to have a shortfall. Here, we brought our revenue projections down. On the projected revenue numbers, are we still going to be short? If we are still going to be short, we are going to dip in. On the spending side we were very aggressive on the appropriation side. Mr. Lerch stated that it is a balancing act and if things go right, we should be fine.

Council President Singleton stated that in terms of confidence level on where we are on the revenue, he likes our chances this year as opposed to last year because last we missed the revenue with building department being the biggest one by \$164,000. Mr. Singleton stated that this year we brought the building number down to \$210,000 and last year we budgeted \$400,000. Council President Singleton stated that we adjusted the revenue aggressively and we adjusted the 2020 budget to the 2019 actuals. Council President Singleton stated that we have been able to keep intact our tax appeals. Council President Singleton stated that he is comfortable with this budget.

Councilwoman Gadaleta thanked everyone who devoted time and energy to this budget to make this as best as we possibly can under very challenging circumstances. Councilwoman Gadaleta asked how much is in the reserve for tax appeals. Mr. Laufeld stated \$3 million.

#### **PUBLIC COMMENT**

Administrator Padilla stated that the public comment is for the budget and any other items. Mr. Padilla stated that we are going to keep everybody to 3 minutes or hopefully less, so everyone gets a chance.

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

Douglas Doyle, attorney for one of the intervenors in the Saddle River project. He understands that the Governing Body is taking up a very difficult and controversial issue. Mr. Doyle gave his background history. He was retained some time in March, by Zhanna Torres a resident of Saddle River, about the Woodcliff Lake Road site in Saddle River. Mr. Doyle stated that when Saddle River tried to deviate from the specific settlement agreement, they joined in that deviation, because they thought it would be a less intense, more appropriate use for that site. A 24-bed facility as opposed to a 24-unit multi-family building. Unfortunately, that at the end day, there are several parties that need to be satisfied before we are going to get settlement. One of those parties is Fair Share Housing. They pushed very hard together with Woodcliff Lake in trying to convince Fair Share Housing. They were adamant that no way Fair Share Housing would approve a 24-bed facility at this site. Mr. Doyle stated that he hired Neglia Engineering to do an

environmental assessment. They came up with an analysis that they thought appropriately no more than 8-10 units should be built there. They fought together with Woodcliff Lake very hard to convince them that no more than 8-10 units should be put there. Fair Share Housing wanted 24 and that was part of the settlement and did not want to back away from that but recognized from the professionals that they were likely not ever going to be built. Fair Share absolutely wanted 16 units there. In fact, Fair Share, Saddle River and the Special Master had entered into Settlement Agreement and Saddle River has approved the 16-unit development on that site. From Fair Share's prospective and Saddle River's prospective, this matter is solved. Fair Share agreed to it and the Special Master will recommend it. They will look at the setbacks later. Because Saddle River recognizes the benefits it will get by reducing the number of units to 12 units, it would consider 12 units if they could get Woodcliff Lake's approval. Do they need Woodcliff Lake's approval? In his opinion, they don't. He believes that if we don't agree to the 12 units, he thinks that they will move forward on July 30, 2020 with the 16-unit development. It is his opinion that the court will approve the 16-unit development. He understands that this Governing Body may authorize Mr. Schettino to advise the court that they will not allow them to be able to access Woodcliff Lake's sanitary sewer and water system in order to build this development. If we don't accept the 12-units, we lose the opportunity to have a meaningful participation in the setback requirements, the buffers, landscaping and entrance. Mr. Doyle stated that Woodcliff Lake will have more of a seat at the table if they agree to the 12 units. It is Mr. Doyle's recommendation to adopt the Resolution on the Agenda this evening.

Bert Taylor, Woodcliff Lake, thanked the Mayor and Council for being attentive to the needs of the Borough.

Alex Couto, Woodcliff Lake, asked if the Agreement for 78 Woodcliff Lake Road is similar to the past Agreement. Administrator Padilla stated that if the Resolution passes, the Agreement will be made public. Mr. Schettino stated that the Agreement is similar to what was discussed at the last meeting. There is one more item that would be new to the Agreement and that would be that if Saddle River is able to move one of the 3 bedroom units to another site, they will do that reducing the number of 3 bedroom units on the proposed site from 3 to 2.

MOTION to close to the public was made by Council President Singleton, second by Councilman Marson and unanimously approved.

#### **BUDGET RESOLUTIONS**

- Resolution No. 20-139 Resolution to Amend 2020 Budget
- Resolution No. 20-140 Resolution Authorizing the Waiver of Reading in Full of the 2020 Budget
- Resolution No. 20-141 Resolution to Adopt 2020 Budget

MOTION to adopt Resolution Nos. 20-139, 20-140 and 20-141 was made by Council President Singleton, second by Councilwoman Hayes.



Councilwoman Hayes thanked Council President Singleton for all his hard work. This is her fifth-year voting on the budget and given the global pandemic this budget did require additional thought. Councilwoman Hayes thanked Council President Singleton for his time. He really orchestrated all this. He brought the whole entire Council together. We may not have agreed on every point, but we got to a point where we were all comfortable with. In addition, Councilwoman Hayes thanked Councilman Marson. She thinks he had a fresh prospective on the budget and they had a lot of great dialogue back and forth. For the benefit of the public, this Council was working hard for you on this budget.

Mayor Rendo seconded the same feeling as Councilwoman Hayes. The wonderful thing about representative government is that they listen to the people when they have questions and objections. We have the Board of Education that took a vote without participation from the students and without participation for its alumni and taxpayers. The important thing is the process.

Councilman Falanga stated that this is his first year on Council and first year on the Finance Committee and he worked with Brian in the beginning and had a lot of in-person meetings with Nancy also. After COVID happened a lot changed, and he is very happy of all the hard work that Brian had put in to get us to essentially a zero budget. Some people say that this is not the right thing, but it's the real thing during this difficult time. It makes an important impression and it states that we recognize what is going on and we are not tone deaf to what is going on. It is not business as usual this year, and he hopes that next year we can continue will good fiscal management.

Councilwoman Gross stated that a lot of time and effort has gone in to going line by line and making cuts. For the resident's awareness, the Mayor and Council have also given back their salaries for the remainder of the year to add in our dedication and our interests in doing all that we can to cut expenses with everything.

Councilwoman Gadaleta thanked the department heads because they all took tremendous cuts. They went through it line by line as well and came back with different ideas and options. This was a joint effort.

Council President Singleton stated that since this will be the last budget he does; we had some tough conversations but at the end we came through. Council President Singleton stated that he wanted to preserve our tax appeal reserve and we were able to do that and accomplish what we wanted to do to get this down to zero. Council President Singleton thanked everyone for helping us get to where we are today.

MOTION to adopt Resolution Nos. 20-139, 20-140 and 20-141 was made by Council President Singleton, second by Councilwoman Hayes and approved by Councilman Falanga, Councilwoman Gadaleta, Councilwoman Hayes, Councilman Marson and Council President Singleton. Councilwoman Gross voted no and wanted to explain the reasoning. Although great work was done by Council to reduce expenses as well as having a more realistic expectation for revenue,

she stated her concern was regarding how much we were dipping into our surplus account. To leave more in surplus would offer more protection for future years. Doing so would result in a slight increase in taxes this year. Councilwoman Gross acknowledged the desire was to achieve a 0-tax increase, so an increase would not be a popular decision, but one that she felt was more responsible, so she was unable to support this budget.

### **CONSENT AGENDA**

MOTION to approve the Consent Agenda was made by Councilman Falanga, second by Councilwoman Gross.

Councilwoman Gadaleta asked Administrator Padilla to explain Resolution Nos. 20-146 and 147. Administrator Padilla explained them.

Councilman Falanga stated that the Resolution that has the employees' salaries should state Communications/Park and Recreation Director for Elizabeth Calderone. Additionally, Joy Sugerman does not work in Park and Recreation anymore so that needs to be changed.

Councilman Marson stated that he went through the municipal data sheet and there was an original municipal budget noticed that had Councilman Spelling's name on it. Administrator Padilla stated that it has already been corrected to state Councilman Marson. Councilman Marson stated that on the Consent Agenda is Resolution No. 20-143 for Employee Salaries. It is now the middle of the year so how does that affect potential negotiations or changes. What does this lock us into? Administrator Padilla stated that this gives the salary for the year; however, as previously discussed, the only ones that go back until January 1, 2020 is for the Police Chief based on his contract. Everyone else is frozen. With respect to DPW, we have made some adjustments there. Depending on when their anniversary date is, they will go to whatever step they are. Councilman Marson asked if there was flexibility going forward in 2020 or are we locked into this. Administrator Padilla stated that if you chose to change somebody's salary come November you certainly can do by Resolution.

MOTION to approve the Consent Agenda was made by Councilman Falanga, second by Councilwoman Gross and approved by Councilman Falanga, Councilwoman Gadaleta, Councilwoman Gross, Councilwoman Hayes, Councilman Marson and Council President Singleton.

### **Resolution No. 20-149 Resolution Approving Settlement Agreement with Fair Share Housing Center**

MOTION to adopt Resolution No. 20-149 was made by Councilwoman Gross, second by Councilwoman Gadaleta.

Councilwoman Gross stated that she has been following this topic from the beginning with Saddle



River and going through all the different variations and starting with the 24-unit possibility and then the major concern about the road opening on Apple Ridge Road. That was the highest concern that she had heard from residents and Council. Councilwoman Gross thanked Mr. Schettino for his hard work and continuing to stay abreast and on top of this. He continues to go back and ask for more than what Council is even aware of. As many of us know, during any negotiations, nobody is 100% happy. She can't say that she is happy with this plan that has been put forth, she would much rather see the 24 beds that was thought of at some time and she would love to see it much less than this, but out of great concern for the potential and possibility of that road opening up if we don't agree to it. Councilwoman Gross stated that she stands with that she is very concerned about that and she feels that she is locked into taking the less of two evils.

Councilwoman Gadaleta stated that after discussing this whole situation with our Borough Attorney, John Schettino, going through it over and over again, she absolutely understands the concerns of our residents and she is very happy that we were proactive and we had John go the extra mile to make sure that we have a voice and we made our feelings well known. By doing so, we got some control that we needed and to make sure that Apple Ridge is not disturbed, the wetlands are not disturbed, and it is only a 2-story building. We also developed a relationship with Saddle River and going forward we can work with them to make sure it is aesthetically pleasing and that we have buffers, so our residents don't feel that it is impending on their home.

Councilman Marson stated that he respectfully disagrees with the prior two comments. He believes that we are being asked to take an unsuitable piece of property for some aspirational housing and even though he is very aware regarding the potential for exasperating the situation, but he doesn't think that this is really fairly representing what the true buildable portion of the property.

Councilwoman Hayes stated that after reviewing several engineering documents, she thinks that that is where most of her worries are and it is not about supporting affordable housing. Woodcliff Lake certainly supports their affordable housing. Woodcliff Lake did a great job with Fair Share Housing. She has serious engineering land use issues and concerns that haven't been addressed yet. They might not need to be addressed but if we are going to agree to a 12-unit in the settlement agreement, a 12-family unit is where it is concerning. She would like to have a clearer picture. She is also worried about where the building will be situated and to 30-35 feet from Apple Ridge Road. She thinks 17,000 to 18,000 square feet is a little high and would like to continue this conversation and not to feel pressured to decide tonight but to continue to work with Fair Share and Saddle River to get something that is reasonable.

Councilman Marson concurs.

Councilman Falanga stated that this is something that everyone on the Council shared concern with and he thinks that one of the concerns that he struggled with the most is timing and understanding that this is a piece of property that is not in our Borough but in Saddle River. The residents have expressed concerns. Councilman Falanga stated that he has very serious concerns

about agreeing to it some of which is driven by timing more than anything. Councilman Falanga understands that residents have gotten counsel now because they want their own personal interests represented. This is not an easy decision and it is risky either way.

Mayor Rendo stated that the residents must understand the risks of that settlement. You have an attorney representing a Saddle River resident who is impacted by this development. You have our own counsel giving us the advice to settle. The alternative is if we don't agree, they are going to move on based on the recommendation of counsel to go ahead with the 16 that they have proposed with no parameters and no limits on that property. That is the important thing that the residents must understand. They are the ones that are going to be impacted by this. If we litigate this, there will be legal fees. This could easily run into the \$200,000 - \$300,000 range.

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga				X		
Gadaleta		X	X			
Gross	X		X			
Hayes				X		
Marson				X		
Singleton				X		
Mayor Rendo						

**RESOLUTION APPROVING SETTLEMENT AGREEMENT WITH  
FAIR SHARE HOUSING CENTER**

**RESOLUTION NO. 20-149  
JUNE 25, 2020**

**WHEREAS**, the Borough of Woodcliff Lake entered a Notice of Appearance as an interested party with regard to the matter In Re the Borough of Saddle River Third Round Mount Laurel Affordable Housing, Docket No. BER-L-6120-15; and

**WHEREAS**, a Fairness Hearing was held on June 2, 2020 before the Honorable Gregg A. Padavano which was subsequently adjourned to July 30, 2020; and

**WHEREAS**, as a result of the Fairness Hearing, the Borough of Saddle River and the Fair Share Housing Center, together with all interested parties have reached a 4-party Amendment to the Settlement Agreement, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Engineer and Borough Attorney have reviewed the Amendment to the Settlement Agreement and recommend the approval of same.




**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Bergenfield, County of Bergen and State of New Jersey that the 4-Party Amendment to the Settlement Agreement with regard to the matter In Re the Borough of Saddle River Third Round Mount Laurel Affordable Housing, Docket No. BER-L-6120-15, 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 is hereby authorized and directed to execute the Amendment to the Settlement Agreement on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to forward a copy of this Resolution together with the signed Amendment to the Settlement Agreement to the attorney for the Fair Share Housing Center 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 June 25, 2020.

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

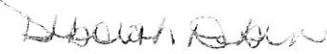
#### **CLOSED SESSION**

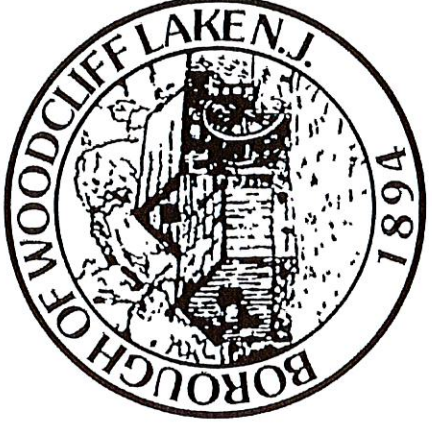
MOTION to back into closed session was made by Councilwoman Gross, second by Councilwoman Hayes and unanimously approved.

#### **ADJOURNMENT**

MOTION to adjourn was made by Councilwoman Gadaleta, second by Councilwoman Gross and unanimously approved by voice call vote. Meeting was adjourned at 8:15 PM.

Respectfully submitted,

  
\_\_\_\_\_  
Deborah Dakin, RMC, CMR  
Borough Clerk

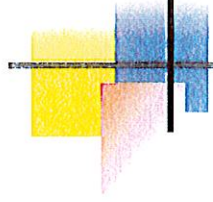


# 2020 Calendar Year Budget Presentation

June 25, 2020

Borough of Woodcliff Lake

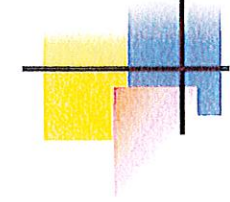




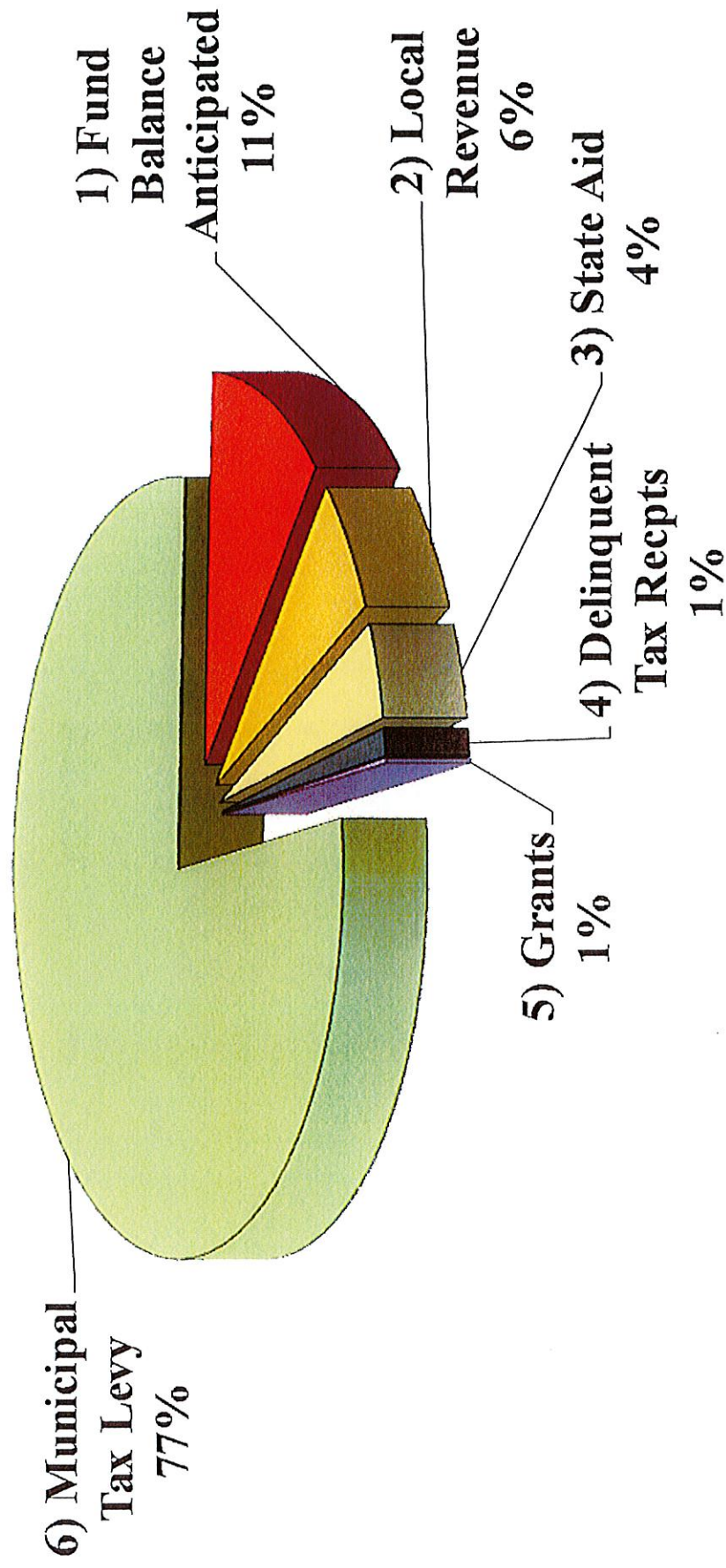
# Breakdown of Revenues

	2020		Adopted		<u>%</u>
	<u>Proposed</u>		<u>2019 Budget</u>	<u>Variance</u>	
1) Fund Balance Anticipated	\$ 1,400,000	\$	1,400,000	\$ -	-
2) Local Revenue *	796,522		1,316,634	(520,112)	(39.5)
3) State Aid	520,575		520,575	-	-
4) Delinquent Tax Rcpts.	150,000		150,000	-	-
5) Grants	24,264		31,287	(7,023)	(22.4)
6) Tax Levy-Muni	<u>10,050,339</u>		<u>9,999,604</u>	<u>50,735</u>	0.5
Total	<u>\$ 12,941,700</u>	\$	<u>\$ 13,418,100</u>	<u>\$ (476,400)</u>	-3.6

\* Local Revenues Include: Lisences, Fees & Permits, Interest, Park Receipts, Hotel Tax, Construction Code, etc.

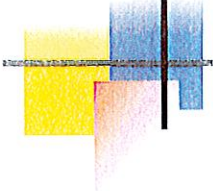


## 2020 Revenues as a % of Total





# Tax Levy CAP



2020 Amount to be Raised by Taxation  
(Increase of 0.5% or \$50,735)

\$10,050,339

\*Maximum permitted to be Raised by Taxation

\$11,031,290

Amount below CAP

\$ 980,951

\* Includes CAP Banks

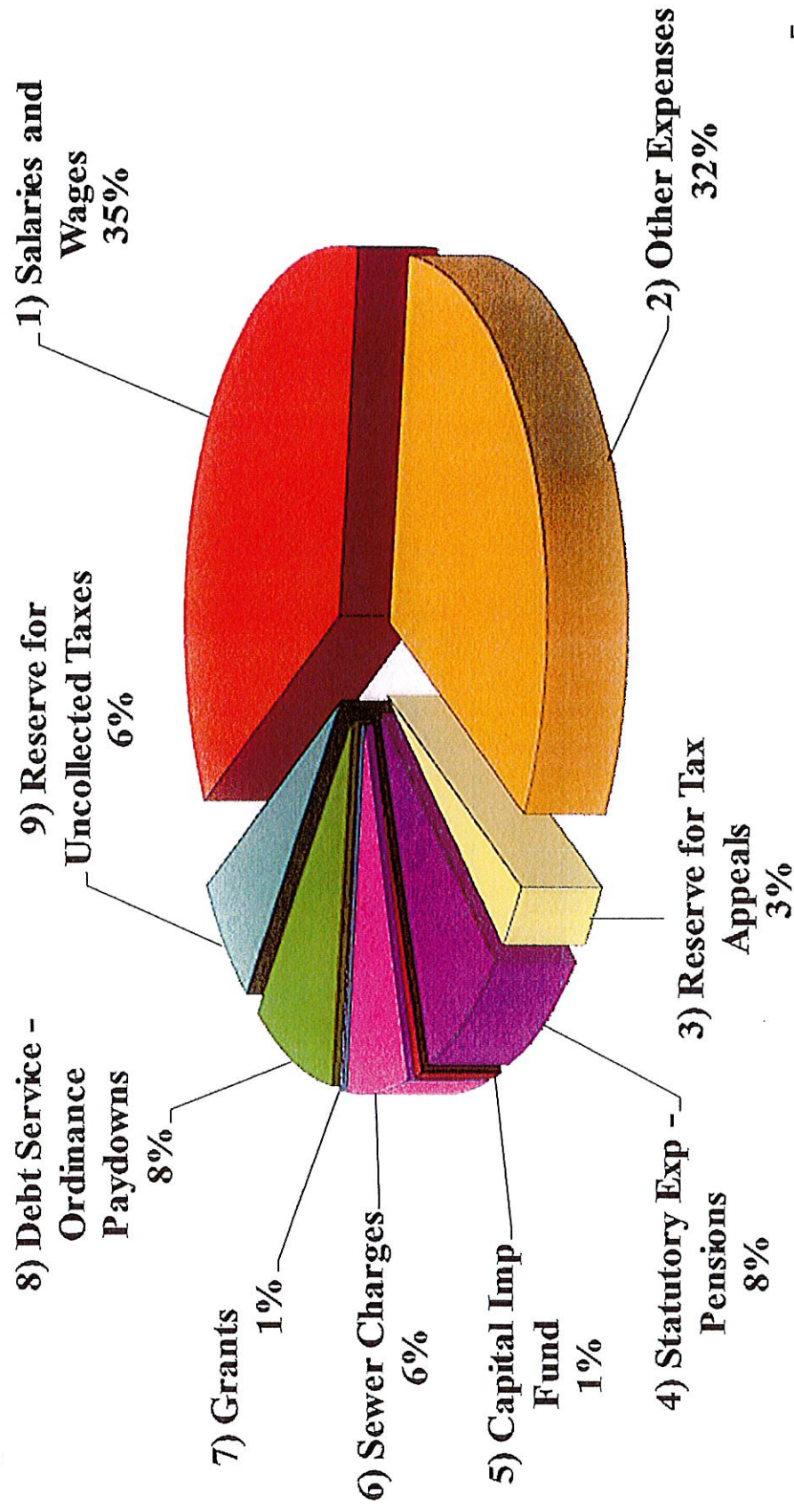
# Breakdown of Expenses

	Proposed 2020 Budget	Adopted 2019 Budget	Variance	%
Salary and Wages	\$ 4,536,500	\$ 4,801,125	\$ (264,625)	(5.5)
Other Expenditures*	4,122,063	4,456,183	(334,120)	(7.5)
Reserve for Tax Appeals	400,000	500,000	(100,000)	(20.0)
Statutory Exp/Pensions	1,058,323	970,268	88,055	9.1
Capital Improvements Fund/Projects	100,000	150,000	(50,000)	(33.3)
Sewer Charges	801,275	730,781	70,494	9.6
Public & Private Programs	25,639	33,756	(8,117)	(24.0)
Debt Service, Ordinance Paydowns	1,084,900	987,987	96,913	9.8
Res. for Uncollected Taxes	813,000	788,000	25,000	3.2
	<u>\$ 12,941,700</u>	<u>\$ 13,418,100</u>	<u>\$ (476,400)</u>	<u>-3.6%</u>

\* Other Expenditures include: Employee Benefits, Insurance, Legal, Audit, Engineering, Utilities, Facility Costs, Celebratory Events, etc.



# 2020 Appropriations as a % of Total





# Appropriation CAP

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2020 Current Budget CAP Spending  
(Decrease of 4.8% or \$481,740)

\$9,636,386

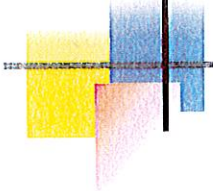
Maximum permitted CAP Spending  
Includes CAP Bank

\$10,787,280

Amount below CAP

\$1,150,894








# History of Tax Rate Apportionment

	Estimated <u>2020</u>	2019 <u>Adopted</u>	<u>Increase</u>
MUNICIPAL/OPEN SPACE	\$ 0.495	\$ 0.499	\$ (0.004)
COUNTY/OPEN SPACE *	0.238	0.235	0.003
LOCAL SCHOOL *	0.795	0.791	0.004
REGIONAL SCHOOL *	<u>0.567</u>	<u>0.564</u>	<u>0.003</u>
TOTAL	<u>\$ 2.095</u>	<u>\$ 2.089</u>	<u>\$ 0.006</u>

# Where Your Tax Dollar Goes



## 2020

Municipal	School	County
		
24¢	65¢	11¢





# Change in Assessed Value

## Effect on Municipal Portion of Tax Bill – Average Residential Home\*

Proposed	Actual	2020
<u>2020</u>	<u>2019</u>	<u>Increase</u>
\$ 3,717	\$ 3,715	\$ 2

\* 2020 and 2019 Average Residential Home Value - \$766,402 and \$759,779, excludes municipal open space.

BOROUGH OF WOODCLIFF LAKE  
RESOLUTION NO. 20-139

Resolution Re: Resolution to Amend 2020 Budget

WHEREAS, the local municipal budget for the year 2020 was approved on the 4th day of May, 2020, and

WHEREAS, the public hearing on said budget has been held as advertised, and

WHEREAS, it is desired to amend said approved budget,

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, that the following amendments to the approved budget of 2020 be made:

**CURRENT FUND**

	<u>From</u>	<u>To</u>
<b>General Revenues</b>		
3. Miscellaneous Revenues Section A: Local Revenues		
Park Receipts	\$ 325,000	\$ 33,750
Hotel Tax	240,000	205,000
Total Section A: Local Revenue	889,847	563,597
Total Miscellaneous Revenues	1,667,611	1,341,361
5. Subtotal General Revenues	3,217,611	2,891,361
6. Amount to be Raised by Taxes for Support of Municipal Budget		
a) Local Tax for Municipal Purposes including Reserve for Uncollected Taxes	10,457,789	10,050,339
Total Amount to be Raised by Taxes for Support of Municipal Budget	10,457,789	10,050,339
7. Total Revenues	13,675,400	12,941,700
8. General Appropriations		
(A) Operations Within "CAPS"		
GENERAL GOVERNMENT		
General Administration		
Salaries and Wages	194,000	181,500
Other Expenses	155,000	138,500
Mayor and Council		
Salaries and Wages	23,000	11,500
Other Expenses	10,000	6,000
Municipal Clerk		
Salaries and Wages	97,000	93,000
Other Expenses	42,500	37,500
Financial Administration		
Salaries and Wages	208,000	191,000
Information Technology		
Other Expenses	11,500	6,500
Revenue Administration		
Salaries and Wages	70,000	67,500
Other Expenses	13,500	12,500
Tax Assessment Administration		
Other Expenses	161,700	151,700
Engineering Services		
Other Expenses	75,000	55,000



LAND USE ADMINISTRATION	<u>From</u>	<u>To</u>
Planning Board		
Other Expenses	\$ 69,750	\$ 64,750
PUBLIC SAFETY FUNCTIONS		
Police Department		
Salaries and Wages	2,642,000	2,522,000
Other Expenses	196,775	186,775
Aid to Volunteer Fire Companies		
Other Expenses	147,850	132,850
Fire Prevention Bureau		
Salaries and Wages	66,500	56,500
Other Expenses	15,450	10,450
PUBLIC WORKS FUNCTION		
Road Repairs and Maintenance		
Salaries and Wages	736,000	698,000
Public Buildings and Grounds		
Other Expenses	163,500	138,500
Vehicle Maintenance		
Other Expenses	95,000	75,000
PARK AND RECREATION FUNCTIONS		
Recreation Services and Programs		
Salaries and Wages	306,000	124,300
Other Expenses	137,200	32,200
Maintenance of Parks		
Other Expenses	34,000	30,000
EDUCATIONAL FUNCTIONS		
Municipal/County Library		
Library Membership	30,000	25,000
State Uniform Construction Code		
Construction Official		
Other Expenses	19,800	14,800
OTHER COMMON OPERATING FUNCTIONS		
Celebration of Public Events, Anniversary or Holiday		
(RS 50:48-5.4)		
Other Expenses	20,000	10,000
UTILITY EXPENSES AND BULK PURCHASES		
Electricity	150,000	132,000
Street Lighting	100,000	81,000
Telephone	25,000	16,500
Water	12,500	10,500
Gasoline	105,000	86,500
Total Operations (Item 8(A)) within "CAPS"	9,311,763	8,578,063
Total Operations including Contingent- Within "CAPS"	9,311,763	8,578,063
Detail:		
Salaries and Wages	4,933,700	4,536,500
Other Expenses	4,378,063	4,041,563
(H-1) Total General Appropriations for Municipal Purposes		
Within "CAPS"	10,370,086	9,636,386
(L) Subtotal General Appropriations	12,862,400	12,128,700
9. Total General Appropriations	<u>\$ 13,675,400</u>	<u>\$ 12,941,700</u>

BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the Office of the Director of the Division of Local Government Services for certification of the 2020 local municipal budget so amended.

BE IT FURTHER RESOLVED, that this complete amendment, in accordance with NJSA 40A:4-9 be published in The Record in the issue of June 23, 2020, and that said publication contain a notice of a public hearing on said amendment to be held at the Municipal Building on June 25, 2020 at 5:00 P.M.

It is hereby certified that this is a true copy of a resolution amending the budget, approved by the Borough Council on the 4th day of May, 2020.

Certified by me

June 25, 2020

*Dorothy A. Rando*  
Borough Clerk  
*Paul J. Lerch*  
Mayor

It is hereby certified that the approved Budget Amendment annexed hereto and hereby made a part is an exact copy of the original on file with the Clerk of the Governing Body, that all additions are correct. All statements contained herein are in proof and the total of anticipated revenues equals the total of appropriations.

Certified by me, this 25th day of June, 2020

*Paul J. Lerch*  
Registered Municipal Accountant

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga			X			
Gadaleta			X			
Gross				X		
Hayes		X	X			
Marson			X			
Singleton	X		X			
Mayor Rendo						



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga			X			
Gadaleta			X			
Gross				X		
Hayes		X	X			
Marson			X			
Singleton	X		X			
Mayor Rendo						

## RESOLUTION AUTHORIZING THE WAIVER OF READING IN FULL OF THE 2020 BUDGET

RESOLUTION NO. 20-140

JUNE 25, 2020

**WHEREAS**, N.J.S.A. 40A:4-8 permits that the Budget as advertised may be read by its title providing that at least one week prior to the date of the hearing a complete copy of the approved budget shall

- Be posted in a public space where public notices are customarily posted; and
- Is made available to each person requesting the same during said week and during the public hearing; and

**WHEREAS**, the Borough of Woodcliff Lake has complied with the aforesaid requirements;

**NOW, THEREFORE, BE IT RESOLVED** that the Borough is hereby permitted to waive the reading in full, of the Municipal Budget for the year ending December 31, 2020.



**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 June 25, 2020.



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

# SUMMARY OF APPROPRIATIONS

5. GENERAL APPROPRIATIONS			
Within "CAPS"		xxxxxxx	xxxxxxxxxxx
(a&b) Operations Including Contingent		xxxxxxx	xxxxxxxxxxx
(e) Deferred Charges and Statutory Expenditures - Municipal		34-201	\$ 8,578,063
(g) Cash Deficit		34-209	\$ 1,058,323
Excluded from "CAPS"		46-885	\$
(a) Operations - Total Operations Excluded from "CAPS"		xxxxxxx	xxxxxxxxxxx
(c) Capital Improvements		34-305	\$ 1,307,414
(d) Municipal Debt Service		44-999	\$ 100,000
(e) Deferred Charges - Municipal		45-999	\$ 1,084,900
(f) Judgements		46-999	\$
(n) Transferred to Board of Education for Use of Local Schools (N.J.S. 40:48-17.1 & 17.3)		37-480	\$
(g) Cash Deficit		29-405	\$
(k) For Local District School Purposes		46-885	\$
(m) Reserve for Uncollected Taxes		29-410	\$
6. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICTS ONLY (N.J.S. 40A:4-13)		50-899	\$ 813,000
		07-195	
Total Appropriations		34-499	\$ 12,941,700

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the Governing Body on the 25th day of June, 2020  
It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as  
appeared in the 2020 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

Certified by me this 25th of June, 2020, Sharon A. Roberts, Clerk

# SECTION 2 - UPON ADOPTION FOR YEAR 2020

(Only to be Included in the Budget as Finally Adopted)

## RESOLUTION 30-141

Be It Resolved by the Governing Body of the Borough of Woodcliff Lake, County of Bergen that the budget hereinafter set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$10,050,339 (Item 2 below) for municipal purposes, and  
 (b) \$ (Item 3 below) for school purposes in Type I School Districts only (N.J.S. 18A:9-2) to be raised by taxation and,  
 (c) \$ (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in Type II

School Districts only (N.J.S. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.

- (d) \$207,531 (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy  
 (e) (Item 5 below) Minimum Library Tax

### RECORDED VOTE

(Insert last name)

Ayes	(Falange)	(Goss)	Abstained
	(Gadalla)	( )	( )
	(Hays)	( )	( )
	(Muller)	( )	( )
	(Singer)	( )	( )

### SUMMARY OF REVENUES

1. General Revenues				
Surplus Anticipated		08-100	\$	1,400,000
Miscellaneous Revenues Anticipated		13-099	\$	1,341,361
Receipts from Delinquent Taxes		15-499	\$	150,000
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES (Item 6(a), Sheet 11)		07-190	\$	10,050,339
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:				
Item 6, Sheet 42	07-195	\$		
Item 6(b), Sheet 11 (N.J.S. 40A:4-14)	07-191	\$		
Total Amount to be Raised by Taxation for Schools in Type I School Districts Only				
4. To Be Added TO THE CERTIFICATE FOR AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:				
Item 6(b), Sheet 11 (N.J.S. 40A:4-14)	07-191			
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY LEVY	07-192			
Total Revenues	13-299	\$	12,941,700	





# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga	X		X			
Gadaleta			X			
Gross		X	X			
Hayes			X			
Marson			X			
Singleton			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 20-142**

**JUNE 25, 2020**

**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 6/15/2020

\$189,683.47

**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:	\$228,059.05
Animal:	\$ 3.60
Trust/Other:	\$ 1,595.99
Capital:	\$ 10,592.50

**CERTIFICATION OF FUNDS**


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

---

Harold Laufeld  
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 June 25, 2020.

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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga	X		X			
Gadaleta			X			
Gross		X	X			
Hayes			X			
Marson			X			
Singleton			X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING 2020 BOROUGH EMPLOYEE SALARIES

### RESOLUTION NO. 20-143 JUNE 25, 2020

**WHEREAS**, the Borough of Woodcliff Lake seeks to approve the 2020 salaries for its employees;  
and

**WHEREAS**, the Borough Administrator and Personnel Committee have reviewed the 2020 salaries for Borough employees, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the 2020 salaries for Borough employees, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to keep a copy of this resolution on file in the Borough Clerk's office.

### 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 June 25, 2020.

DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



<u>EMPLOYEE</u>	<u>DEPT.</u>	<u>2020</u>
-	-	-
PADILLA, TOM	ADMINISTRATION	\$130,000.00
BELL, ALFRED	SENIOR VAN DRIVER (HOURLY)	\$21.00
DAKIN, DEBBIE	CLERK/OFFICE MAN./REGISTRAR./BOH SECRETARY	\$87,210.00
DAKIN, DEBBIE	SAFETY COORDINATOR/BOH STIPEND	\$1,500.00
FLOWER, NANCY	POLICE DEPT. SECRETARY	\$53,848.24
FREZZA, LOIS	TAX COLLECTOR	\$62,350.75
NEGAHBAN, FARIBA	FINANCE - BENEFITS/PAYROLL	\$57,341.22
NEGAHBAN, FARIBA	QPA STIPEND	\$5,000.00
SHALHOUB, KATHY	FINANCE CLERK – ACCTS PAYABLE	\$46,000.00
ALTANSO, ALLISON	FINANCE – ASST TO CFO	\$42,000.00
SMITH, MEG	PLANNING/ZONING SECRETARY	\$50,000.00
SMITH, MEG	PLANNING/ZONING MEETINGS STIPEND	\$5,000.00
SUGERMAN, JOY	ADMINISTRATIVE ASST./FIRE PREV./DEPUTY REG.	\$47,448.91
SUGERMAN, JOY	DEPUTY REGISTRAR STIPEND	\$500.00
ZYSMAN, TRACEY	BLDG. DEPT.-TECHNICAL ASST.	\$23,500.00
CALDERONE, E	WEBSITE STIPEND	\$6,000.00
CALDERONE, E	COMMUNICATIONS/RECREATION DIRECTOR	\$79,200.93
BARBONI, EVAN	DPW	STEP 10
BARBONI, EVAN	DPW MECHANIC STIPEND	\$1,500.00
BEHRENS, CHRIS	DPW SUPERINTENDENT	\$95,000.00
BEHRENS, CHRIS	DPW -RECYCLING STIPEND/FACILITIES MGMNT	\$9,500.00
DEHAAS, BRIAN	DPW (NEW HIRE 10/22/2019)	STEP 1A
IVANCICH, TOM	DPW	STEP 10
IVANCICH, TOM	STIPEND-TREE CREW	\$2,500.00
JUMP, DANIEL	DPW NEW HIRE (01/01/2019)	STEP 2
KING, ANDREW	DPW NEW HIRE	STEP 3
KING, ANDREW	STIPEND-TREE CREW	\$1,000.00
LINKO, DAVID	DPW	\$86,000.00
LINKO, DAVID	DEPUTY RECYCLING/TREE CREW STIPENDS	\$4,000.00
RENNER, CHRISTIAN	DPW (NEW HIRE 08/21/2019)	STEP 1A
SEIDLER, CHRIS	DPW – C2 SEWER LICENSE STIPEND	\$4000.00
TORPEY, THOMAS	DPW	STEP 10

WILLIAMS, SCOTT	DPW	STEP 6
WOODS, ROBERT	SANITATION	STEP 10
ZINK, KEVIN	DPW	STEP 7
ZINK, KEVIN	STIPEND-TREE CREW	\$1,000.00
BECHTEL, PAUL	FIRE PREVENTION OFFICIAL	\$26,582.00
LAUFELD, HAROLD	CFO	\$45,900.00
LAUFELD, HAROLD	STIPEND	\$4,000.00
BERNINGER, MARK	BUILDING-CONST. CODE OFFICIAL	\$55,000.00
HEFLICH, MIKE	BUILDING - ELECTRICAL SUBCODE	\$20,698.64
BARBONI, ED	BUILDING - FIRE SUBCODE	\$10,744.92
DREWES, BRIAN	BUILDING - PLUMBING SUBCODE	\$13,260.00
CITAKIAN, MARK	PROPERTY MAINTENANCE/SHADE TREE	\$25.00
MAURO, JOE	FIRE PREV./hourly	\$26.21
STALB, JOHN	FIRE PREVENTION/hourly	\$25.83
KUTZIN, EVAN	DEPUTY OEM COORDINATOR	\$2,000.00
MIKE KOONS	FIRE PREVENTION/hourly	\$23.81
MAURRASSE, RALPH	OEM COORDINATOR	\$8,500.00
MAURRASSE, RALPH	FIRE PREV./hourly	\$23.00
JOHN WHELAN	FIRE PREVENTION/hourly	\$25.83
ENNIS, TIM	FIRE PREVENTION/hourly	\$27.63
ECOLOGY ASST	DPW/HOURLY	\$18.04
ECOLOGY MAIN	DPW/HOURLY	\$35.00
KATHY BOWEN	PUBLIC ASSISTANCE	\$2,144.20
CROSSING GUARDS	POLICE DEPT./HOURLY	\$20.77
BURNS, JOHN*	POLICE CHIEF (SALARY AS OF 1/1/2019)	\$190,000.00



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga						
Gadaleta						
Gross						
Hayes						
Marson						
Singleton						
Mayor Rendo						

## A RESOLUTION IN THE BOROUGH OF WOODCLIFF LAKE AUTHORIZING A CONTRACT WITH TTP ENTERPRISES FOR THE HOSTING OF SUMMER TENNIS PROGRAMS AND AUTHORIZING THE USE OF BOROUGH PROPERTY FOR SAME

RESOLUTION NO. 20-144  
JUNE 25, 2020

**WHEREAS**, the Borough of Woodcliff Lake has identified the benefits of offering Summer Tennis Programs; and

**WHEREAS**, the Borough of Woodcliff Director of Parks and Recreation has identified TTP Enterprises as having the expertise, equipment and experience necessary to perform this service for the Borough; and

**WHEREAS**, TTP Enterprises will manage/run the programs and pay a facilities use fee based on enrollment to the Borough for use of the Borough facilities. The program will be offered to Woodcliff Lake residents and, if space is available, to residents of other municipalities; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) permits the awarding of contracts that fall below the bidding threshold be done without competitive bids and provides that the contract itself must be available for public inspection.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake authorizes the execution of the contract between the Borough and TTP Enterprises for the hosting of a Summer Tennis Program and authorizes the use of Borough property for 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 Mayor and Council at the meeting of June 25, 2020.

A handwritten signature in cursive script, appearing to read "Deborah Dakin", written in dark ink.

---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga	X		X			
Gadaleta			X			
Gross		X	X			
Hayes			X			
Marson			X			
Singleton			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING THE BOROUGH OF WOODCLIFF LAKE TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS IN ACCORDANCE WITH P.L. 1994, C.72

RESOLUTION NO. 20-145  
JUNE 5, 2017

**WHEREAS**, due to the County Board of Taxation unable to certify a tax rate due to various issues at the state level and the Municipal Tax Collector will be unable to mail the tax bills on a timely basis, it has become necessary to issue estimated tax bills for the 3rd Quarter of 2020; and

**WHEREAS**, the Municipal Tax Collector in consultation with the Municipal Chief Financial Officer has computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3, and they have signed a certification showing the tax levies for the previous year, the tax rates and the range of permitted estimated levies.

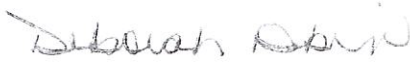
**NOW, THEREFORE BE IT RESOLVED** BY THE BOROUGH COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY ON 25<sup>TH</sup> DAY OF JUNE 2020 AS FOLLOWS:

1. The Borough of Woodcliff Lake Tax Collector is hereby authorized and directed to prepare and issue estimated tax bills for the Borough for the third installment of 2020 taxes. The Tax Collector shall proceed and take such actions as necessary.

2. The entire estimated levy for 2020 is hereby set at \$ 43,475,765.00 for an estimated tax rate of \$ 2.095.
3. In accordance with law the third installment of 2020 shall not be subject to interest until the later of August 10, 2020. Any payment received after August 10, 2020 shall have interest calculated from August 1, 2020.

**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 June 25, 2020.

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



BOROUGH OF WOODCLIFF LAKE, N.J.

CALCULATION OF PROPOSED 2020 ESTIMATED TAX RATE

BASIS OF PROPOSED TAX LEVY AND TAX RATE

2020 MUNICIPAL BUDGET - ACTUAL LEVY  
2020 LOCAL SCHOOL BUDGET - ACTUAL LEVY  
2020 REGIONAL SCHOOL BUDGET - ACTUAL LEVY  
2020 BERGEN COUNTY BUDGET - ESTIMATED LEVY  
2020 BERGEN COUNTY OPEN SPACE BUDGET - ESTIMATED LEVY  
2020 MUNICIPAL OPEN SPACE - ACTUAL LEVY

ACTUAL 2019 TAX LEVY AND RATE

2020 ESTIMATED RANGE FOR TAX LEVY  
(PERCENTAGE OF 2019 LEVY)

	<u>LEVY</u>	<u>TAX RATE</u>		<u>95.00%</u>	<u>105.00%</u>
MUNICIPAL	9,999,604.00	0.489	MUNICIPAL	9,499,623.80	10,499,584.20
LOCAL SCHOOL	16,126,414.00	0.791	LOCAL SCHOOL	15,320,093.30	16,932,734.70
REGIONAL SCHOOL	11,498,962.00	0.564	REGIONAL SCHOOL	10,924,013.90	12,073,910.10
COUNTY	4,586,341.39	0.225	COUNTY	4,357,024.32	4,815,658.46
COUNTY OPEN SPACE	200,093.60	0.010	COUNTY OPEN SPACE	190,088.92	210,098.28
MUNICIPAL OPEN SPACE	<u>204,077.00</u>	<u>0.010</u>	MUNICIPAL OPEN SPACE	<u>193,873.15</u>	<u>214,280.85</u>
TOTALS	42,615,491.99	2.089	TOTALS	40,484,717.39	44,746,266.59

2020 ESTIMATED TAX RATE

2020 NET VALUE TAXABLE 2,075,313,291


AMOUNT TO BE RAISED BY TAXATION: TAX RATE:

MUNICIPAL	10,050,339.00	0.485 (UTILIZE ACTUAL LEVY)
LOCAL SCHOOL	16,504,316.00	0.795 (UTILIZE ACTUAL LEVY)
REGIONAL SCHOOL	11,776,579.00	0.567 (UTILIZE ACTUAL LEVY)
COUNTY	4,736,000.00	0.228 (UTILIZE ESTIMATED LEVY)
COUNTY OPEN SPACE	201,000.00	0.010 (UTILIZE ESTIMATED LEVY)
MUNICIPAL OPEN SPACE	<u>207,531.00</u>	<u>0.010</u> (UTILIZE ACTUAL LEVY)
TOTALS	43,475,765.00	2.095

CERTIFIED BY:

  
Harold E. Laufeld III  
Chief Financial Officer

CERTIFIED BY:

  
Lois Frezza  
Tax Collector



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga	X		X			
Gadaleta		X	X			
Gross			X			
Hayes			X			
Marson			X			
Singleton			X			
Mayor Rendo						

## A RESOLUTION AUTHORIZING INCLUSION IN THE BERGEN COUNTY COMMUNITY DEVELOPMENT PROGRAM

**RESOLUTION NO. 20-146**

**JUNE 25, 2020**

**WHEREAS**, certain Federal funds are potentially available to the County of Bergen under Title I of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnership Act of 1990, as amended; and the Emergency Solutions Grant of 2012; and

**WHEREAS**, the current Interlocal Services Cooperative Agreement contains an automatic renewal clause to expedite the notification of the inclusion process; and

**WHEREAS**, each Municipality must notify the Bergen County Division of Community Development of its intent to continue as a participant in the Urban County entitlement programs noted above; and

**WHEREAS**, it is in the best interest of the Borough of Woodcliff Lake and its residents to participate in said Programs.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Woodcliff Lake hereby notifies the Bergen County Division of Community Development of its decision to be included as a participant Municipality in the Urban County entitlement programs being the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) for the Program Years 2021, 2022, and 2023 covering the period July 1, 2021 – June 30, 2024; and

**BE IT FURTHER RESOLVED**, that an original copy of this resolution be made available to the Director of the Bergen County Division of Community Development as soon as possible and no later than Friday, July 17, 2020.

**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 June 25, 2020.

A handwritten signature in cursive script, appearing to read "Deborah Dakin", is written over a horizontal line.

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





# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough

201-391-4977  
Fax 201-391-8830

Council Member Administrator	Motion	Second	Yea	Nay	Abstain	Absent
Falanga	X		X			
Gadaleta			X			
Gross		X	X			
Hayes			X			
Marson			X			
Singleton			X			
Mayor Rendo						

## A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE COUNTY OF BERGEN TO SUPERSEDE THE COOPERATIVE AGREEMENT DATED JULY 1, 2000 AND AMENDMENTS THERETO ESTABLISHING THE BERGEN COUNTY COMMUNITY DEVELOPMENT PROGRAM

RESOLUTION NO. 20-147  
JUNE 25, 2020

**WHEREAS**, certain Federal funds are potentially available to the County of Bergen under Title I of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnership Act of 1990, as amended; and the Emergency Solutions Grant of 2012; and

**WHEREAS**, it is necessary to supersede an existing Interlocal Services Cooperative Agreement for the County and its people to benefit from these Programs; and

**WHEREAS**, an Agreement has been proposed under which the Borough of Woodcliff Lake and the County of Bergen in cooperation with other Municipalities, will modify an Interlocal Services Program pursuant to N.J.S.A. 40A:65-1 et seq.; and

**WHEREAS**, it is in the best interest of the Borough of Woodcliff Lake to enter into such an Agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Woodcliff Lake that the Agreement entitled "Three Year Cooperative Agreement" (an Agreement superseding the Cooperative Agreement dated July 1, 2000 – June 30, 2003) to clarify the planning and implementation procedures and to enable the Municipality to make a Three Year irrevocable

commitment to participate in the Community Development Block Grant Program (CDBG), the Home Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) for the Program Years 2021, 2022, and 2023 covering the period July 1, 2021 – June 30, 2024 be executed by the Mayor and Municipal Clerk in accordance with the provisions of law; and

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately in accordance with law and that an original copy be made available to the Director of the Bergen County Division of Community Development as soon as possible and no later than Friday, July 17, 2020.

**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 June 25, 2020.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga	X		X			
Gadaleta			X			
Gross		X	X			
Hayes			X			
Marson			X			
Singleton			X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING AN OFFER OF EMPLOYMENT TO FRAN SCORDO IN THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 20-148

JUNE 25, 2020

**WHEREAS**, the Borough of Woodcliff Lake has determined the need to hire an interim Tax Collector beginning July 1, 2020; and

**WHEREAS**, the Borough of Woodcliff Lake has identified Fran Scordo as possessing the necessary skills, experience and license to provide such service; and


**WHEREAS**, such individual shall work at the direction and with the approval of the Borough Administrator and CFO; and

**WHEREAS**, it is in the Borough's best interest to hire such individual with a payment rate of \$100.00 per hour.

**NOW, THEREFORE, BE IT RESOLVED**, that Fran Scordo is hired as interim Tax Collector for the Borough of Woodcliff Lake a rate of \$100.00 per hour and shall work at the direction and with the approval of the Borough Administrator and CFO. This Resolution will take effect July 1, 2020.

### 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 June 25, 2020.

  
DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK





# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga				X		
Gadaleta		X	X			
Gross	X		X			
Hayes				X		
Marson				X		
Singleton				X		
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING SETTLEMENT AGREEMENT WITH FAIR SHARE HOUSING CENTER

RESOLUTION NO. 20-149

JUNE 25, 2020

Did Not  
Pass

**WHEREAS**, the Borough of Woodcliff Lake entered a Notice of Appearance as an interested party with regard to the matter In Re the Borough of Saddle River Third Round Mount Laurel Affordable Housing, Docket No. BER-L-6120-15; and

**WHEREAS**, a Fairness Hearing was held on June 2, 2020 before the Honorable Gregg A. Padavano which was subsequently adjourned to July 30, 2020; and

**WHEREAS**, as a result of the Fairness Hearing, the Borough of Saddle River and the Fair Share Housing Center, together with all interested parties have reached a 4-party Amendment to the Settlement Agreement, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Engineer and Borough Attorney have reviewed the Amendment to the Settlement Agreement and recommend the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Bergenfield, County of Bergen and State of New Jersey that the 4-Party Amendment to the Settlement Agreement with regard to the matter In Re the Borough of Saddle River Third Round Mount Laurel Affordable Housing, Docket No. BER-L-6120-15, 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 is hereby authorized and directed to execute the Amendment to the Settlement Agreement on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized and directed to forward a copy of this Resolution together with the signed Amendment to the Settlement Agreement to the attorney for the Fair Share Housing Center 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 June 25, 2020.

---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga			X			
Gadaleta						X
Gross		X	X			
Hayes			X			
Marson			X			
Singleton	X		X			
Mayor Rendo						

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

### RESOLUTION NO. 20-150 JUNE 25, 2020

**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

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 June 25, 2020 that an Executive Session closed to the public shall be held on June 25, 2020 at 4:30 P.M. at the Borough of Woodcliff Lake offices located at 188 Pascack Road, Woodcliff Lake, New Jersey, for the discussion of matters relating to the specific items designated above.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of June 25, 2020.



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