

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
NOVEMBER 9, 2020
6:00 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, and Marson were present. Borough Attorney John Schettino was present, as well as Borough Administrator Tomas Padilla and Borough Clerk Debbie Dakin. Councilwoman Gadaleta arrived at 6:25 and Council President Singleton was absent.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

CLOSED SESSION

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga	X		X			
Gadaleta						X
Gross		X	X			
Hayes			X			
Marson			X			
Singleton						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. 20-240
NOVEMBER 9, 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 update

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

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

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

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

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on November 9, 2020 that an Executive Session closed to the public shall be held on November 9, 2020 at 6:00 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 November 9, 2020.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

Mayor Rendo stated that Rabbi David Levy of the American Jewish Counsel is on zoom and he is going to hold off having him speak after Chief John Burns about the manner regarding the hate crime. Mayor Rendo stated that he would like to open to the public for everyone but Rabbi Levy for any public comments.

PUBLIC COMMENT

(limited to 3 minutes per speaker)

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

Deena Rosendahl, Woodcliff Lake, asked if they were going to have an opportunity for comments after the Council and the Chief of Police. Administrator Padilla stated that he doesn't believe so unless the Council decides to open it. Normally we only have one public comment portion. Ms. Rosendahl stated that she really can't make a comment until she hears what the Governing Body has to say so she guesses she has no comment.

Mayor Rendo stated that maybe we will open it later.

MOTION TO CLOSE to the public was made by Councilwoman Gadaleta, second by Councilman Falanga and unanimously approved.

DISCUSSIONS

Mayor Rendo stated that before we move on to Chief Burns, he would like to read something. Today marks the anniversary of Kristallnacht. On the night of November 9, 1938, violence against Jews broke out across the Reich. It appeared to be unplanned, set off by Germans' anger over the assassination of a German official in Paris at the hands of a Jewish teenager. In two days, over 250 synagogues were burned, over 7,000 Jewish businesses were trashed and looted, dozens of Jewish cemeteries, hospitals, schools, and homes were looted while police and fire brigades stood by. The programs became known as Kristallnacht, the "Night of Broken Glass," for the shattered glass from the store windows that littered the streets. As the American Jewish Committee CEO David Harris wrote this morning, we long the past is vital and not enough. Combating antisemitism today is the ultimate test of holocaust remembrance. On behalf of the Mayor and Council, Mayor Rendo made the following statement. On behalf of Woodcliff Lake's governing body, I want to express my appreciation for the efforts of Chief John Burns and the entire Woodcliff Lake Police Department following the disturbing actions taken by two juveniles just a couple of weeks ago. As we said immediately following the incident, anti-Semitism, racism, or bias of any kind will not be tolerated in our community. In short, hatred and intolerance have no home in Woodcliff Lake. While the nature of the offense, and age of those involved, dictates that we are limited in the information that can be shared, I say again, unequivocally, that I have, and will continue to, insist appropriate consequences for their actions. That is the official statement of the Borough of Woodcliff Lake. Mayor Rendo thanked Rabbi David Levy. He has spoke with Rabbi Monosov and Rabbi Dov regarding this incident. Rest assured that they will take this seriously and rest assured that these individuals will be brought to justice.

- Police Chief John Burns

Chief John Burns thanked the Mayor. As always, the Woodcliff Lake Police Department appreciates the Mayor and Council's support along with the Borough Administrator. We work very closely together in all matters in town. The Woodcliff Lake Police Department stands against all anti-Semitism, racism and any sort of discrimination in this Borough, in this State and in this Country and we will defend that. Unfortunately, on Halloween morning, the Woodcliff Lake Police Department responded to an incident in the Woodmont area of Woodcliff Lake. Juvenile individuals basically were using toilet paper and other things and took it to an extreme. We found out that there was an incident posted on social media before anybody notified the police department. The police department moved forward with an investigation. When we responded to the scene, our officers did an excellent job of canvassing the neighborhood, speaking with all the residents in the area, utilizing technology with ring cameras and other cameras. With the cooperation of our residents, we were able to bring a swift conclusion to this matter with the assistance of Detective Sergeant Chad Malloy, Juvenile Officer Paul Brown and Simon Sherfer

worked diligently working with the residents and also with the Bergen County Prosecutors Office Bias Crime Unit. With working with them, we continued our investigation, we worked with the community, with our religious leaders and educators and continued the investigation and concluded who the individuals were. This is a juvenile matter which is confidential. Chief Burns stated that he knows everyone wants information on who these people are. They are juveniles from our community and neighboring communities. We need to be cognizant that this is a juvenile matter and it is confidential. This is a terrible matter and the juveniles will be held to appropriate punishment and we will work all together with the schools, religious leaders and our police department. The investigation has concluded, and the juveniles are being held accountable for their actions. Chief Burns thanked the parents of the juveniles. They were a big part of the investigation and didn't hamper the investigation in any way. When crimes are reported on social media before they are reported to the police department, it can hamper an investigation. When that happens, people become more afraid, scared and want to protect their loved one. Chief Burns reiterated that we need, as a community, to notify the police department first. Please don't post on social media first and text other individuals. The police department must be notified first so they can work together and handle the investigation. There is not much information Chief Burns could put out except that his juvenile officers did a great job with working with the community on this.

Mayor Rendo stated that the Prosecutor's office is moving forward this matter with the cooperation of our police department and hopefully our community. Mayor Rendo thanked Chief Burns and the entire police department for turning this over in 48 hours. They acted on it quickly and were able to find the individuals within 48 hours. Mayor Rendo asked the Council if they would like to say anything regarding this matter. We are talking about anti-Semitism, racism, hate, and discrimination. In today's day and age, it shouldn't be like this. We are an inclusive and loving community. We are welcoming in this community. These individuals will be held accountable for their actions. He will not accept any forms of racism, anti-Semitism or discrimination in this Borough. We are united in this action and will continue moving forward to bring the individuals to justice.

Councilman Steve Falanga stated that he appreciates the sentiments that the Mayor has stated on behalf of the Council. We all agree with those sentiments. The one thing that he wanted to add is that it does involve minors and he knows that Unity in the Valley is a big part of the School District and he thinks we need to try and reach out to them again and reencourage some further programming in the schools around this topic, especially after this incident.

Councilman Marson thanked the police department, not only locally, but they have been compassionate when we've had various incidents. Again, he thanks the police department for completing their investigation so quickly.

Councilwoman Gross thanked Chief Burns and the whole team that pulled this together. It was great. Councilwoman Gross agreed that it is very important for our residents to report directly to the police department so that any kind of incident is handled directly and appropriately as soon as possible. Regarding the Unity in the Valley, they are working with Superintendent

Gundersen about working on different programming and he is doing things in the high school. On the middle school level, Councilwoman Gross was happy to report that there is a 9th period course about race relations and understanding and trying to educate the kids that are participating, because it's an elective, but kids that want to understand more. It's really all about how education, awareness and awareness of where we currently are and trying to be a little bit better. Councilwoman Gross stated that she was not only offended about the anti-Semitism but also the racial slurs. We need to make sure that we address very strongly, as strongly as we do with the Resolution on the Agenda this evening, for any bias and that we ask our Borough Attorney to address that and adopt another Resolution.

Councilwoman Gadaleta stated that she agrees with Councilwoman Gross. Councilwoman Gadaleta stated that when she worked as a teacher's aide in the school years ago, it was eye opening for her. There was one lesson that took about a week to go through it and it was about the various religions. It was interesting and the kids were engaged. It taught tolerance, acceptance and respect. Perhaps the police can work with the schools and have different programs to educate the children. Additionally, perhaps have the different religious leaders and educators work together with the children to educate them on the different religious aspects. Councilwoman Gross stated that she would love to have Councilwoman Gadaleta join her on the Diversity Committee. Councilwoman Gadaleta accepted.

Administrator Padilla stated that Chief John Burns is not going to be able to answer a lot of questions, specifically because this involves a juvenile investigation. Mayor Rendo stated that he would like to have him here until after public comments. Mr. Schettino stated that it would be his recommendation that the Chief answer general questions regarding policy issues, but nothing specifically related to the incidence that occurred because it is presently with the Prosecutor's office and also because there are juveniles involved and it would not be appropriate for the Chief to comment about the investigation or the individuals who are involved.

PUBLIC COMMENT

(limited to 3 minutes per speaker)

Mayor Rendo stated that public comment is only for the topic of anti-Semitism that was discussed. Mayor Rendo would like Rabbi David Levy to speak first. Rabbi Levy provided us with the Resolution that is on the Agenda tonight to be voted on.

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

Rabbi David Levy, American Jewish Committee, thanked the Mayor and Council and appreciates the chance to speak with all of you and the opportunity to have you consider this Resolution. About 2 weeks ago, the American Jewish Committee released the most comprehensive ever polling of both Jewish Americans and the general public on the issue of anti-Semitism. One of the things that they found was that the majority of the American Jewish public (82%) feels that

anti-Semitism has increased in the past 5 years. We know from various reports that there is truth behind that. We also found that there is a lack of knowledge of anti-Semitism. Nearly half (46%) of U.S. adults either say they have not heard the term anti-Semitism or have heard the term but don't know exactly what it means. That is the area that calls for education. The last piece is that many American Jews in our community don't feel safe. One in three Jewish adults reported that they have either hidden their Jewishness or avoided certain places or situations out of fear for their safety or their comfort. It is hard to believe currently, but it is true. The power of a Resolution that the Borough is considering is to offer both education to the community about what anti-Semitism is and symbolically to stand strong as a community against it and to allow those that are feeling unsafe to feel more secure in the community. This Resolution has been adopted around the world. Mayor Rendo thanked the Rabbi and stated that he will forward this Resolution to the Pascack Mayors' Association and urge them to also adopt it.

Rabbi Monosov, Woodcliff Lake, extended her appreciation to Chief Burns and the Mayor and Council for not just addressing the anti-Semitism matter but also the racial slurs as well and for moving our community forward on this. Rabbi Monosov stated that she has a deep appreciation for Rabbi Levy for reaching out to our town and beginning the conversations and helping to bring this Resolution to our community and bringing this education. Rabbi Monosov stated that she has already been in communication with Pastor Marc of Christ Lutheran Church on working through the Pascack Valley Clergy Council of working through our community of bringing education and support to one another during this time. Unity in the Valley is so essential at this moment and she looks forward to that. This experience should be a learning experience to bring us greater knowledge and bring our community together after this incident. Rabbi Monosov is looking forward to bringing hope to this community and making sure that our world is safe and inviting for everyone, especially Woodcliff Lake.

Deena Rosendahl, Woodcliff Lake, thanked the Mayor and the Governing Body with the statement that was made and the acknowledgement. It was a strong statement and she appreciates it. She has been texting with her neighbors because she lives in the Woodmont area and her neighbors live in the Woodmont area and she thinks collectively that there is a sense of frustration of not knowing what the consequences to these individuals are. She is a lawyer and understands that they are youths and they are protected in that way, plus that it is still with the Prosecutor's office. A lot of the neighbors are frustrated in not knowing what is happening. You explained why they can't know, and she hopes that everyone understands that. She appreciates all the attention that you have given to this being an anti-Semitic act, but she also does not want it lost that it was an act of racism as well. There was a lot of focus on the anti-Semitism, which she greatly appreciates, but there was racism as well and that needs to be highlighted as much as anything else as well.

MOTION TO CLOSE to the public was made by Councilwoman Gadaleta, second by Councilman Falanga and unanimously approved.

- Master Plan Committee

Mayor Rendo stated that the Master Plan Committee met last week with Richard Preiss, Borough Planner, and the Committee is made up of 2 members of the Planning Board, 2 members of the Zoning Board, 2 Council members, our Borough Planner and our Zoning Board Attorney. Discussion was concerning the need of a Master Plan and why we need to move forward with the adopting of the Master Plan.

Councilman Falanga congratulated the new members of the Council and stated that he looks forward to working with them. Councilman Falanga stated that they did have a conference call with Mr. Preiss and Mr. Preiss made it clear that he thought that we need to move forward with a more comprehensive Master Plan. He reiterated what he had stated in the Re-examination that was done in 2019. There has been a lot of change in town and that change has not only been with respect to development but also population, changes in the work environment, offices and recent changes that we have been talking about. The decision collectively would be that we would move forward and start that process so that we can begin that in the new year.

Councilwoman Gadaleta stated that she at first was a little hesitate, especially because we are in the middle of a pandemic, and again about spending the money. But after hearing Mr. Preiss' presentation, she believes that it is something we should move forward with rather sooner rather than later. She was also happy to hear that the original cost of \$60,000 has dropped down to \$45,000 and it would be payable over 5 years. Councilman Falanga stated that Mr. Preiss was kind enough to remind them that by doing a Re-examination and paying for that portion of it last year that it was not going to be \$60,000 but roughly \$45,000. It was indicated on the phone that it was likely that we would be able to do that over a 5-year period because we would likely to have to make some changes to our zoning laws. Councilwoman Gross stated that once Mr. Preiss gives his presentation, she believes more people will be in favor of it as well. This is something that benefits not just a certain section of town, but the entire town and all the residents.

Mayor Rendo stated that we are in COVID times where our finances are very stressed. We must look at the big picture here and look at possibilities towards the future. The best way of protecting ourselves is to adopt a Master Plan that will look at those possibilities for the future and make sure that we are not confronted with something that we don't want to be built. With a Master Plan the entire community participates and determines the future of the municipality for the next 10-20 years. It is important to engage our community for the development of our town. We have Ordinances that are outdated and no longer viable. When you look at situations such as the EISAI building moving to Nutley, the WCL Hilton closed and being sold and the possibility of BMW subdividing and maybe selling a portion of their land, these are serious issues that must be tackled. This will protect us from further litigation and spot zoning.

John Schettino, Borough Attorney, stated that everyone pretty much summarized well what took place at the meeting. First, there was a concern raised by members of the Governing Body, as well as residents of the community, why do a Master Plan review when we just underwent a Master Plan Re-examination in 2019. What the committee recognizes, and went into detail by Mr. Preiss, was that the Re-examination report's only purpose was to ensure that we followed

the 10-year review requirement statute as well as protecting our existing zoning Ordinances. That was its main purpose and objective and that is what it accomplished. Our Master Plan has not been redone in decades and the major issues that were identified by the Committee were the Broadway Corridor, gas station that has been an eyesore, Tice's Corridor and office complex. We know that the Hilton is closed, and office space is vacant and no longer considered primary ratables in many communities. There are also the Houses of Worship and the fact that it will give us an opportunity to look at our Ordinances with respect to Houses of Worship and our Affordable Housing requirements that must be addressed by zoning. There were several major areas of concern that a Master Plan could address. To the Mayor's point and most importantly is rather than have developments dictated by use variances, which is not considered a best practice, the Master Plan would allow developers to know the type of development that the Borough of Woodcliff Lake is seeking in its community. It gives the Borough, the Governing Body, together with its Zoning and Planning Boards, the opportunity to control and dictate the acceptable type of development that Woodcliff Lake believes would maintain the character and integrity of its community and more importantly its neighborhoods. We have the litigation of 188 Broadway and we had the litigation of Valley Chabad. Both of which could have been avoided if our Master Plan was up to date. That is not to say that it is going to prevent individuals from filing lawsuits who are denied applications. But it is extremely difficult for anyone to have success when a Master Plan review is completed, its zoning ordinances are changed, for someone to argue for significant variances and most importantly a use variance. It is almost an impossible hurdle to overcome a denial if it is inconsistent with a Master Plan that was just adopted by the Planning Board in the community. Another major concern is because of the significant changes that could potentially be accomplished through a Master Plan, N.J.S.A. 48:4-53, entitled Special Emergency Appropriations and in light of the magnitude of the Master Plan Review that would take place, this would qualify for a special emergency appropriation which will allow the Governing Body to pay the cost of this over a 5 year period.

Richard Preiss, Borough Planner, stated that it was a pleasure being back at a Council meeting. There is not a lot that he could add that hasn't already been said by the respective Council members and by Mr. Schettino. The community must look on its Master Plan as an investment in the future. As was indicated, the purpose of the 2019 Master Plan Re-examination was more to look back and put a mechanism in place that would advert lawsuits against the Borough because there was a presumption of a litigate that is attached to a zoning ordinance when the Master Plan is re-examined every 10 years is removed if that re-examination has not occurred. The re-examination was a look back not a look forward. In his experience, the cycle is such that a comprehensive Master Plan must be done around once every 20 years. You can get away with a Re-examination after 10 years. By the time your second re-examination rolls around, your zoning is out of date, the market forces are out of date, there are changes in technology, changes in residential development, changes around how people work and commute and that is certainly the case in Woodcliff Lake. As the Mayor said, when we were evaluating the uses in the Broadway Corridor, we saw that uses in the B1 zone included such things as slaughterhouses, and ice houses. Clearly the zoning ordinance has not been looked at in a very long period. Doing the Master Plan in a way for the community to look at the entire area of the Borough and focus on specific geographical areas where we have seen significant changes in demand for retail and

office uses and where the Borough is in danger of losing those office tenants of those office developments. Regarding the budget, Mr. Preiss' office is not unmindful of budgetary constraints, particularly what has occurred over the last 8 months. They did indicate initially a figure of around \$60,000 to do it. Mindful of that of the circumstances and also that a re-examination was done last year, they think that they can do it within a years period of time, maybe sooner than that, and they can see doing a full and complete draft of the Master Plan for a budget of around \$45,000 and then there should be a little bit of additional cost related to brining that to finalization and being adopted. They will also need some input from engineering and from the attorney. There is one that that occurred to Mr. Preiss over the weekend is that the Borough got through putting its Fair Share Plan together and one of the things was having a number of vacant lands or vacant building which would have been seen as eligible to accommodate affordable housing. It is fortunate in terms of the timing that that review was not occurring immediately because some of these sites may well be considered opportunities for that development. If this is not done and these buildings are emptied out or they fall into disrepair, there would certainly be a great deal of pressure on the community to rezone those for affordable housing opportunities.

Councilwoman Gadaleta asked Mr. Preiss how long this process takes from start to finish. Mr. Preiss replied that if we start this in January, we should be able to get it done by the end of 2021.

Councilman Marson asked Mr. Preiss how long the Borough is compliant with the Master Plan if we did nothing. Mr. Preiss replied that it would be until 2029 since we did the re-evaluation. Councilman Marson stated that when 188 Broadway was brought through our zoning board, it was for a prohibited use that was clearly enumerated on our statutes, is that correct. Mr. Preiss replied yes.

Councilwoman Gross stated that if this was not updated and if we are not keeping up with the times and new businesses come, what challenges do they have. Do they have to go before the zoning board? Mr. Preiss stated that in some circumstances new businesses are similar to those listed which are listed as being permitted but in other circumstances if you have not updated your zoning ordinance and it is clear that it is not a permitted use, then they would have to go before the board. Would be then get concerned with spot zoning issues without an updated Master Plan? Mr. Preiss replied that if there was a determination made, there is a particular zone where the reclassification or a particular use was desired, the changes to zoning outside the context of a re-examination would have to occur with a Master Plan amendment and if neither were done, if there wasn't the support and backing and change of policy that has been conducted by the Planning Board, there is a challenge that the individual zoning is inconsistent with the Master Plan and was done specifically either to the benefit or detriment of the property and that is what is known as illegal spot zoning. When Mr. Schettino indicated if you've done a comprehensive Master Plan and following that updated your Zoning Ordinance, then the changes that are recommended, if they're put in place, is virtually impossible to allege spot zoning or for somebody that comes before the Zoning Board who suffers a denial indicates that the Zoning Board acted in a manner that is either arbitrary capricious and discriminatory towards them. It provides a much stronger legal basis in turning challengers away in decisions from of all our

collective boards in terms of land use. Mr. Schettino stated that was his point with respect to 188 Broadway just so we could be clear. Mr. Schettino stated that he wasn't trying to make the Council believe that a use variance wasn't required. His point is that by adopting a new Master Plan the denial of an application is much stronger than relying upon a Master Plan that is 20-30 years old, even with the re-examination. Mr. Preiss stated that he agrees with Mr. Schettino.

Councilwoman Hayes stated that it was nice to see Mr. Preiss again. She knows that they worked on the Broadway Corridor and that some of the uses on the Broadway Corridor were outdated and we had updated them. Is there any other option between the \$0 and \$45,000 where we could update other parts of Woodcliff Lake or is it all or nothing? Mr. Preiss replied that if you are focused on an area, as we did in the Broadway Corridor, we could do a Master Plan amendment where we examine the land use policies and zoning for that area. It is impossible to do that if you have Borough-wide issues in zoning which is generally out of date. Master Plan amendments such as what was done with the Broadway Corridor is targeted to specific issues and a specific geographical area. We could do the same, if the Council decided that that kind of study was necessary for the Chestnut Ridge Corridor and Tice Boulevard, but then it neglects and does not provide a basis for other updates and changes which would occur throughout the Borough. After not really doing a comprehensive Master Plan for 20 years, and not really looking at the zoning ordinances for 40-50 years, means that there are a lot of things that are out of date and a lot of problems outside of those particular geographical areas which are not going to be addressed. The only way to really tackle everything is to do a comprehensive Master Plan. Councilwoman Hayes asked to make a comment to the Mayor and Council stating that Council elect Josephine Higgins and Richards Schnoll and along with Craig Marson, she believes that the majority of Woodcliff Lake voted overwhelmingly for those three candidates and she thinks that this is something that maybe we should discuss in the new year. Administrator Padilla stated that he is not sure if you could spread it out over 5 years if you only did what Councilwoman Hayes suggested as to just a portion. Mayor Rendo repeated what one of the Committee members said was that if you can't find \$45,000 in a \$14 million budget, maybe we shouldn't be sitting here. Based on the emergency appropriation statute, we could spread that \$45,000 over 5 years. That is miniscule compared to the protections we will get in adopting a comprehensive Master Plan. This will incorporate the needs and wants of the entire community. We need to do this for the protection of our Borough.

Councilwoman Gross stated that the things that concern her is that we know that there are issues that we need to address regardless of having a Master Plan or not.

Councilwoman Gadaleta asked if this is something that we should vote on tonight. Mr. Schettino replied that if we do the special emergency that is going to require an Ordinance so it would need 2 readings. If you want to move ahead, you should take a vote tonight whether you want to move forward which would mean introduction of an Ordinance at your first meeting in December and if it is successfully introduced, then the adoption of an Ordinance and Resolution at your second meeting in December. Councilwoman Gadaleta asked if it requires a certain number of votes. Mr. Schettino replied yes. To move forward to do the ordinance just requires a majority. The Ordinance itself will require 4 votes when it is introduced. Tonight, would just be a majority

to vote to authorize moving forward for the preparation of the necessary ordinance and then the Ordinance would require 4 votes.

Councilman Falanga stated that he has spoken about this on several occasions. Councilman Falanga would like to move forward tonight to at least start the process and he appreciates Mr. Preiss' comments. He mentioned it before and he wants to mention it again because in addition of all of the great points that have been made, and he recognizes some of the concerns as well, the re-examination itself, the document says, unequivocally, that we were going to move forward with a comprehensive Master Plan in the coming year and that is 2020. It doesn't say we are done for 10 years and we'll look at this in 2029. He thinks that we had an examination document itself that has a time sensitivity to it.

MOTION to start the process of adopting a comprehensive Master Plan and would like to spread it out over 5 years if possible was made by Councilman Falanga, second by Councilwoman Gadaleta and approved by Councilman Falanga, Councilwoman Gadaleta and Councilwoman Gross. Councilwoman Hayes and Councilman Marson voted no.

ENGINEER'S REPORT

Municipal Pool Shell Reconstruction

Mr. Jacobs stated that the pool shell demolition and repairs have been virtually completed. The contractor is completing the tile work and is currently preparing the shell surface to receive new plaster. The main work will likely be completed within the next one to two weeks (weather depending).

Municipal Pool Cover

The new three-piece pool cover has been fabricated and delivered on-site. As soon as the pool shell reconstruction work is complete, the new cover will be installed.

MS4 Permitting Support

The Borough currently has an MS4 permit from the NJDEP for the various stormwater outfalls throughout town. As part of the requirement, all MS4 permit holders must have a digital stormwater outfall map and provide updates to the Municipal Stormwater Management Plan and the Stormwater Pollution Prevention Plan. These must be submitted to the NJDEP by the end of 2020. Neglia Engineering is providing a proposal for the surveying and engineering services required to provide the required documents to the NJDEP.

Glen Road Bridge

The preliminary surveying work has generally confirmed that the bridge is approximately 75% in Woodcliff Lake and 25% in Park Ridge. Neglia will be submitting a comprehensive proposal for surveying, engineering and construction services for the replacement of the Glen Road Bridge (on the boundary with Park Ridge). Due to the project location, several permits from the NJDEP will be required. Additionally, because the project has received funding from the NJDOT, the project will need to be compliant with their requirements and regulations. Neglia will provide

this proposal in advance of the next meeting. Neglia understands that an interlocal services agreement would need to be prepared and entered by Woodcliff Lake and Park Ridge. Neglia will coordinate with the Borough Attorney, as required, to facilitate this agreement. The anticipation would be to survey and design the bridge over the late fall, submit for permits in the winter, and construct the replacement in the summer of 2021. Outside regulatory agency approval may extend this schedule further.

PSE&G Gas Main Work

Neglia understands that PSE&G will be performing gas main and service line improvements on the following borough roadways: Brookview Drive, London Court, Colonial Court, Werimus Lane, and Maria Road. PSE&G will also be performing additional gas main improvements to Oak Street, Evergreen Street, Martha Street and Campbell Avenue shortly after the first group. Affected residents will receive various notifications regarding roadway construction and parking restrictions from PSE&G, with supplemental information from the Borough.

Galaxy Gardens – Phase 1 Remediation

There is additional environmental work to be done based on conditions encountered on-site during the work. Neglia understands that the contractor will be remobilizing to perform this additional remediation work within the next few weeks. Neglia will provide an update as the work progresses.

Maria Road and Glen Road Pumping Stations Improvements

The pump station improvements to the Glen Road Station have been completed. As of last week, the pump station improvements to the Maria Road Station have also been completed. Both new pump stations are up and running in place of the older ones. There are minor site improvements to be constructed at both stations (i.e. fencing, landscaping) which the Borough will undertake as soon as possible.

Lincoln Avenue Roadway Improvements

Neglia was advised by the NJDOT that the grant for this project has expired. On behalf of the Borough, and as previously adopted by the Council, Neglia requested an extension of this grant period for a one-year term. Neglia will advise on the status of this grant extension request as soon as information is available.

2021 NJDOT Transportation Alternatives Set-Aside Grant Program

Neglia is coordinating with the Borough's grant writer to provide information for the grant application for streetscape improvements to Broadway, near the train station. These improvements would include new sidewalks, curbs, street lighting, landscaping, as well as pedestrian safety improvements and enhance access.

Woodcliff Lake Reservoir Walking Trail

Neglia understands from Suez that in order for the project to proceed, final coordination between Suez and Park Ridge is required to finalize a conservation easement associated with the project. Once finalized by Park Ridge, the construction would be able to commence. Neglia will provide

an update as soon as more information is available.

2020 NJDOT Municipal Aid Grant – Woodcliff Avenue “Causeway”

Neglia assisted with the Borough’s grant writer in applying for and obtaining a grant from the NJDOT Municipal Aid Grant Program in the amount of \$174,000 towards the streetscape beautification along the Causeway. The project construction cost is estimated to be approximately \$257,400. The DOT grant is a reimbursement grant, so the Borough would be required to provide the funding of the project and would ultimately be reimbursed after construction. It shall be noted that only NJDOT-compliant items are eligible for reimbursement. Upon request, Neglia will provide surveying, engineering, bidding, and construction management services. Neglia looks forward to cording with the Borough for the beautification of one of the Borough’s main roadways.

APPROVAL OF MINUTES

Motion to approve the Minutes of October 19, 2020 (Open) was made by Councilwoman Gross, second by Councilman Falanga and approved by Councilman Falanga, Councilwoman Gadaleta, Councilwoman Gross, Councilwoman Hayes and Councilman Marson. Council President Singleton was absent.

FIRE DEPARTMENT APPOINTMENT

MOTION to appoint Kenneth Giacchi as a member of the Woodcliff Lake Volunteer Fire Department was made by Councilman Falanga, second by Councilwoman Gadaleta and unanimously approved.

ADMINISTRATOR’S REPORT

Administrator Padilla stated that every year we must submit a Best Practices survey which is put out by the State of New Jersey. This year there were a lot of survey questions as opposed to actual questions that have points. The reason this is done is that it is done through the State and based on your score they determine whether they will continue with any aid that they provide to towns. We don’t get a lot, but it is still something. You need a score of 16 or above so that you will get 100% of your aid. We scored a 22. A lot of these boil down to our financial matters. One of the items is fair labor standard, that your management and department heads are exempt from overtime which we are. Our budgets need to be posted on-line for the last 3 years and we follow that. Administrator Padilla will send the full survey to Mayor and Council. We did participate as required and we did pass the appropriate level so we will have no reductions.

Administrator Padilla stated that we had a couple of DPW workers go down. One on a possible prior injury that we are still investigating that so he will be out a little bit. We also had a couple of workers that were potentially exposed to Covid, not at work, but we are taking the required precautions that they must test negative and quarantine before coming back. That has caused a strain at DPW. The guys are pretty much on leaf duty full time. Our new employee started and today is his first day on sanitation on his own.

Shredding Day had been a concern because it was on a holiday; however, we kept it because it was the only other Shredding Day we could have. That day there were 6 tons of paper shredded that day. There were 5 tons shredded on the October shredding day.

For all the residents watching, please keep the sticks out of the leaf piles and pass that along to the landscapers. It really does a big slow-down on the machines when there are sticks in the piles. It could really damage the equipment. On bulky day pick-ups from now until the end of the year it is just cardboard and mixed paper. None of the big items. The ecology center is still open on Saturdays and Sundays from 8-1 and 7-3 on Wednesdays. You could bring down your larger items on these days. We are also out to bid on the recycling portion.

Councilwoman Gross asked if Resolution No. 20-236 was just money that we did not use up and does that money goes into surplus. Administrator Padilla stated that he would get a detail on that from Harold.

Councilman Marson stated that he had a question regarding Resolution No. 20-237. This is a technology issue. Councilman Marson stated that he has no issue being on camera or voice/audio. The issue that he has is compliance. His concern is that if any equipment that anybody is using, other than issued by Woodcliff Lake, is subject to subpoena or other issues that may put into question other data that is personal or otherwise that may reside on the machine. His question is should be taking the Resolution and add something that Woodcliff Lake should have standards regarding technology issue to everybody and it should be used solely for Woodcliff Lake purposes. In this case, updated chrome books or something like that should anything reside. He does not want to use his personal equipment, but he is sure that most people do. Resolution No. 20-237 only seems to address one side of it and does not address the compliance end of it. Councilwoman Gross stated that when it comes to compliance, meetings, records or copies of anything, aren't we working off a server. For this purpose, zoom, it is recorded, and you wouldn't need her machine for anything for that. Administrator Padilla stated that zoom is a web-based system and does not rely on our server. Mr. Padilla did some things through zoom to add a level of security. We are trying to take as many precautions as we can. Mr. Padilla believes that Councilman Marson's question is more of a legal matter. What can be used for OPRA? Councilman Marson stated that if they are using their personal machines, could that machine get subpoenaed or other investigation. Councilman Marson is looking to segregate all electronics and he takes the flow of information very seriously. To the extent we have, the ability to segregate everything we should be doing it and we should not allow personal computers. Councilwoman Gross stated that that is why she believes we have Borough issued email addresses that we use only for that purpose. If we are using that, we have the server and it doesn't matter what machine you are on. The Borough has any emails that we are sending or receiving for our Borough issued email address if we are not using our personal email address. Mr. Schettino stated that Councilwoman Gross is correct. We had this discussion and it is strongly recommended that in turns of communication such as emails or text messages, that you do not use your personal devices because that would be subject to OPRA. Your appearances through a Council meeting through zoom are not subject to OPRA because it is not a record that is required

to be kept by the Governing Body. That is only through the Minutes. In terms of breaking communications, he agrees with Councilman Marson that you should not be using your personal devices because if you use it to communicate official municipal business on, it could potentially be subject to someone reviewing your personal computer to see what if any other communications with respect to municipal governmental business is on your personal computer. Councilman Gross asked if it doesn't matter if you are only using your Woodcliff Lake email address? Mr. Schettino stated that if you are only using your Woodcliff Lake email address, that is all that would be subject to OPRA. If you only used your Woodcliff Lake email address, your personal computer would not be subject to an OPRA request. If you combined it and you also used your personal email address, your personal computer could be subject to review by an IT person to see what government related communications are on your personal computer. Mr. Schettino stated that the Borough Clerk has access to everyone's Woodcliff Lake email address and can review everyone's email account when an OPRA request comes in and can produce those documents. Councilman Marson stated that the moment you have a second or third email address coming into one device, does that device now become potentially subject if the subpoena is written correctly. Can that device be seized for whatever reason in much greater capacity than you originally thought. Mr. Schettino stated that that would only be the case if there was basis for it. Councilman Marson stated that if individual computers are used solely for Woodcliff Lake business it eliminates it. Administrator Padilla stated that it would probably be ideal but again there is a cost involved. If Council wants us to investigate getting cell phones and/or computers or devices for everyone and get estimates, he would be happy to investigate it. There was an issue with the Chromebooks. It wasn't working as well as some people had liked and most of them came back. Mayor Rendo stated that we should pull this Resolution and investigate this matter.

Councilwoman Hayes stated that she is on the Chromebook now and it works fine.

Administrator Padilla reminded everyone that they should not text anyone regarding Borough business.

COUNCIL MEMBERS' REPORTS

Councilwoman Gross stated that Elizabeth is getting quotes for the Rinzler Field pitching cage as well as the pavilion for the pool for the camp. There was a grant that was applied for the landscaping at Lydecker and we did not receive it. The tennis court grant was extended but only until January 31, 2021. That will require some conversation with everyone on what to do and it is a matching grant and it needs to be discussed. The Borough tree lighting is planned for Friday, December 4th. The Menorah lighting will take place on December 14th. Information will be on the website.

Mr. Schettino stated that he wanted to inform the public the Valley Chabad settlement is being challenged by a few residents from the Borough of Woodcliff Lake in the Bergen County Superior Court by way of a Prerogative Writ Action. That matter may be transferred to the Federal Court. It is the position of the Governing Body that we stand by the settlement terms and will comply

with the Consent Order entered by the Court approving the Settlement terms unless otherwise directed by the Court as a result of this litigation.

Mayor Rendo asked Councilwoman Gadaleta if she would like to say anything from their meeting with the fire department. Councilwoman Gadaleta stated that she met with the Mayor, Councilman Falanga, Chief Whelan and Deputy Chief Kuehlke at the fire department. They showed them the Jaws of Life equipment as well as other life saving equipment. They brought to their attention that some of the equipment is from 1995 and some of it goes through 2006. Bottom line is that the equipment is antiquated. The biggest problem is that the equipment doesn't work on modern day vehicles. They requested that the Mayor and Council consider getting them new equipment, specifically under the umbrella of Jaws of Life. Councilwoman Gadaleta feels very strongly about it that it is not a want, but it is a need and necessity for the safety of the residents of Woodcliff Lake and for all the times that they get called up to the Parkway. Councilwoman Gadaleta stated that she believes the Mayor feels the same way and she hopes that the Council will consider bonding for this. Councilman Falanga stated that he did go so he could look at the equipment and it needs repair. He does know from pre-Covid meetings and when they were considering the capital budget that some of this equipment was already in there and the inclusion of a new truck which obviously is off the time for the foreseeable future. He thinks that this is something that we need to try and do for them. He did speak with Harold and Harold stated that it is not realistic to bond for just that equipment. By the time we put it through it will be the new year. Hopefully, we will do a capital ordinance right after the new year and not wait until the spring. This will include items from other departments as well.

Councilwoman-elect Higgins stated that the fire department needs the equipment that Councilwoman Gadaleta is speaking about. The fire department protects Tri-Boro Ambulance when they are getting the patient out and into the ambulance.

ORDINANCE

Adoption Ordinance No. 20-04

An Ordinance to Amend Chapter 37 Entitled "Land Use Procedures" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to adopt Ordinance No. 20-04 was made by Councilman Marson, second by Councilwoman Gadaleta.

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

No comments.

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

MOTION to adopt Ordinance No. 20-04 was made by Councilman Marson, second by

Councilwoman Gadaleta and unanimously approved.

Introduction Ordinance No. 20-05

An Ordinance to Add Chapter 135 Entitled "Certificate of Continuing Occupancy" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to introduce Ordinance No. 20-05 was made by Councilwoman Gadaleta, second by Councilwoman Gross and unanimously approved.

Introduction Ordinance No. 20-06

An Ordinance to Amend Chapter 163 Entitled "Fees" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to introduce Ordinance No. 20-06 was made by Councilman Marson, second by Councilwoman Gross and unanimously approved.

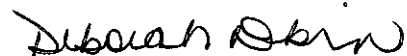
CONSENT AGENDA

MOTION to approve the Consent Agenda as amended by pulling Resolution No. 20-237 was made by Councilwoman Gadaleta, second by Councilman Marson and approved by Councilman Falanga, Councilwoman Gadaleta, Councilwoman Gross, Councilwoman Hayes and Councilman Marson.

ADJOURNMENT

MOTION to adjourn was made by Councilwoman Gross, second by Councilman Marson and unanimously approved by voice call vote. Meeting was adjourned at 9:40 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR
Borough Clerk

BOROUGH OF WOODCLIFF LAKE
Bergen County, New Jersey

ORDINANCE NO. 20-04

AN ORDINANCE TO AMEND CHAPTER 37 ENTITLED "LAND USE PROCEDURES" 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 37, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Land Use Procedures within the Borough of Woodcliff Lake; and

BE IT ORDAINED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain **unchanged**. Chapter 37. Land Use Procedures.

Ch. 37-28 Entitled Fees.

A. Fees

Application Fee Residential nonrefundable	\$100.00
Application Fee Commercial/nonresidential nonrefundable	\$500.00
Application fee-Use variance nonrefundable	\$500.00
Fee for extension of approval or site plan approval- Nonrefundable: residential	\$250.00
Fee for extension of approval or site plan approval- Nonrefundable: commercial/nonresidential	\$500.00
Escrow fee deposit – residential	\$750.00
Escrow fee for construction of new single-family home	\$900.00
Escrow fee deposit minimum – Use variance	\$2,500.00
Escrow fee deposit-expansion of non-conforming use	\$1,500.00

B. Escrow Fees for all Applications Before the Zoning Board.

Upon receipt of an application requiring professional services, the Board Secretary shall send a copy of the application to the Municipal Engineer and the appropriate professional consultants.

Within seven days of receipt of a copy of the application, said professional consultant shall submit an estimate of the funds sufficient to pay for the technical reviews, reports and other services they deem will be necessary concerning the application. After receipt of such estimated fees, the approving authority shall determine the funds necessary to pay its professional consultants for anticipated services to be rendered concerning the application, and the applicant shall forthwith deposit the required funds with the municipality to be maintained in an escrow account to be used for the payment of professional services rendered to the approving authority by its consultants in the following manner:

(a) the professional consultant shall submit vouchers to the municipality for the services and upon approval of the approving authority, the voucher shall be paid from the applicant's escrow account. The applicant may request of the approving authority copies of vouchers submitted for payment from the applicant's escrow account and may request the opportunity to be heard by the approving authority concerning such vouchers prior to being approved for payment.

(b) the balance remaining in the applicant's escrow account upon final action on the application shall be returned to the applicant.

(c) in the event the funds deposited by the applicant are found to be insufficient to pay the approving authority's professional consultants for their services, the approving authority may require the applicant to deposit additional funds with the municipality for that purpose.

(d) the Board Secretary shall notify the approving authority's professional consultants when the escrow deposits have been made and that they may begin their reviews of the application.

(e) the approving authority shall take no formal action concerning the application unless the application fees and escrow fees have been paid to the municipality.

Ch. 37-29 C. (2) shall be amended as follows:

An application shall not be deemed complete unless the Municipal Engineer of the Board to which the application has been made shall have certified in writing that the application is complete.

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. 20-05

**AN ORDINANCE TO ADD CHAPTER 135 ENTITLED "CERTIFICATE OF CONTINUING OCCUPANCY"
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, Borough of Woodcliff Lake Code Part II is entitled "GENERAL LEGISLATION" and sets requirements for certain certificates, permits and licenses the Borough of Woodcliff Lake; and

WHEREAS, Mayor and Council of the Borough of Woodcliff Lake, wish to amend and update the requirements in Part II to include Chapter §135 entitled "Certificates of Continuing Occupancy" to include certain inspections for re-sale or other change of occupancy of a property.

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

That Chapter §135 entitled "CERTIFICATE OF CONTINUING OCCUPANCY" shall be added to Part II entitled "GENERAL LEGISLATION" and shall read as follows:

Chapter 135 Certificate of Continuing Occupancy

135-1 Title

This chapter shall be known as the "Woodcliff Lake Certificate of Continuing Occupancy Ordinance."

135-2 Purpose

No person shall occupy or use any portion of a residential building after such building or portion thereof has been vacated or sold, until the owner or landlord thereof shall have applied for and secured a certificate of continuing occupancy. Such certificate shall be issued upon a determination by the Enforcement Officer that, based upon a general inspection of the visible part of the building and the portion thereof that has been vacated or sold, there are no imminent hazards, **outstanding permits nor illegal connections** and that the premises in question is in compliance with the applicable building, health, safety, zoning and fire codes, regulations, ordinances, and statutes of the Borough of Woodcliff Lake and the State of New Jersey.

135-3 Certificate Required; Issuance of Certificate

- a. Prior to sale of any residential building involving a new occupancy, the Enforcement Officer shall issue a certificate of continuing occupancy in accordance with the standards set forth in the purpose detailed in §135-2.
- b. A certificate of continuing occupancy shall include verification that all permits issued have

been closed, legible house numbers are placed on the front of the property, verification that sump pumps are not piped into the sanitary sewer system and are discharged properly and that dead bolts on the front door are keyless on the interior side of the door.

- c. No certificate of continuing occupancy may be issued to a residential building or any portion thereof unless an approved smoke detector device, carbon monoxide device and a portable fire extinguisher have been installed as required by applicable Borough Ordinance and State statute **and all items set forth in paragraph b above have been verified.**
- d. A certificate of continuing occupancy shall expire six (6) months after the date of issuance.

135-4 Application for Certificate

Prior to the sale of any residential building or any portion thereof, the owner thereof shall apply to the Woodcliff Lake Building Department, on an appropriate form, for a certificate of continuing occupancy.

135-5 Time Limit for Issuance or Denial of Certificate

The Enforcement Officer shall conduct an inspection of said residential building or portion thereof which is to be sold, within a reasonable time, not exceeding ten (10) business days after completion of said application and verification of closed permits, and shall issue a certificate of continued occupancy, provided that the standards set forth in §135-2 have been satisfied and, in the case of residential buildings, that the premises is in compliance with the requirement of installation of a smoke detector, carbon monoxide detector and a portable fire extinguisher.

135-6 Failure to Comply

If, after inspection by the Enforcement Officer, a certificate of continuing occupancy may not be issued to the residential building or portion thereof because of the existence of a violation of any code or failure to comply with the standards set forth in §135-2 of this section, notice shall be given by the Enforcement Officer to the owner detailing the violations of applicable laws, regulations or ordinances. The Enforcement Officer shall have authority to issue any summons or complaint for any violation of any ordinance, statute or regulation against the owner and/or occupant of the residential building or portion thereof wherein the violation exists. In the event that any violations are found to exist, there shall be no new occupancy or use of the premises until the criteria has been satisfied for the issuance of the certificate of continuing occupancy.

135-7 Fees

The following fees shall be applicable for the inspection and issuance of a certificate of continuing occupancy, including the smoke detector and carbon monoxide detector compliance:

- a. For one-family homes, individual townhouses, individual condominiums, cooperative units and apartment units the fee shall be one hundred (\$100) dollars.
- b. The fee for all re-inspections required for the issuance of the certificate shall be one-half (1/2) of the original fee or fifty (\$50) dollars.

135-8 Penalties

Any person violating any of the provisions of this article shall, upon conviction thereof, shall be punishable by one or more of the following: a fine of not more than \$1,000.

BOROUGH OF Woodcliff Lake
Bergen County, New Jersey

ORDINANCE NO. 20-06

**AN ORDINANCE TO AMEND CHAPTER 163 ENTITLED "FEES" 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, Borough of Woodcliff Lake Code Chapter §163-1 sets forth the schedule of most fees for the Borough of Woodcliff Lake; and

WHEREAS, Mayor and Council of the Borough of Woodcliff Lake, wish to amend and update the fees contained Chapter §163-1 to include Mechanical Subcode Fees.

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

That Chapter §163-1. entitled "FEE" shall be amended and shall be read and as follows:

§ 163-1. Fee Schedule established. [Amended 12-21-1987 by Ord. No. 87-12; 4-6-2009 by Ord. No. 09-05; 11-4-2009 by Ord. No. 09-16; 6-20-2011 by Ord. No. 11-07; 11-19-2012 by Ord. No. 12-18; 12-19-2016 by Ord. No. 16-21; 4-2-2018 by Ord. No. 18-03; 3-18-2019 by Ord. No. 19-01]

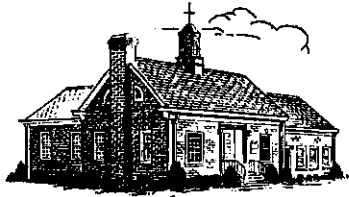
The following Schedule of Fees is hereby established with respect to licenses, permits and activities required or regulated under the provisions of various chapters of the Code of the Borough of Woodcliff Lake. Applications for the issuance of such licenses and permits shall be subject to the provisions of the specific chapter of the Code which is indicated for each type of license or permit. The business, activity or operation for which the license or permit is required shall be subject to all regulations set forth in the chapter to which reference is made.

	Fee
MECHANICAL SUB CODE FEE (for R-3 & R-5 use groups)	
Minimum project fees	\$100
Installation or replacement of heating and cooling equipment	\$150

Refrigeration	\$150
Air Conditioning System (Condenser & Handler)	\$150
Air Conditioning – Condenser or Handler only	\$ 75
Gas Piping	\$100
Ventilation apparatus	\$150
Heating systems	\$150
Generators	\$150
Pool Heaters	\$150
Chimney liner	\$100
Water Heater	\$100
Boiler or Furnace	\$150
Oil Tank Piping	\$100
Fireplace	\$150

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

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		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

RESOLUTION NO. 20-220

NOVEMBER 9, 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 10/31/2020	\$205,546.45
Payroll Released 11/13/2020	\$210,882.28

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:	\$220,731.14
Other Trust:	\$ 3,955.00
Open Space Trust:	\$ 667.50
Affordable Housing Trust:	\$ 1,240.00
Capital:	\$160,934.50
Escrow:	\$ 2,953.75

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 November 6, 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		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

RESOLUTION APPROVING PROPOSAL FROM CERULLO FIRE PROTECTION FOR POLICE DEPARTMENT

RESOLUTION NO. 20-221
NOVEMBER 9, 2020

WHEREAS, the Borough of Woodcliff Lake is in receipt of a proposal from Cerullo Fire Protection, Inc. in the amount of \$3,495.00 for work to be performed at the Woodcliff Lake Police Department in accord with a recent fire inspection; and

WHEREAS, after a review of the proposal submitted, a copy of which is attached hereto and incorporated herein by reference, the Borough desires to utilize the services of Cerullo Fire Protection, Inc. for the work to be performed at the Woodcliff Lake Police Department; and

WHEREAS, the Borough Administrator and Supervisor of the Department of Public Works have reviewed the proposal submitted by Cerullo Fire Protection, Inc. for work to be performed at the Woodcliff Lake Police Department in the amount of \$3,495.00 and recommend the approval of same.

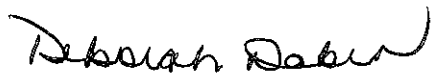
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the proposal submitted by Cerullo Fire Protection, Inc. for work to be performed at the Woodcliff Lake Police Department in the amount of \$3,495.00, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator be and is hereby authorized and directed to execute the attached proposal from Cerullo Fire Protection Inc.; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Cerullo Fire Protection, Inc. upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of November 9, 2020.

A handwritten signature in cursive script, reading "Deborah Dakin", written in black 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			
Gadaleta	X		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

RESOLUTION APPROVING SET UP AND ALARM MONITORING SERVICES

RESOLUTION NO. 20-222

NOVEMBER 9, 2020

WHEREAS, the Borough of Woodcliff Lake is in receipt of a proposal from Cerullo Fire Protection, Inc. in the amount of \$880.00 for a one time set up and annual monitoring of the fire alarm panel at the Tice Senior Center; and

WHEREAS, after a review of the proposal submitted, a copy of which is attached hereto and incorporated herein by reference, the Borough desires to utilize the services of Cerullo Fire Protection, Inc. for a one time set up cost and annual monitoring of the Tice Senior Center; and

WHEREAS, the Borough Administrator and Supervisor of the Department of Public Works have reviewed the proposal submitted by Cerullo Fire Protection, Inc. for a one time set up and annual monitoring of the Tice Senior Center in the amount of \$880.00, and recommend the approval of same.

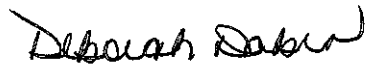
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the proposal submitted by Cerullo Fire Protection, Inc. for a one time set up cost and annual monitoring of the Tice Senior Center in the amount of \$880.00, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator be and is hereby authorized and directed to execute the attached proposal from Cerullo Fire Protection Inc. for its one time set up and annual monitoring of the Tice Senior Center; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Cerullo Fire Protection, Inc. upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of November 9, 2020.

A handwritten signature in black ink, 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 Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION APPROVING SET UP AND ALARM MONITORING SERVICES FOR FIRE DEPARTMENT

RESOLUTION NO. 20-223 NOVEMBER 9, 2020

WHEREAS, the Borough of Woodcliff Lake is in receipt of a proposal from Cerullo Fire Protection, Inc. in the amount of \$880.00 for a one time set up and annual monitoring of the fire alarm panel at the Woodcliff Lake Fire Department; and

WHEREAS, after a review of the proposal submitted, a copy of which is attached hereto and incorporated herein by reference, the Borough desires to utilize the services of Cerullo Fire Protection, Inc. for a one time set up cost and annual monitoring of the Fire Department; and

WHEREAS, the Borough Administrator and Supervisor of the Department of Public Works have reviewed the proposal submitted by Cerullo Fire Protection, Inc. for a one time set up and annual monitoring of the Woodcliff Lake Fire Department in the amount of \$880.00, and recommend the approval of same.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the proposal submitted by Cerullo Fire Protection, Inc. for a one time set up cost and annual monitoring of the Woodcliff Lake Fire Department in the amount of \$880.00, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

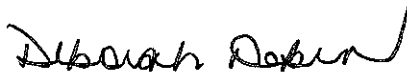
BE IT FURTHER RESOLVED, that the Borough Administrator be and is hereby authorized and directed to execute the attached proposal from Cerullo Fire Protection Inc. for its one time

set up and annual monitoring of the Woodcliff Lake Fire Department; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to Cerullo Fire Protection, Inc. upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of November 9, 2020.

A handwritten signature in cursive script, appearing to read "Deborah Dakin", written in black 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			
Gadaleta	X		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

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

RESOLUTION NO. 20-224
NOVEMBER 9, 2020

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

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

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize the Mayor to execute the required shared services agreement with the Borough of Paramus for Street Sweeping services for the 2021 calendar year.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of November 9, 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		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE - CONBOY

**RESOLUTION NO. 20-225
NOVEMBER 9, 2020**

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

**Des Conboy
27 Allen Drive
Woodcliff Lake, NJ 07677
Escrow Refund: \$1125.00**

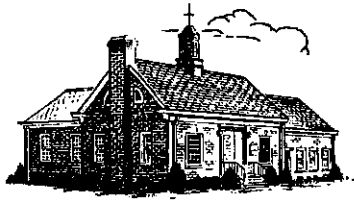
WHEREAS, the Borough Construction Code Official and Borough Engineer have confirmed that all is satisfactory and has recommended that the escrow balances be released.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$1125.00 in connection with the aforementioned.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 9, 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		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE - WEISHAR

**RESOLUTION NO. 20-226
NOVEMBER 9, 2020**

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

**Mitch Weishar
205 Pascack Road
Woodcliff Lake, NJ 07677
Escrow Refund: \$1153.00**

WHEREAS, the Borough Construction Code Official and Borough Engineer have confirmed that all is satisfactory and has recommended that the escrow balances be released.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$1153.00 in connection with the aforementioned.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 9, 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		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE - SAINCLIVIER

RESOLUTION NO. 20-227

NOVEMBER 9, 2020

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

**Fred Sainclivier
58 Clairmont Drive
Woodcliff Lake, NJ 07677
Escrow Refund: \$615.12**

WHEREAS, the Borough Construction Code Official and Borough Engineer have confirmed that all is satisfactory and has recommended that the escrow balances be released.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$615.12 in connection with the aforementioned.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 9, 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		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE - ROSSI

RESOLUTION NO. 20-228

NOVEMBER 9, 2020

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

David Rossi
17 Evergreen Street
Woodcliff Lake, NJ 07677
Escrow Refund: \$1125.00

WHEREAS, the Borough Construction Code Official and Borough Engineer have confirmed that all is satisfactory and has recommended that the escrow balances be released.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$1125.00 in connection with the aforementioned.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 9, 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		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE - FERRENTINO

RESOLUTION NO. 20-229

NOVEMBER 9, 2020

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

Richard Ferrentino
25 Wyandemere Drive
Woodcliff Lake, NJ 07677
Escrow Refund: \$2348.49

WHEREAS, the Borough Construction Code Official and Borough Engineer have confirmed that all is satisfactory and has recommended that the escrow balances be released.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$2348.49 in connection with the aforementioned.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 9, 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		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE - JAKUBOWSKI

RESOLUTION NO. 20-230

NOVEMBER 9, 2020

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

**Alison Jakubowski
302 Werimus Road
Woodcliff Lake, NJ 07677
Escrow Refund: \$77.93**

WHEREAS, the Borough Construction Code Official and Borough Engineer have confirmed that all is satisfactory and has recommended that the escrow balances be released.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$77.93 in connection with the aforementioned.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 9, 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		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE - SEGRETO

RESOLUTION NO. 20-231

NOVEMBER 9, 2020

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

**Pia Segreto
54 Pinecrest Drive
Woodcliff Lake, NJ 07677
Escrow Refund: \$299.64**

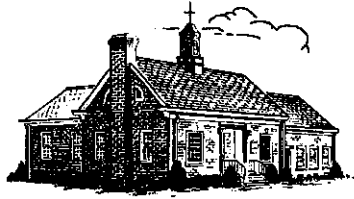
WHEREAS, the Borough Construction Code Official and Borough Engineer have confirmed that all is satisfactory and has recommended that the escrow balances be released.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$299.64 in connection with the aforementioned.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 9, 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		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE - LEWIS

**RESOLUTION NO. 20-232
NOVEMBER 9, 2020**

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

**Marc & Lauren Lewis
112 Van Riper Lane
Woodcliff Lake, NJ 07677
Escrow Refund: \$367.99**

WHEREAS, the Borough Construction Code Official and Borough Engineer have confirmed that all is satisfactory and has recommended that the escrow balances be released.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$367.99 in connection with the aforementioned.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of November 9, 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		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

**A RESOLUTION RECOGNIZING THE GROWING PROBLEM OF ANTISEMITISM IN AMERICA, AND
CALLING FOR THE ADOPTION OF THE INTERNATIONAL HOLOCAUST REMEMBRANCE
ALLIANCE (IHRA) WORKING DEFINITION OF ANTISEMITISM AS AN IMPORTANT
EDUCATIONAL TOOL TO ADDRESS IT**

**RESOLUTION NO. 20-233
NOVEMBER 9, 2020**

WHEREAS, antisemitism, including harassment on the basis of actual or perceived Jewish origin, ancestry, ethnicity, identify, affiliation, or faith, remains a persistent, pervasive, and disturbing problem in American society; and

WHEREAS, Jews continue to be a targeted minority in the United States and are consistently the most likely of all religious groups to be victimized by incidents of hate, and such incidents are increasing at an alarming rate; and

WHEREAS, we acknowledge that following the attacks on the Tree of Life Synagogue in Pittsburgh, the Chabad of Poway in San Diego, a Kosher supermarket in Jersey City and a Chanukah gathering in Monsey, our synagogues felt compelled to re-evaluate their own security measures to keep their congregations safe; and

WHEREAS, the recent AJC (American Jewish Committee) *State of Antisemitism in America Report* found that more than one in three American Jews (37%) say they have been victims of antisemitism over the past five years; and

WHEREAS, a recent act of antisemitic and racist graffiti on Woodmont Drive has disturbed our community and must be taken as an opportunity to teach about this issue and seek paths for healing and eliminating such hate; and

WHEREAS, Borough officials and institutions have a responsibility to protect citizens from acts of hate and bigotry, including antisemitism, and must be given the tools to do so; and

WHEREAS, valid monitoring, informed analysis and investigation, and effective policy-making all benefit from accurate and uniform definitions; and

WHEREAS, the International Holocaust Remembrance Alliance (IHRA), by consensus vote of its member states adopted a Working Definition of Antisemitism in May 2016, which has become the internationally recognized, authoritative definition of antisemitism for use by governments and international organizations. That definition reads in full:

“Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities.”

“To guide IHRA in its work, the following examples may serve as illustrations:”

“Manifestations might include the targeting of the state of Israel, conceived as a Jewish collectivity. However, criticism of Israel similar to that leveled against any other country cannot be regarded as antisemitic. Antisemitism frequently charges Jews with conspiring to harm humanity, and it is often used to blame Jews for “why things go wrong.” It is expressed in speech, writing, visual forms and action, and employs sinister stereotypes and negative character traits.”

“Contemporary examples of antisemitism in public life, the media, schools, the workplace, and in the religious sphere could, taking into account the overall context, include, but are not limited to:”

- Calling for, aiding, or justifying the killing or harming of Jews in the name of a radical ideology or an extremist view of religion.
- Making mendacious, dehumanizing, demonizing, or stereotypical allegations about Jews as such or the power of Jews as collective — such as, especially but not exclusively, the myth about a world Jewish conspiracy or of Jews controlling the media, economy, government or other societal institutions.
- Accusing Jews as a people of being responsible for real or imagined wrongdoing committed by a single Jewish person or group, or even for acts committed by non-Jews.

- Denying the fact, scope, mechanisms (e.g. gas chambers) or intentionality of the genocide of the Jewish people at the hands of National Socialist Germany and its supporters and accomplices during World War II (the Holocaust).
- Accusing the Jews as a people, or Israel as a state, of inventing or exaggerating the Holocaust.
- Accusing Jewish citizens of being more loyal to Israel, or to the alleged priorities of Jews worldwide, than to the interests of their own nations.
- Denying the Jewish people their right to self-determination, e.g., by claiming that the existence of a State of Israel is a racist endeavor.
- Applying double standards by requiring of it a behavior not expected or demanded of any other democratic nation.
- Using the symbols and images associated with classic antisemitism (e.g., claims of Jews killing Jesus or blood libel) to characterize Israel or Israelis.
- Drawing comparisons of contemporary Israeli policy to that of the Nazis.
- Holding Jews collectively responsible for actions of the state of Israel.

“Antisemitic acts are criminal when they are so defined by law (for example, denial of the Holocaust or distribution of antisemitic materials in some countries).”

“Criminal acts are antisemitic when the targets of attacks, whether they are people or property – such as buildings, schools, places of worship and cemeteries – are selected because they are, or are perceived to be, Jewish or linked to Jews.”

“Antisemitic discrimination is the denial to Jews of opportunities or services available to others and is illegal in many countries.”

WHEREAS, the IHRA Working Definition has proven to be an essential tool used to help determine contemporary manifestations of antisemitism; and

WHEREAS, in the United States, the IHRA Working Definition is utilized by various government agencies, including the U.S. Department of State and the U.S. Department of Education, and can be utilized by law enforcement agencies in monitoring, training, and education.

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF WOODCLIFF LAKE, NEW JERSEY that

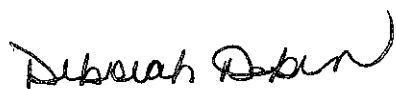
Section I: The Borough Council of Woodcliff Lake adopts the non-legally binding International Holocaust Remembrance Alliance (IHRA) Working Definition of Antisemitism in full.

Section II: The Borough Council of Woodcliff Lake will ensure that the IHRA Working Definition of Antisemitism is available as an educational resource for the Department of Police and other city

agencies responsible for addressing antisemitism and other forms of discrimination.

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 November 9, 2020.

A handwritten signature in black ink, appearing to read "Deborah Dakin", 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 Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION CHAPTER 159 – N.J.S.A. 40A 4-87 – BODY ARMOR REPLACEMENT FUND

RESOLUTION NO. 20-234 NOVEMBER 9, 2020

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

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amounts; and

WHEREAS, the Borough of Woodcliff Lake has received \$ 2,094.76 from State of NJ Criminal Justice 2019 Body Armor Fund received January 14, 2020 and wishes to amend its 2020 Budget to include this amount as a revenue.

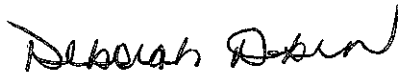
NOW, THEREFOR BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake requests the Director of Division of Local Government Services to approve the insertion of an item of revenue in the 2020 Budget in the sum of \$ 2,094.76 which is now available from Body Armor Replacement Fund; and

BE IT FURTHER RESOLVED, that a like sum of \$ 2,094.76 is hereby appropriated under the caption.

General Appropriations
Operations Excluded from CAPS
State and Federal Programs Offset by Revenues
Body Armor Replacement Fund

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 November 9, 2020.

A handwritten signature in dark ink, appearing to read "Deborah Dakin", 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 Administrator

201-391-4977
Fax 201-391-8830

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

2019 BUDGET RESERVES TRANSFERS FOR NOVEMBER 9, 2020

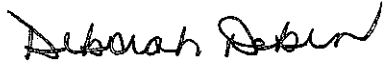
RESOLUTION NO. 20-235

NOVEMBER 9, 2020

<u>DEPARTMENT</u>	<u>ACCOUNT NUMBER</u>	<u>FROM</u>	<u>TO</u>
Legal – Other Expenses	0-01-20-155-020	5,000	
Zoning Board – Other Expenses	0-01-21-185-020		5,000
Police Dispatch – Other Expenses	0-01-25-250-020	1,000	
Aid to Volunteer Ambulance – Other Expenses	0-01-25-260-020		1,000
Parks and Recreation – Salaries and Wages	0-01-28-370-010	12,000	
Parks and Recreation – Other Expenses	0-01-28-370-020		12,000
Parks and Recreation – Salaries and Wages	0-01-28-370-010	2,000	
Telephone	0-01-31-440-000		2,000
Social Security	0-01-36-472-000	10,000	
Library	0-01-29-390-020	5,000	
Street Lighting	0-01-31-435-000		15,000
TOTAL		35,000	35,000

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 November 9, 2020.

A handwritten signature in black ink, appearing to read "Deborah Dakin", 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 Administrator

201-391-4977
Fax 201-391-8830

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

RESOLUTION AUTHORIZING CANCELLATION OF FEDERAL AND STATE GRANTS, OTHER RECEIVABLES IN VARIOUS FUNDS

RESOLUTION NO. 20-236
NOVEMBER 9, 2020

WHEREAS, certain receivable balances remain open on the Borough's records; and

WHEREAS, these balances represent completed projects in prior years, and it is necessary to formally cancel these balances due to inability to collect these funds.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, that the following balances in the various funds be cancelled:

<u>DESCRIPTION</u>	<u>ACCOUNT BALANCE</u>	<u>CANCEL</u>
<u>Current Fund</u>		
Municipal Alliance	\$ 5,125.91	Appropriated Reserves
Municipal Alliance	14,529.22	Fund Balance
Senior Citizen Grant	364.00	Appropriated Reserves
Drive Sober Grant	2,999.22	Appropriated Reserves
Distracted Driving Grant	4,104.16	Appropriated Reserves

Click It Ticket Grant	1,405.26	Appropriated Reserves
Reforestation Tree Planting Grant	<u>367.00</u>	Fund Balance
	\$28,894.77	

Capital Fund

NJ Dept of Transportation – Ord 11-06 Tice Blvd	\$ 37,500.00	Reserve Due from State
NJ Dept of Transportation – Ord 12-02 Campbell	59,346.00	Reserve Due from State
County of Bergen – Comm Dev – Ord 18-04	<u>28.00</u>	Imprvt Auth Ord 18-04
	\$ 96,874.00	

Open Space Trust Fund

Due from Woodcliff Lake Baseball Assoc	\$ 10,000.00	Cancel Reserve WCL Baseball Assoc
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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 November 9, 2020.


DEBORAH DAKIN, RMC, CMR
 BOROUGH CLERK

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

**RESOLUTION AUTHORIZING CANCELLATION OF APPROPRIATED RESERVES
IN THE CURRENT FUND**

**RESOLUTION NO. 20-238
NOVEMBER 9, 2020**

WHEREAS, certain appropriated reserve balances remain open on the Borough's records, and:

WHEREAS, these balances represent old and completed projects and it is necessary to formally cancel these balances, and;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, that the following balances in the current fund be cancelled:

Appropriated Reserves – Current Fund

DESCRIPTION	ACCOUNT BALANCE	CANCEL GRANT RECEIVABLE	CANCELLED TO FUND BALANCE
Municipal Alliance	\$5,125.91	\$ 5,125.91	0
Senior Citizen Grant	8,319.00	364.00	7,955.00
Drive Sober Grant	5,500.00	2,999.22	2,500.78
Drunk Driving Enforcement Fund	1,805.61		1,805.61
Distracted Driving Grant	5,466.19	4,104.16	1,362.03
Click It Ticker Grant	5,000.00	1,405.26	3,594.74
FEMA – Firefighters Grant	2,896.00		2,896.00
Reforestation Tree Planting Grant	0	0	0

	\$34,112.71	\$13,998.55	\$20,114.16

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 November 9, 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		X			
Gross			X			
Hayes			X			
Marson		X	X			
Singleton						X
Mayor Rendo						

RESOLUTION APPROVING HOLD HARMLESS AND LICENSE AGREEMENT

RESOLUTION NO. 20-239

NOVEMBER 9, 2020

WHEREAS, Adam and Gabrielle Hoffman, the owners of property located at 18 Briarwood Court, Block 508, Lot 15 in the Borough of Woodcliff Lake seek a license to undertake the construction of a new pool and backyard within the Brough's drainage easement; and

WHEREAS, as a condition of same, the Borough of Woodcliff Lake is requiring that Adam and Gabrielle Hoffman, as Licensees, enter into a Hold Harmless and License Agreement with the Borough; and

WHEREAS, the Borough Attorney has prepared a Hold Harmless and License Agreement between the Borough, as Licenser, and the Property Owners, as Licensees, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

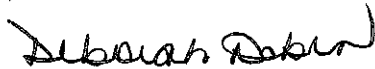
NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the attached Hold Harmless and License Agreement between the Borough, as Licenser, and Adam and Gabrielle Hoffman, as Licensee, to undertake the construction of a new pool and backyard at the property located at 18 Briarwood Court, Woodcliff Lake, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute the Hold Harmless and License Agreement attached hereto and incorporated herein by reference between the Borough and Adam and Gabrielle Hoffman; and

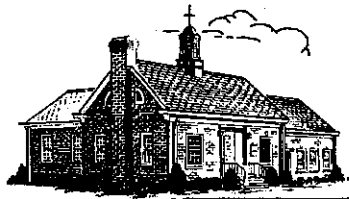
BE IT FURTHER RESOLVED, that the Borough Administrator is hereby authorized and directed to forward a certified copy of this resolution together with the Hold Harmless and License Agreement to Adam and Gabrielle Hoffman upon its passage.

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 November 9, 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 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						

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. 20-240

NOVEMBER 9, 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 update

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

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

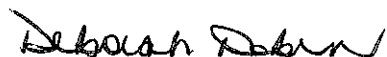
The minutes will be released within ninety (90) days or earlier upon the resolution of the matter through settlement or court decision and the time period for any and all appeals.

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

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on November 9, 2020 that an Executive Session closed to the public shall be held on November 9, 2020 at 6:00 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 November 9, 2020.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK