

**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
MAY 3, 2021  
7:00 PM OPEN SESSION**

**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.

**ROLL CALL**

Mayor Rendo asked for a roll call. Council members Falanga, Gadaleta, Hayes, Higgins, Marson and Schnoll were present. Borough Attorney John Schettino was present, as well as Borough Administrator Tomas Padilla and Borough Clerk Debbie Dakin.

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Motion to approve the Minutes of April 19, 2021 (Open) was made by Councilman Schnoll, second by Councilwoman Higgins and approved by Councilman Falanga, Councilwoman Gadaleta, Council President Hayes, Councilwoman Higgins, Councilman Marson and Councilman Schnoll.

Motion to approve the Minutes of April 19, 2021 (Closed) was made by Councilman Falanga, second by Councilman Schnoll and approved by Councilman Falanga, Council President Hayes, Councilwoman Higgins, Councilman Marson and Councilman Schnoll. Councilwoman Gadaleta abstained since she was not at closed session.

**MAYOR'S APPOINTMENTS**

- Appointment of Jennifer Charnow as the Stigma Free Liaison for Woodcliff Lake with a term expiring on December 31, 2021

MOTION to approve the appointment of Jennifer Charnow as the Stigma Free Liaison was made by Council President Hayes, second by Councilwoman Higgins and unanimously approved.

- Appointment of Robert Nathan to the Master Plan Committee with a term expiring on December 31, 2021

MOTION to approve the appointment of Robert Nathin to the Master Plan Committee was made by Councilman Schnoll, second by Councilwoman Gadaleta and unanimously approved.

Mayor Rendo stated that we had several members of our Borough retire or resign this year. We wanted to honor them and thank them for their service to the community for the many years of dedicated service.

#### **CERTIFICATES OF APPRECIATION**

- Harold Laufeld
- Fariba Negahban
- Elizabeth Calderone

#### **MAYOR'S REPORT**

Mayor Rendo stated that he tries to give the public as much information as possible regarding COVID issues. He is in communication with the Governor's office every day. We have a population of approximately 6,200 people and we have a total of 616 residents who contracted COVID. The good news is that we are doing pretty good with the vaccine. 67% of our population has received either the first or second dose. That is very positive. Mayor Rendo thanked all the moms out there for stepping up and helping the senior citizens get vaccinated. Mayor Rendo stated that he received many emails regarding the town pool. The pool will be open normal hours. Additionally, we thought about everyone bringing their own chairs to the pool. Mayor Rendo stated that he received emails from a lot of seniors that it is difficult for them to bring chairs. Mayor Rendo stated that the Parks and Recreation liaisons will discuss this matter. There will be an additional Resolution on the Agenda regarding supporting the denial of parole for Christopher Righetti. There was a girl that was kidnapped at Paramus Park Mall, raped, and murdered by Christopher Righetti. This person is up for parole again. The Mayors' Association is sending a Resolution opposing the parole of Christoher Righetti as well. With the laws changing, this person is at risk for being paroled. The rape and murder of this young girl was not the only crime that this man committed. Mayor Rendo stated that our Parks and Recreation department grew over the years. That is why there is a Resolution on the Agenda tonight for a full-time Parks and Recreation Director. Unless we have a competitive salary and competitive benefits, it will be very hard to attract good people to the municipality. He understands that Council President Hayes and Councilman Marson are leading the charge for hiring a part-time position and they will speak as to their recommendations. Before Elizabeth was forced out of her position, she was working on plans for the Borough for the future. She was working on the Lydecker House. Mayor Rendo stated that he is disappointed that she left but he understands why she left. We will be saving approximately \$30,000 with the position we posted. Sometimes it is about service for the community and not the expense. Mayor Rendo stated that everybody likes to get their garbage picked up on time, have their roads done and have their permits from the building department done on time. That is important so when you make it a part-time position, our municipal services

suffer. One example, Mayor Rendo stated that he had a meeting with out building inspector. He is a part-time building inspector, and his assistant was a part-time employee who left. We have residents that have submitted permits since November and these permits have not been completed. No fault to the building inspector because the job of the building inspector is to be out on the road and inspecting. But if he does not have a staff, and a competent staff, and a licensed staff to do the back work and administrative work, government will not function. Mayor Rendo stated that he has received many phone calls from individuals asking where their deck permit is or where their cabana permit is. It has been since November or September and it is not done. That is a direct consequence of not having the staff and personnel to do the work because they are part-time employees. He knows that the budget is tight, and we will discuss the path of the budget soon. Our current CFO has stated that the Borough has a revenue problem, not a spending problem. We are very frugal in Woodcliff Lake. When you look at the municipal budget, you will see items there that are necessary. Be mindful that last year we did not have a tax increase on our municipal budget, and we had no capital budget. We are moving out of Covid, and we are receiving funding from the federal government and state, so he asks the Council to please not be as frugal to our services to our residents, our road paving program, our parks and recreation program, police, and fire. This is what makes a community. The salary currently posted for a full-time park and recreation person is in the mid 50s so the Borough would be saving over \$30,000 alone from the last Parks and Recreation Director's salary.

#### **PUBLIC COMMENT**

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

Lisa Yakomin, Woodcliff Lake, stated that it was Paramus Park Mall where Kim was abducted in 1976. The crime itself was brutal. Christopher Righetti should not be released back into our community. She has been working with Kim's family since 2009 and the laws have changed considerably since 1976. Unfortunately, he does not fall under the new laws which might have kept him behind bars longer. This has come up before and she has received numerous letters from Woodcliff Lake and our neighboring community. Ms. Yakomin stated that she attended the previous Mayor and Council meeting and that is when she became aware of some of the efforts to reassess some of the positions at Borough Hall. As a taxpayer she appreciates the focus on fiscal responsibility very much. She wants to make sure that we are looking at making changes and potential savings in a way that is sensible and thorough. Over the years, the Parks and Recreation department has grown. Would two part time people save us money? There might be some events that need to be scaled back as far as money goes. The Borough needs to look at the mental health impact that Parks and Recreation has on the community. Ms. Yakomin stated that she thought it was a little concerning when she listened to the last meeting. The Borough needs to look at the Employee Classification Laws in the State of New Jersey. She heard some comments that were made at the last meeting regarding W-2 jobs versus 1099. The Employee Classification Laws and penalties that are associated with that in the State of New Jersey, specifically, have changed dramatically over the last 2 years. She feels comfortable and confident talking about this since she has been an independent contractor for 34 years. Please be mindful

that you cannot just convert a position that was a W-2 job to a 1099 job without making drastic changes to the nature and the scope of the position. You must pay attention to where the work was performed, the level of control you exercise over the worker, the type of work that they are doing and the same thing if you were converting someone from full-time to part-time. You need to take a hard look at that.

Leslie Maltz, Woodcliff Lake, stated that she wanted to bring up the community garden one more time. Several people have signed up for it, but we still have room for additional people. It is time to start planting your garden if you are planning to do it. Mayor Rendo thanked Leslie for stepping up and taking this on. Ms. Maltz asked that the Mayor and Council send a letter to the County to address the intersection of Woodcliff and Werimus. We cannot wait another minute or any other project to go on.

Bonnie O'Keefe, Woodcliff Lake, stated that she has lived in Woodcliff Lake for 21 years. Ms. O'Keefe stated that we do not have a downtown, but she feels that Woodcliff Lakes Parks and Recreation is on the map because of our summer camp. She believes that the Parks and Recreation Director position is a full-time position.

Laura Jeffas, Woodcliff Lake, stated that she agrees with the others that stated that the Parks and Recreation Director job should be full time.

MOTION to close to the public was made by Councilman Falanga, second by Councilwoman Higgins and unanimously approved.

#### **NON-CONSENT AGENDA**

Resolution No. 21-137 Resolution Authorizing Renewal of Open Space Trust Fund November  
Ballot Questions

Mayor Rendo thanked Councilwoman Higgins for bringing this matter to his attention. Councilwoman Higgins asked him if he had the question and resolution for the open space fund. Back in 1999 Councilwoman Higgins brought this matter to the public. This is done every five years and the last time we addressed this issue was 2015.

Councilwoman Higgins asked Mr. Schettino if we must follow this exactly the way it was like every five years. Could we extend it to every seven years? Mr. Schettino replied yes you can. The only thing that we would have to insert is the number of years.

Councilman Schnoll asked Mr. Schettino that since our authorization for this tax levy expired at the end of 2020, it appears that we are still collecting the tax, but we do not have the authority to collect the tax. Do we need to pass anything that would be retroactive to the beginning of the year and if not, how do we deal with that issue? Mr. Schettino suggested that the Referendum question states specifically from January 1, 2021 through the 7 years from 2021.

Councilman Marson thanked Councilwoman Higgins, but he disagrees slightly with the Mayor.

There is always a way to put a tickler on the schedule. He thinks that failure has not been discussed fairly and this was not given the correct scrutiny that it deserves.

Motion: Falanga  
Second: Higgins  
Ayes: Falanga, Gadaleta, Hayes, Higgins, Marson, Schnoll  
Nays: None  
Abstain: None  
Absent: None

Resolution No. 21-138 Resolution Authorizing Hiring of a Full Time Park and Recreation Director

Councilman Falanga stated that having spent time as the Park and Recreation liaison and seeing the work that goes into our department, he believes it needs to be a full-time position. He is concerned that we will not have the level of involvement with a part-time person. He is in the private sector but philosophically does not agree with trying to save money by not offering someone full time because we do not want to offer benefits for their family. He recognizes that health benefits are very expensive, but the employees do contribute some portion of their benefits and the Borough no longer offers benefits for life.

Councilman Marson stated that he appreciates Councilman Falanga's comments and certainly in his opinion whether the town needs a Park and Recreation Director. He absolutely agrees that we should have one, but he does not believe, nor did he ever believe that it is a full-time position. He believes that it is very seasonal. The true heartbeat of the Woodcliff Lake system has been largely ignored. Those are the main ladies that have taken up the responsibility and not only pulling their weight but extra weight during the COVID pandemic.

Councilman Schnoll stated that his concerns are fiscal and the quality of life. Everyone probably all read about the tax increase that we are getting from the high school budget coming down the pike and there will probably be other tax issues that are coming up. His biggest worry is how to save money without impacting our quality of life. It is his understanding that we are advertising this position as a full-time position with a salary in the \$50,000 range. Administrator Padilla replied \$50,000 to \$60,000. This would be fine for Councilman Schnoll because it would be a savings of approximately \$30,000 even if we had to pay benefits.

Councilwoman Higgins asked if the entire Personnel Committee was there when these people were being interviewed. Administrator Padilla replied no. Councilman Falanga stated that what the Administrator did in prior situations is to screen the candidates and select the ones that should come before the Personnel Committee. He has not sat in on all the interviews. His understanding is that before a person is hired, the Personnel Committee would meet with the candidates and make a recommendation. Councilman Marson stated that sometimes he was part of the interview and sometimes he was not asked to be, and it is varied. Administrator Padilla replied that he disagrees that it varied. His job as directed has been to screen the candidates. In the past, Mr. Marson has sat in when we had the last 2 or 3 candidates. The only

exception is the last finance person because we ran out of time, so it went before the full Council in closed session. Councilman Marson stated that he respectfully disagrees with Mr. Padilla. There were certain interviews that he was not notified or made part of the process.

Councilwoman Gadaleta stated that she believes it is a full-time position and the quality of life it brings to the children, families, and seniors. This brings a value to our homes and residences.

Council President Hayes stated that as a Council she believes that they are agreeing on a lot of things. She does not think that this is about services for Woodcliff Lake. She supports services that her children have enjoyed whether it be swim team or rec sports. She was part of getting the baseball field ready for the kids and everyone voted for the extra Camp Director this year. There was a stipend for an employee that is doing the pool, camp, and tennis registrations for the season. Council President Hayes stated that she wants to thank Joy Sugerman for her services. Being that we had just given out Certificates of Appreciation, over the years she has received a lot of feedback from residents on how Joy is always willing to help, and the customer service is there. She believes what had happened was that over the past few years Liz's job had evolved and she took on some extra projects. We did hire a consultant for \$10,000 for the Spring Fest to help Liz. We are not looking to take away any services and she appreciates Liz's role over the past few years. Because this year we hired the third Camp Director and a stipend was provided to an employee to do pool, camp and tennis registrations and SDL was hired for the website, maybe we could look at a full-time Director for 2022. She believes that a part-time Director could manage for this year.

Councilwoman Gadaleta stated that the additional Camp Director had been eliminated. Administrator Padilla stated that the person turned the position down. Administrator Padilla stated that Joy has stepped up, but he wants to take this moment to thank Debbie, Meg, Chris, and himself because everybody here has stepped up. Administrator Padilla stated that Chris and himself are running the Recreation department right now. There is a lot of work that goes unnoticed and is not seen. Our building department is busier than it has been. It has more than doubled since last year and we have not had a Technical Assistant since February. Thankfully, Debbie and Meg have a background in that. They are spending a lot of extra hours to make sure that the residents and contractors are being taken care of. That is another position that should be full-time. DPW has more documentation work that has to be done and a full-time Technical Assistant could help Chris. Councilwoman Hayes thanked Tom for bringing this to her attention and she thanked Debbie and Meg for stepping up. Councilman Falanga stated that he missed out on almost a year of being in Borough Hall due to the pandemic. We had 2 in-person Mayor and Council meetings last year and then the pandemic hit. Councilman Falanga stated that it is not all about dollars and cents.

Motion: Falanga  
Second: Gadaleta  
Ayes: Falanga, Gadaleta, Schnoll, Rendo  
Nays: Hayes, Higgins, Marson  
Abstain: None

## **ADMINISTRATOR'S REPORT**

Administrator Padilla stated that since he is the Acting Park and Recreation Director, we had over 359 registrants. There is a Resolution on the Agenda for a few refunds for camp. We are at 576 for pool registration. We had capped the non-resident at 50 and we have capped that out. We need to decide if we are going to go over that. We have three main holidays that the pool is overcrowded and that is Memorial Day, Fourth of July, and Labor Day. We had already discussed that members only would be allowed to go to the pool on those days. We discussed that everyone needs to bring their own chairs. Additionally, we need more lifeguards and gate attendants. We may have to alter the times for the last week in August because the schools go back before Labor Day this year. Clerk Dakin stated that our Head Pool Manager has information for those that want to be certified to be a lifeguard. Thanks to DPW for filling the pool. The residents having been taking advantage of having their recycling picked up. The schedule is out there, and it is on our website. We will be looking to bring the C2 sewer license back in house over the summer. There is a dedicated email for those that have garbage or recycling issues. The email address is [sanitation@wclnj.com](mailto:sanitation@wclnj.com). Clerk Dakin stated that the free rabies clinic will be on May 15, 2021 from 11:00 AM to 1:00 PM. This is open to everyone. Council President Hayes stated that lifeguard recertification is taking place at the Park Ridge pool on May 22 and May 23 and Lifetime in Montvale might also be having the recertification.

## **COUNCIL MEMBERS COMMENTS/REPORTS**

Councilwoman Higgins stated that a list was distributed to the Mayor and Council regarding which trees have been sprayed. An award was obtained by Bert Taylor for the tree farm. Master Plan Kick-off zoom meeting will take place on May 12, 2021 at 7:30 PM for the public's input. Ms. Higgins asked that everyone fill out the survey that is in the newsletter and send it back to Borough Hall. Regarding the May 12, 2021 Master Plan Committee meeting, if you plan on attending, please RSVP because we will be doing breakout groups. Information can be found on our website. The survey will be accepted until the end of June. Councilwoman Higgins stated that she will vote yes for the passing of the Resolution to deny parole for Christopher Righetti.

Councilman Schnoll asked what the status is of bringing chairs to the pool. Is this something that the Council is going to vote on. He does not think that we should require residents to bring their chairs to the pool. Young families have a lot to bring without bringing their chairs and seniors have a hard enough time trying to park, walk and bring their other items. Councilman Falanga stated that he does not think we should micromanage the pool from the Council level. He thinks that the Park and Recreation liaisons could delegate to the pool managers and it should be okay. Councilman Schnoll stated that the Pascack Press reported over the weekend that the Pascack Valley High School District has passed their budget and due to the State Funding Formula, that we are stuck with, the average household in Woodcliff Lake is going to have a tax increase of \$545 just on that one piece of our budget. It is outrageous but we are stuck. However, there may be light at the end of the tunnel because there is a bill pending in the legislature which passed 1 of the 2 Houses to basically allow towns to consider forming new regionalized district.

That State would pay for the studies to see if it will be beneficial. Woodcliff Lake is the 23<sup>rd</sup> highest paying town in the State of New Jersey for school taxes.

Councilwoman Gadaleta thanked the DPW for putting the new banner up on the causeway. Our fire department is on hand if anyone has any questions regarding the Capital Budget.

Council President Hayes stated that she attended the Arbor Day event along with Councilwoman Higgins. A tree was planted at the tennis courts and went well. Council President Hayes thanked the DPW for their help. She had the honor of reading the proclamation. Council President Hayes asked Administrator Padilla if he had the sketch that was provided by Mr. Cabrera for the changing of the intersection of Werimus Road and Woodcliff Avenue. Mr. Padilla replied that he had a conversation with Evan Jacobs and the County last week and sent the Mayor and Council a copy of the plan that the county has. It is still in draft mode so it cannot be shared with the public at this point. Council President Hayes asked if the web address at the top of the survey is anonymous. She has received phone calls from residents inquiring about this. Councilwoman Higgins replied that she will find out. Council President Hayes wanted to remind everyone that the old pump stations are currently underground so when voting on the Capital Budget, keep in mind that upgrading the pump stations would require less manpower because they would be above-ground.

**ORDINANCES**

Public Hearing      Ordinance No. 21-08  
                            An Ordinance to Amend Chapter 380 Entitled "Zoning" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to adopt Ordinance No. 21-08 was made by Councilman Falanga, second by Councilwoman Higgins and unanimously approved.

MOTION to open to the public was made by Councilman Schnoll, second by Councilwoman Higgins and unanimously approved.

No comments.

MOTION to close to the public was made by Councilman Schnoll, second by Councilwoman Higgins and unanimously approved.

MOTION to adopt Ordinance 21-08 was made by Councilman Falanga, second by Councilwoman Higgins and approved by Councilman Falanga, Councilwoman Gadaleta, Council President Hayes, Councilwoman Higgins, Councilman Marson and Councilman Schnoll.

Public Hearing      Ordinance 21-09  
                            Bond Ordinance to Authorize the Making of Various Public Improvements

and the acquisition of New Additional or Replacement Equipment and Machinery, New Information Technology Equipment, New Communication and Signal Systems Equipment and New Automotive Vehicles, Including Original Apparatus and Equipment, in, By and For the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey, to Appropriate the Sum of \$3,450,000 to Pay the Cost Thereof, to Appropriate Various Grants, to Make a Down Payment, to Authorize the Issuance of Bonds to Finance Such Appropriation and to Provide for the Issuance of Bond Anticipation Notes in Anticipation of Such Bonds

Mayor Rendo stated that when you look at Ordinance No. 21-09, you see a price tag of \$3.4 million and that is a sticker shock to many individuals. Mayor Rendo stated that CFO Jonathan DeJoseph and Borough Administrator are both on zoom this evening and perhaps they can explain how the Capital Ordinance works, how the \$3.4 million is appropriated and the mechanisms of that. Keep in mind that we did not pass a Capital Ordinance last year and keep in mind that approximately \$600,000 of that will be returned to us in grants. Administrator Padilla stated that he will put Mr. DeJoseph on since he is better versed. Mr. DeJoseph stated that based upon his understanding the capital request was compiled by the Administrator, discussed with the Finance Committee at length, there was no Capital Ordinance last year, and includes several grants. The question that comes into play now is how the Governing Body wants to move forward with this. He believes that this was spread out evenly with the different departments from the Department Heads' requests. Administrator Padilla stated that Councilman Falanga stated it well at one of the Finance Committee meetings is that you are kind of establishing here is a line of credit. We are authorizing the Borough to borrow up to this amount. That said it is a little misleading because it is a big sticker. Out of that \$3.45 million, \$626,021 is in grant money. That is money mostly from the DOT. One of the important issues is that if we do not start this project by August, we will lose a grant. Last year, because we did not do a Capital Ordinance, we lost a grant for Lincoln due to that. Administrator Padilla had our auditor submit to us as requested by a Council member, the average cost to a home. They are making several assumptions considering what is offset by grants and by the "down payment". They are assuming it is \$2.7 million spreading it out over 9 years at approximately 1.5% which is what the rate is right now. It will be approximately \$118. That is also a bit misleading because that assumes that you are borrowing that amount of money today and you are not. You borrow the money as you need it. Most of that money will not be borrowed until later this year. Councilman Falanga stated that at a minimum, there is money in there from the 2021 road program which we have not yet allocated which roads we can do. We are going to try and do some more roads if we can because we did not do any last year and it is important. Administrator Padilla stated that we normally try and do \$1.5 million in capital expenditures each year. Last year we did not do one. We are right in the range of what we normally do. Councilman Falanga stated that inflation is probably going to come very soon. This is the opportunity to borrow the money when the interest rates are low. Mayor Rendo stated that our equipment is very old, and it is breaking down. Our fire department needs the tools to work with. Anything over \$17,500 will require a resolution later. If you do not agree with a purchase, you can vote no when the Resolution comes before the Council.

Councilman Schnoll stated that if we pass the Ordinance, we do not have to borrow the money immediately. Is that correct? We borrow it as we pass Resolutions on purchasing particular items. Mr. DeJoseph stated that we have cash currently in our capital account. At this point he would not need to issue Bond Anticipation Notes for the projects. Councilman Schnoll stated that his follow-up question to that is if we pass the Ordinance do, we have a time frame on when we must consider the various items? Does this Ordinance expire at the end of the year? Mr. DeJoseph stated that the largest concern for the Council is the lead time to purchase vehicles. Mr. DeJoseph stated that the Ordinance stays alive next year.

Councilman Marson stated that interest rates are low, inflation is relatively tamed, longer term interest rates might be rising. Conceptually speaking it could not be a better time to borrow capital to do what we want to do. Conceptually he has a good number of questions which over the past 3 months have not been addressed on specific line items. He has tried relentlessly since February to have them addressed, to have certain things modified and his problem with the process is not what we are about to do. His problem seems to be wasteful or inappropriate spending at this time. When we come to vote, he will reiterate this. He is very displeased with several line items in this budget, and he will continue to object to them.

Council President Hayes stated that she has said this before, she is certainly one as an engineer in keeping up with our infrastructure, but a lot of feedback that she received from residents right before Covid hit was enough with the roads. We did a lot of roads in the past 5-6 years and the county did the roads about 1 ½ years ago. Council President Hayes still thinks that \$3.45 is still kind of high. She is okay with Winthrop and Woodmont because we are getting grant money for that.

Councilwoman Gadaleta stated that she is in full support of the capital budget. She appreciates all the work that Councilman Marson and Councilman Falanga put into it. This represents 2 years of capital and there are low interest rates. She fully supports the road development. Additionally, we should not let grant money go to waste.

Councilwoman Higgins believed that some of the line items are extravagant. She would like to sit down with the whole Council and go over the line by line. Could we table this, meet, and discuss this and introduce a new one in a week? Mr. Schettino stated that his discussion with Councilwoman Higgins was the timeline and she was correct. One of the concerns was making sure that if this was tabled until the next meeting, we do not lose any grant money. Mr. Schettino stated that it would have to be reintroduced. If any changes were made to this Ordinance the process must start over again. The Ordinance does not become effective until 20 days after the publication of the Bond Ordinance. If that timeline works for the Governing Body, there is no impact to revisiting the line items that are contained within the Ordinance. Mr. Schettino stated that you are opening a line of credit. If you approve the Bond Ordinance, you would vote on every item in the Bond Ordinance when a Resolution is generated for each item.

Councilman Falanga stated that he understands Councilwoman Higgin's concerns. Councilman Falanga stated that he wants the causeway to be beautified. If we wait until the summer to adopt

this, that is not going to happen this year. We near to move forward with some of these projects and we lost a whole year because of Covid. Councilman Falanga stated that we are losing precious time, it is May.

Councilman Marson stated that he shares the sentiment about the causeway. However, that is exactly one of the line items where he has a significant issue with some of the embedded costs along with a dozen other line items. For the past three months he has objected to certain line items. He now has to say yes or no on the whole Bond Ordinance that never should have gotten to this point. Councilman Falanga stated that he does not agree with this.

MOTION to adopt Ordinance No. 21-09 was made by Councilman Falanga, second by Councilwoman Gadaleta and unanimously approved.

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

David Barcus, Woodcliff Lake, stated that he has been living here around 20 years. Mr. Barcus stated that his street needs to be paved. He encourages everyone to come and look at Stone Ridge.

Leslie Maltz, Woodcliff Lake, stated that the Bond Ordinance sounds like a wish list. She has questions about a lot of the line items and would like to go over some of them detail.

Brett Moldoff, Woodcliff Lake, stated that his kids are safer riding their scooters on Winding Way then on Stone Ridge. The DPW has come by to fill the potholes but the street needs to be paved.

Laura Jeffas, Woodcliff Lake, asked how we communicate with PSE&G and Park Ridge Water. It seems that we pave a road and 6 months to a year they come in and cut it up and we are back to where we started. She cannot image that they are going out on a short window and deciding that we are going to cut through a certain street. Administrator Padilla stated that we do communicate, and they give us a list of roads that they are going to be doing work on. There are many times we pave a road and then something happens to the water lines underneath. We did pass an Ordinance a few years ago and depending on the size of the cut, they must repave the entire road or center line to the curb.

Ann Marie Barelli, Woodcliff Lake, asked if the Ordinance is adopted, are you agreeing to the items per group. Ms. Barelli stated that this does seem like a wish list and she thinks because there is lack of transparency of what is contained in the line items and what is the cost of the individual line items. Ms. Barelli asked if the spreadsheet is available to the public. Administrator Padilla stated that he will check with Counsel if the spreadsheet is available to the public since it is a working document for the Council. The whole Ordinance is being voted on. It is worded in a way to allow for some flexibility.

Mr. Schettino stated that the Council will be taking separate votes on every aspect of the expenditure that is being contemplated within that Bond Ordinance. And even though an expenditure may be below \$17,500, that only means that it will be exempt from the formal bidding requirements. The Council still must approve that expenditure. The Bond Ordinance is setting forth the ability to borrow or issue bonds up to that total amount but every individual project, every aspect of each expenditure made with respect to that Bond, will come back to the governing body for a separate vote.

MOTION TO close to the public was made by Councilwoman Higgins, second by Councilman Schnoll and unanimously approved.

Motion: Falanga  
Second: Gadaleta  
Ayes: Falanga, Gadaleta, Higgins, Schnoll  
Nays: Hayes, Marson  
Abstain: None  
Absent: None

#### **ORDINANCE – TABLED**

Ordinance No. 21-07 An Ordinance Amending Chapter 380 of the Code of the Borough of Woodcliff Lake, Entitled “Zoning”

Councilman Falanga stated to the Mayor that this Ordinance was still tabled. Councilman Falanga asked for the input from the school, and he reached out to the Hills Valley Coalition and there are still some discussions going on. Administrator Padilla stated that we do have until August 22, 2021. Mr. Schettino stated that if we are going to act with respect to prohibiting the sale you must act before the 22<sup>nd</sup>. Councilman Falanga stated that if we picked it up at the last meeting in May, for example, we could introduce and adopt well before the deadline. Mr. Schettino stated not to forget that it must get referred to the Planning Board before the adoption. The Planning Board meeting must align with our schedule. Administrator Padilla asked Mr. Schettino if we passed an Ordinance prohibiting the sale of marijuana anywhere in the Borough, could we still amend it afterwards. Mr. Schettino replied yes. Councilwoman Higgins stated that she has also provided this information to the Master Plan Committee.

#### **CONSENT AGENDA**

MOTION to approve the Consent Agenda as amended was made by Councilman Falanga, second by Councilwoman Higgins and unanimously approved.

Council President Hayes stated that she believes we had a really good conversation tonight about

the Parks and Recreation Director position and would like to make a motion, and a second by Councilman Marson, to put personnel discussions and operational efficiencies on closed session for the May 17, 2021 meeting. Administrator Padilla asked Mr. Schettino to weigh in on the topic since we had this request once before and he wants to make sure we are following the law. Mr. Schettino stated that the Council can make a motion at a regular meeting to have items placed on the Agenda whether it is closed or not, but if is personnel you must give him the positions so he can get authorization for RICE notices. General categories, for example discussing efficiencies, if it is not going to involve specific individuals that is not a closed session discussion. That must be done in public session. The only way it can be done in closed session is if it is going to involve specific individuals in which case you must send them RICE notices. Councilwoman Higgins stated that one part of personnel she would like to discuss is the advertisement for open positions at Borough Hall. The entire Personnel Committee is not being informed of interviews of new hires or exit interviews. Councilman Marson asked Mr. Schettino what the proper process is for either an individual or an unfilled position or a position that we are considering making changes. Councilman Marson asked Mr. Schettino how to modify Council President Hayes' motion on the run right now to accommodate specific jobs or individuals or just general personnel discussion. Mr. Schettino replied that if it were going to be general discussion that could be placed on the Agenda during public session. If you are going to discuss specific individuals, that could be done in closed session, but you must provide them with a RICE notice that the position is being discussed. Councilman Marson asked what we need to do right now to have something placed in closed session. Councilman Schnoll asked Mr. Schettino that if we wanted it in closed session and if there were positions with people that we want to discuss, can we give you that situation or we could vote to have it in closed and give you names or positions later. Mr. Schettino replied that you could vote on it tonight that you want to place on the Agenda for the next meeting for personnel and the following individuals will be discussed and you can give him those names. He will then provide the individuals with a RICE notice. Council President Hayes stated that there are several people at Borough Hall that she would like to have a discussion with during closed session and she believes that Mayor and Council should come together and have more discussions just like they just did with the Parks and Recreation Director. There is not a Parks and Recreation Director right now, so they were able to be more open about it. There are a lot of retirements and new hires at Borough Hall. She agrees with Councilwoman Higgins that they are a little bit fuzzy about the process. Mr. Schettino stated that if you wanted to discuss certain job titles, you can give him those job titles and he could still provide a RICE notice. Council President Hayes stated that the few conversations that she had with Mr. Wiss is that you should provide RICE notices so that the Borough is covered. The Tax Collector is one of the positions she would like to discuss. Mr. Schettino also stated that you could start with the Personnel Committee to discuss the items that would not be in closed session, but you feel is still a sensitive topic such as hiring practices or why people are leaving, and then the Personnel Committee could say that they now feel it should now go to closed session and they need to bring this to the full attention of the Governing Body. That is up to the Governing Body on how they wish to proceed. But if you want to go right to the full Governing Body and want to discuss several different positions, just give Mr. Schettino the job titles you want to discuss tonight and make that vote and they will get RICE notices for the next meeting for a discussion in closed session. Council President Hayes stated that she wants to be very clear on something. She does not want this to get back to certain

individuals that their position is being discussed and there are rumors being created. Council President Hayes wants the Mayor and Council to know that this is not about targeting a certain individual or this being in a negative way. When we have the Mayor and Council come together to discuss our employees, it is also about making things better. She feels like this has been viewed as a very negative way and it is not. It is a smarter way. We should be coming back together again, as a team, as a Mayor and Council, and discussing what works, what does not, what can we do better and what do we want to change. If you are asking her for the names of specific individuals, then she would like to cover all her bases and have a real good, in-depth conversation at the next closed session meeting. Councilman Marson stated that if the Personnel Committee cannot unanimously agree, does it always have to start with the Personnel Committee. This has been happening and conversations are prolonged. He would like to know the direct path to have the full Mayor and Council at closed session to have the discussions that Council President spoke about. Mr. Schettino stated that school districts provide a RICE notice to everyone. The Mayor and Council could do this if they want the ability to discuss different positions during closed session. Mr. Schettino can RICE notice the individuals in Borough Hall to discuss hiring practices, efficiencies, etc. Council President Hayes made a MOTION to have closed session at the next Mayor and Council meeting to discuss personnel at Borough Hall, excluding fire prevention. Councilwoman Gadaleta stated that she thinks that Council President Hayes' suggestion is good and is looking at it as a positive step forward. She believes that we should do one department at a time, so we are not there for 3 hours for closed session. Council President Hayes stated that the 2 new finance people would not have to receive RICE notices so there are not that many. Mayor Rendo stated that if we are not speaking about specific individuals and only procedures, it would not need to be done in closed session. Council President Hayes stated that her MOTION is to RICE notice the municipal employees in the municipal employees, not including fire prevention, and nobody should be saying anything to the employees that this is a negative thing, and we keep it to one hour. Second on the MOTION was made by Councilman Marson. Councilman Falanga asked if we are doing this to tenured employees as well. Council President Hayes replied yes. Administrator Padilla asked who would take notes at the meeting if Debbie was not there. Councilman Falanga asked if we are having a discussion or voting. Administrator Padilla stated that he is trying to get a clear picture of what we need to do.

Councilman Falanga stated that he does not view this as a positive process. He thinks that this is a disaster. We already have concerns at Borough Hall with the workplace and the environment and it has been expressed already without getting into details because he is on the Finance and Personnel Committee. The Board of Education employs hundreds of teachers so you really cannot compare. He thinks a broadscale RICE notice to all the employees that are already under a tremendous amount of stress because of manpower is only going to further exasperate these problems. We all have an opportunity as Council people to interact with every Borough employee if we would like to learn what they do. If there is a true personnel matter that the Governing Body wants to bring up, RICE that person and we will have the discussion in closed session as we have in the past. He does not believe this is a good idea and he votes no.

Councilwoman Higgins stated that she does not want to RICE notice people. She is in Borough

Hall three times a week and the minute we say RICE people will be talking all over creation. She had people stop her up at the compactor and told her that they heard that we were going to fire the head of the DPW. Councilwoman Higgins called Chris with Debbie in the room and explained to Chris that there was no way we were ever going to get rid of him. It is disgusting what she sees and hears. She wants the Personnel Committee to get more help for Borough Hall but the whole hiring process needs to be discussed.

Council President Hayes stated that she also believes that certain individuals deserve stipends. That is why she keeps on saying that this is not a negative thing. Councilwoman Higgins agreed with Council President Hayes that there are individuals that deserve additional stipends. This could be a very good discussion. Councilwoman Higgins stated that word would be out that the Democrats are discussing all the employees and they are trying to get rid of certain people and everyone is going part-time. She is so sick and tired of hearing that they came in and are making everybody part-time. Councilwoman Gadaleta replied not to include her in those Democrats because she had no interest in making anybody part-time and she spoke her mind about that.

Councilwoman Gadaleta stated that regarding the RICE notices, she is not in favor of that. People will be on edge and they should be thanked for all that they are doing, covering the positions that we do not have, dealing with the national pandemic, we do not need to make people more on edge and create more stress in their lives. If you want the Personnel Committee to have a discussion with the employees and get their feedback about how they feel about Borough Hall and the dynamics that are going on, that might be a good suggestion. But she must agree with what Councilman Falanga was saying that this is not the way to go. This sends the wrong message. Council President Hayes stated that her hands are tied. She wants to have in-depth discussion and our attorneys are telling us that we cannot. How do we come together as a team and have those informed discussions? Mr. Schettino stated that you can have a general discussion in public session. Mr. Schettino stated that if you are going to be promoting someone, if there is not going to be any negative comments or evaluations, that can be done in public. The only thing that you cannot discuss in public is negative or detrimental comments to an individual because they have a right to be notified that they are being discussed and it could have a negative impact on their job. Council President Hayes asked if the RICE notice is only for negative impact? Mr. Schettino replied yes. Mayor Rendo stated that if you want to give anyone a stipend you bring it before the Personnel Committee, and they will discuss it and presents it back to the entire Council.

Councilman Schnoll stated that he believes all the frustration that Council President Hayes and Councilman Marson are indicating is that they would prefer that this be brought through the Personnel Committee to bring it in to closed session rather than doing it publicly this way and they feel that if the Mayor and Mr. Falanga keep voting no to even bring it before the whole Council in closed session it doesn't get there and then we have to try and get it through the back door way. To keep it more private, it would be preferential if the Personnel Committee dealt with this issue and brought it to a closed session of the Council, even if a RICE notice must be issued. There might be some negative comments that need to be discussed and a RICE notice would have to be issued, but the preferential way to do it would be through the Personnel

Committee. If other Council members come to the Personnel Committee and stated that they think we should have this discussion, in private about a certain person and the Personnel Committee says no it becomes a public issue like this. We are going around in circles. Councilman Falanga stated that he appreciates this, but he understands that this would be a positive thing and then it should be held in public. Councilman Schnoll agreed but there may be some negative things said about certain individuals or positions and now we are calling for a RICE notice and closed session and it really should go through before the Personnel Committee. Councilman Falanga asked Mr. Schettino if any Council persons hands are tied to RICE any particular employee. Mr. Schettino stated that the only way to get a RICE notice issued is by the full Governing Body, the Mayor by himself or by the Committee. The reason is that every Council person would be calling, and we would have 50 RICE notices issued. Councilman Marson stated that the Personnel Committee has the authority to bring something to closed session that could address more uncomfortable topics, good or bad, without fear of public scrutiny. Councilman Falanga stated that if you want to make a motion to RICE somebody, make the motion. Mayor Rendo stated that the Council could take a vote in closed session to RICE notice an employee. Councilwoman Higgins stated that she would like to have on the next Agenda a discussion regarding the hiring and interviewing process. Council President Hayes stated that she disagrees with Councilman Falanga. We were elected to make sure that Borough Hall is running well, and it warrants a discussion. The bucks stop with us.

MOTION to issue RICE notices to all Borough Hall employees, except fire prevention, was made by Council President Hayes, second by Councilman Marson.

Motion: Hayes  
Second: Marson  
Ayes: None  
Nays: Falanga, Gadaleta, Hayes, Higgins, Marson, Schnoll  
Absent: None  
Abstain: None

MOTION was made by Councilwoman Higgins, second by Councilman Schnoll to place on the Agenda general practices, hiring process and positions.

Motion: Higgins  
Second: Schnoll  
Ayes: Falanga, Gadaleta, Hayes, Higgins, Marson, Schnoll  
Nays: None  
Absent: None  
Abstain: None

MOTION was made by Councilman Marson, second by Council President Hayes to list on the next Agenda closed session to discuss the issuance of RICE notices to different employees.

Motion: Marson

Second: Hayes

Ayes: Hayes, Higgins, Marson, Schnoll

Nays: Falanga, Gadaleta

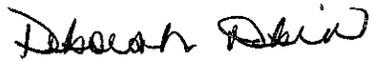
Absent: None

Abstain: None

**ADJOURNMENT**

MOTION to adjourn was made by Councilwoman Gadaleta, second by Council President Hayes and unanimously approved by voice call vote. Meeting was adjourned at 11:00 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR  
Borough Clerk

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

ORDINANCE NO. 21-08

AN ORDINANCE TO AMEND CHAPTER 380 ENTITLED "ZONING" 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 380, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Zoning 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 380. Zoning.

Ch. 380-11. Principal Uses.

Section 1. Amend Section 380-11(1) by amending to add the following:

Accessory Pool Cabana. Pool cabana structures shall be subject to the following:

- a. An accessory pool cabana is permitted to be a one-story, ground level, detached accessory structure or attached to another accessory structure, enclosed and containing a roof, serving a lawfully existing and approved inground swimming pool on a residential property.
- b. Only one accessory pool cabana is permitted per residential property.
- c. Such a structure shall be used only for recreational, or storage purposes associated with the principal residential use of the property.
- d. The pool cabana must be seasonal (closed for at least full 90 service days) and is not permitted to have heating equipment, air conditioning for the structure or contain a full-service kitchen as defined herein. The pool cabana structure shall not contain a bedroom and/or similar living quarter. A toilet, sink and exterior (only) shower are permitted.
- e. A pool cabana area shall comply with the following maximum dimensions:

<u>Lot Size (square feet)</u>	<u>Maximum Pool Cabana Area Size (square feet)</u>
6,500 to 22,000	150
22,001 to 43,000	200
43,001 and greater	300
- f. A deed restriction containing the following language is to be filed with the Bergen County Clerk's Office for the property containing the accessory pool cabana stating minimally the

following: "The grantor and grantee specifically represent and warrant that this deed contains a deed restriction whereby the cabana use will not contain heating equipment, bedrooms and/or living quarters, full-service kitchen or used for sleeping. This deed restriction is intended to prohibit conversion to a habitable space.

- g. Pool cabanas shall conform to the accessory structure setback and coverage requirements as set forth in the zone.

Section 2. Add a new paragraph to add the following definition:

Full-Service Kitchen.

A full-service kitchen is an indoor area for food preparation containing anyone of the following:

- a. dishwasher, stove, or range.

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.

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW INFORMATION TECHNOLOGY EQUIPMENT, NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$3,450,000 TO PAY THE COST THEREOF, TO APPROPRIATE VARIOUS GRANTS, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

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

Section 1. The Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to make various public improvements and to acquire new additional or replacement equipment and machinery, new information technology equipment, new communication and signal systems equipment and new automotive vehicles, including original apparatus and equipment, in, by and for said Borough, as more particularly described in Section 4 hereof. The cost of the improvements includes all work, materials and appurtenances necessary and suitable therefor.

Section 2. There is hereby appropriated to the payment of the cost of making the improvements described in Sections 1 and 4 hereof (hereinafter referred to as "purposes"),

the respective amounts of money hereinafter stated as the appropriation for said respective purposes. Said appropriation shall be met from the proceeds of the sale of the bonds authorized, and the various grants and the down payment appropriated, by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that the making of such improvements is not a current expense of said Borough.

Section 4. The several purposes hereby authorized for the financing of which said obligations are to be issued are set forth in the following "Schedule of Improvements, Purposes and Amounts" which schedule also shows (1) the amount of the appropriation and the estimated cost of each such purpose, and (2) the amount of each sum which is to be provided by the various grants hereinafter appropriated, and (3) the amount of each sum which is to be provided by the down payment hereinafter appropriated to finance such purposes, and (4) the estimated maximum amount of bonds and notes to be issued for each such purpose, and (5) the period of usefulness of each such purpose, according to its reasonable life, computed from the date of said bonds:

SCHEDULE OF IMPROVEMENTS, PURPOSES AND AMOUNTS

A. Installation of a pickleball surface on one of the Borough tennis courts on Werimus Road.

Appropriation and Estimated Cost	\$ 85,000
County Grant Appropriated	\$ 33,709
Down Payment Appropriated	\$ 2,446
Bonds and Notes Authorized	\$ 48,845
Period of Usefulness	10 years

B. Installation of a pavilion for recreation activities at Old Mill Swim Pool.

Appropriation and Estimated Cost	\$ 95,000
County Grant Appropriated	\$ 38,130
Down Payment Appropriated	\$ 2,710
Bonds and Notes Authorized	\$ 54,160
Period of Usefulness	15 years

C. Undertaking of the following public improvements: (i) installation of a community information sign; and (ii) various improvements to the Department of Public Works ("DPW") Building, Borough Hall and the Fire House.

Appropriation and Estimated Cost	\$ 145,000
Down Payment Appropriated	\$ 6,905
Bonds and Notes Authorized	\$ 138,095
Period of Usefulness	10 years

D. Acquisition of new additional or replacement equipment and machinery, new information technology equipment and a new automotive vehicle, including original apparatus and equipment, for the use of the Police Department consisting of (i) an SUV, (ii) computer equipment and (iii) body cameras.

Appropriation and Estimated Cost	\$ 125,000
Down Payment Appropriated	\$ 6,000
Bonds and Notes Authorized	\$ 119,000
Period of Usefulness	5 years

E. Acquisition of new additional or replacement equipment and machinery and a new automotive vehicle, including original apparatus and equipment, for the use of the Fire Department consisting of (i) rescue tools and (ii) an SUV.

Appropriation and Estimated Cost	\$ 170,000
Down Payment Appropriated	\$ 8,100
Bonds and Notes Authorized	\$ 161,900
Period of Usefulness	5 years

F. Acquisition of new additional or replacement equipment and machinery and new communication and signal systems equipment for the use of the Fire Department consisting of (i) self-contained breathing apparatus equipment and (ii) Borough share of the Tri-Boro Radio Network Update (with Park Ridge and Montvale).

Appropriation and Estimated Cost	\$ 130,000
Down Payment Appropriated	\$ 6,200
Bonds and Notes Authorized	\$ 123,800
Period of Usefulness	10 years

G. Acquisition of a new automotive vehicle, including original apparatus and equipment, consisting of an SUV for the use of Fire Prevention.

Appropriation and Estimated Cost	\$ 45,000
Down Payment Appropriated	\$ 2,200
Bonds and Notes Authorized	\$ 42,800
Period of Usefulness	5 years

H. Acquisition of new automotive vehicles, including original apparatus and equipment, for the use of the DPW consisting of (i) a truck with attachments and (ii) a garbage truck with leaf chute attachment.

Appropriation and Estimated Cost	\$ 545,500
Down Payment Appropriated	\$ 26,340
Bonds and Notes Authorized	\$ 519,160
Period of Usefulness	5 years

I. Acquisition of new additional or replacement equipment and machinery for the use of DPW consisting of (i) a loader with attachments, (ii) a trailer, (iii) a container and (iv) storm drain frames.

Appropriation and Estimated Cost	\$ 257,000
Down Payment Appropriated	\$ 12,240
Bonds and Notes Authorized	\$ 244,760
Period of Usefulness	15 years

J. Undertaking of sanitary sewer system improvements, including, but not limited to, pump station upgrades.

Appropriation and Estimated Cost	\$ 317,000
Down Payment Appropriated	\$ 15,100
Bonds and Notes Authorized	\$ 301,900
Period of Usefulness	15 years

K. Resurfacing of Winthrop Drive, including curb and drainage improvements, where necessary. It is hereby determined and stated that said road being improved is of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law").

Appropriation and Estimated Cost	\$ 188,800
State Grant Appropriated	\$ 173,800
Down Payment Appropriated	\$ 715
Bonds and Notes Authorized	\$ 14,285
Period of Usefulness	10 years

L. Resurfacing of Woodmont Drive, including curb and drainage improvements, where necessary. It is hereby determined and stated that said road being improved is of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law.

Appropriation and Estimated Cost	\$ 440,000
State Grant Appropriated	\$ 200,000
Down Payment Appropriated	\$ 11,430
Bonds and Notes Authorized	\$ 228,570
Period of Usefulness	10 years

M. Upgrading of curbing and sidewalks and other improvements at the Woodcliff Avenue Causeway.

Appropriation and Estimated Cost	\$ 300,000
State Grant Appropriated	\$ 174,000
Down Payment Appropriated	\$ 6,000
Bonds and Notes Authorized	\$ 120,000
Period of Usefulness	10 years

N. Undertaking of the 2021 Road Improvement Program (including improvements to culverts, drainage and Borough parking lots) at various locations, as set forth on a list prepared by the Borough Engineer on file or to be placed on file with the Borough Clerk, and hereby approved as if set forth herein in full. Depending upon the contract price and other exigent circumstances, and upon approval by the Borough Council, there may be additions to or deletions from the aforesaid list. It is hereby determined and stated that said roads being improved are of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law.

Appropriation and Estimated Cost	\$ 599,700
Down Payment Appropriated	\$ 28,560
Bonds and Notes Authorized	\$ 571,140
Period of Usefulness	10 years

O. Acquisition of partitions and installation of touchless plumbing and electronic equipment at the Senior Center in response to the Covid-19 pandemic.

Appropriation and Estimated Cost	\$ 7,000
Federal Grant Appropriated	\$ 6,382
Down Payment Appropriated	\$ 33
Bonds and Notes Authorized	\$ 585
Period of Usefulness	5 years

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Aggregate Appropriation and Estimated Cost	\$3,450,000
Aggregate Grants Appropriated	\$ 626,021
Aggregate Down Payment Appropriated	\$ 134,979
Aggregate Amount of Bonds and Notes Authorized	\$2,689,000

Section 5. The cost of such purposes, as hereinbefore stated, includes the aggregate amount of \$322,700 which is estimated to be necessary to finance the cost of such purposes, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 6. The sum of \$33,709 received or to be received as a grant from the County of Bergen Open Space, Recreation, Floodplain Protection, Farmland and Historic Preservation Trust Fund (the "County Open Space Program") is hereby appropriated to the payment of the cost of the installation of a pickleball surface authorized in Section 4.A hereof.

Section 7. The sum of \$38,130 received or to be received as a grant from the County Open Space Program is hereby appropriated to the payment of the cost of the improvement to the Old Mill Swim Pool authorized in Section 4.B hereof.

Section 8. The sum of \$173,800 received or to be received as a grant from the State of New Jersey Department of Transportation ("NJDOT") is hereby appropriated to the payment of the cost of the improvement of Winthrop Drive authorized in Section 4.K hereof.

Section 9. The sum of \$200,000 received or to be received as a grant from the NJDOT is hereby appropriated to the payment of the cost of the improvement of Woodmont Drive authorized in Section 4.L hereof.

Section 10. The sum of \$174,000 received or to be received as a grant from the NJDOT is hereby appropriated to the payment of the cost of the improvement of the Woodcliff Avenue Causeway authorized in Section 4.M hereof.

Section 11. The sum of \$6,382 received or to be received as a Federal Cares Act Grant is hereby appropriated to the payment of the cost of the touchless improvements authorized in Section 4.O hereof.

Section 12. It is hereby determined and stated that moneys exceeding \$134,979, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purposes. The sum of \$134,979 is hereby appropriated from such moneys to the payment of the cost of said purposes.

Section 13. To finance said purposes, bonds of said Borough of an aggregate principal amount not exceeding \$2,689,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per

annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 14. To finance said purposes, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$2,689,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 15. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within

limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 16. It is hereby determined and declared that the average period of usefulness of said purposes, according to their reasonable lives, taking into consideration the respective amounts of bonds or notes authorized for said purposes, is a period of 9.54 years computed from the date of said bonds.

Section 17. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$2,689,000 and

that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 18. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purposes (other than the various grants hereinbefore appropriated which shall be applied to the cost of such purposes, but shall not be applied to the payment of outstanding bond anticipation notes and the reduction of the amount of bonds authorized), shall be applied to the payment of the cost of such purposes, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purposes shall be reduced accordingly.

Section 19. The Borough intends to issue the bonds or notes to finance the cost of the improvements described in Sections 1 and 4 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 20. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 21. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 22. This ordinance shall take effect twenty days after the first publication thereof after final passage.



# 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			
Higgins		X	X			
Marson			X			
Schnoll			X			
Hayes			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 21-129**

**MAY 3, 2021**

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

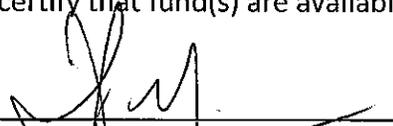
Payroll Released 4/30/2021                      \$205,811.56

**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:	\$ 4,314,601.14
Trust/Other:	\$        361.90
Affordable Housing:	\$        4,377.50
Capital:	\$        45,097.00
Escrow Trust	\$        9,879.00
Escrow:	\$        2,976.80

**CERTIFICATION OF FUNDS**

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

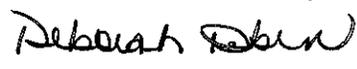


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Jonathan DeJoseph  
Chief Financial Officer

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of May 3, 2021.



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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga	X		X			
Gadaleta			X			
Higgins		X	X			
Marson			X			
Schnoll			X			
Hayes			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING MAYOR AND COUNCIL TO ENTER A GRANT AGREEMENT

### RESOLUTION NO. 21-130

MAY 3, 2021

**BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake wish to enter into a grant agreement with the County of Bergen for the purpose of using \$6,382 in 2021 Community Development Block Grant funds for Senior Center Improvements located at 411 Chestnut Ridge Road, Woodcliff Lake, New Jersey; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council hereby authorizes Mayor Carlos Rendo to be a signatory for the aforesaid grant agreement; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council hereby authorizes Tomas Padilla to sign all County vouchers submitted in connection with the aforesaid project; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council recognizes that Woodcliff Lake is liable for any funds not spend in accordance with the Grant Agreement; and that liability of the Mayor and Council is in accordance with HUD.

### 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 May 3, 2021.

*Deborah Dakin*

**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			
Higgins		X	X			
Marson			X			
Schnoll			X			
Hayes			X			
Mayor Rendo						

## RESOLUTION APPROVING BERGEN COUNTY UTILITIES AUTHORITY SOLID WASTE COOPERATIVE MARKETING PROGRAM

### RESOLUTION NO. 21-131 MAY 3, 2021

**WHEREAS**, in 2018 the Borough of Woodcliff Lake entered into a Solid Waste Service Agreement with the Bergen County Utilities Authority (hereinafter "BCUA") to participate in the BCUA Solid Waste Cooperative Marketing Program; and

**WHEREAS**, the Solid Waste Service Agreement will terminate on May 31, 2021; and

**WHEREAS**, on April 22, 2021, the BCUA awarded a contract to Waste Management of New Jersey in order for the BCUA to continue the Solid Waste Cooperative Marketing Program and provide municipalities with solid waste disposal options; and

**WHEREAS**, the term of the BCUA Solid Waste Cooperative Marketing Program shall be from June 1, 2021 through May 31, 2023 at a cost of \$80.40 per ton for all two years inclusive of \$3.00 per ton recycling tax; and

**WHEREAS**, in order for the Borough to participate in the Solid Waste Cooperative Marketing Program, it will be necessary to enter into a Solid Waste Service Agreement with the BCUA, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator has reviewed the Solid Waste Service Agreement between the Borough and the BCUA attached hereto and incorporated herein by reference and recommends the approval of same.

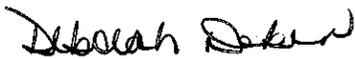
**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the Solid Waste Service Agreement between the Borough and the Bergen County Utilities Authority for the term June 1, 2021 through May 31, 2023, attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to execute the Solid Waste Service Agreement on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution together with the signed Solid Waste Service Agreement to the BCUA 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 May 3, 2021.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION SUPPORTING THE DENIAL OF PAROLE FOR CHRISTOPHER RIGHETTI

**Resolution No. 21-132**

**APRIL 3, 2021**

**WHEREAS**, on August 31, 1976, Kim Montelaro, a resident of New Milford, Bergen County, then 20 years old, was forcibly abducted, brutally assaulted and murdered by repeat offender, Christopher Righetti; and

**WHEREAS**, Christopher Righetti, Prisoner #59431, is currently incarcerated for the killing of Kim Montelaro; and

**WHEREAS**, Christopher Righetti has gone many times before the Parole Board of Northern State Prison. His release was denied each time, as the parole board found that Christopher Righetti was unwilling to take responsibility for abducting, assaulting and murdering Kim Montelaro; and

**WHEREAS**, Christopher Righetti has never shown any remorse for his crime and has made no substantial progress in addressing the issues that led him to murder Kim Montelaro and has demonstrated a substantial for recidivism; and

**WHEREAS**, Kim's family should not be made to relive this horrible crime every few years when there is a parole hearing. They are forced to travel long distances from their current residence in Florida each time there is a parole hearing for their daughter's killer. They continue to suffer unnecessarily on Christopher Righetti's account; and

**WHEREAS**, in addition to the efforts of the Montelaro Family, Woodcliff Lake, hereby supports the position that Christopher Righetti should not be granted parole and should serve out the full

remainder of his life sentence. If a future eligibility date is set, we urge the Board to select a date at least 35 years from now. The abduction, rape and murder of an innocent young woman is a serious crime that demands justice; and the family of Kim Montelaro should be given the peace of mind knowing that their daughter's murderer will remain behind bars for the rest of his life, as ordered by the court.

**NOW THEREFORE BE IT FURTHER RESOLVED** that Woodcliff Lake hereby abides by the conclusion that Christopher Righetti be denied parole and be made to serve out his life sentence, otherwise this creates a grave injustice to the family of Kim Montelaro as well as to society.

**BE IT FURTHER RESOLVED** that a copy of this resolution shall be sent to the Bergen County Police Chief's Association, the New Jersey PBA, the Office of the Bergen County Prosecutor, Keep NJ Safe, and to Samuel J. Plemeri, Jr. of the New Jersey State Parole Board.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of April 3, 2021.



**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			
Higgins		X	X			
Marson			X			
Schnoll			X			
Hayes			X			
Mayor Rendo						

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

**RESOLUTION NO. 21-133  
 MAY 3, 2021**

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

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

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

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

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

1. The Borough of Woodcliff Lake Council does hereby authorize submission of a strategic plan for the Woodcliff Lake Municipal Alliance Grant for the fiscal year 2022 in the amount of:

DEDR	\$ 3836.33
Cash Match	\$ 959.08
In-Kind	\$ 2877.25

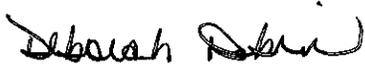
2. The Woodcliff Lake Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance audit requirements.

APPROVED: \_\_\_\_\_

  
Carlos Rendo, Mayor

#### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of May 3, 2021.

  
\_\_\_\_\_  
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			
Higgins		X	X			
Marson			X			
Schnoll			X			
Hayes			X			
Mayor Rendo						

## RESOLUTION APPROVING REFUND OF CAMP AND/OR POOL PAYMENTS

### RESOLUTION NO. 21-134

MAY 3, 2021

**WHEREAS**, the following individuals are requesting a refund of her payment for the summer camp program and/or pool program; and

**WHEREAS**, after a review of same, the Borough Administrator seeks to issue the refunds minus the credit card charge; and

**WHEREAS**, in accord with the Borough Auditor's guidelines for same, said refund shall be authorized by resolution.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of Woodcliff Lake, County of Bergen, and State of New Jersey, that a refund be issued to the following:

<u>Family Name</u>	<u>Amount to be Refunded</u>	<u>Program</u>
Baratelli	\$2,100	Camp
Berry	\$2,100	Camp
Dolinsky	\$1,500	Camp
Namgong	\$617.50	Pool

**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 May 3, 2021.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga	X		X			
Gadaleta			X			
Higgins		X	X			
Marson			X			
Schnoll			X			
Hayes			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE YEAR 2021

**RESOLUTION NO. 21-135  
MAY 3, 2021**

**WHEREAS**, an emergent condition has arisen, in that the Borough of Woodcliff Lake is expected to enter into contracts, commitments or payments prior to the adoption of the 2021 budget and no adequate provision has been made in the 2021 temporary budget for the aforesaid purposes; and

**WHEREAS**, N.J.S.A. 40A:4-20 provide for the creation of an emergency temporary appropriation for said purpose; and

**WHEREAS**, the total emergency temporary appropriation resolutions adopted in the year 2021 pursuant to the provision of Chapter 96, P.L. 1951 (N.J.S. 40A:4-20) including this resolution total \$1,149,100.00 for the Current Fund.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and the Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey (not less than two-thirds of all members thereof affirmatively concurring), that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made in the amount of \$1,149,100.00 for the Current Fund, as follows:

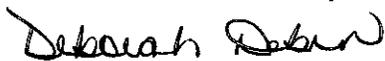
1-01-20-100-011	ADMIN-SALARIES AND WAGES Full Time	\$ 25,000.00
1-01-20-100-028	ADMIN-OTHER EXPENSES Professional Services	\$ 10,000.00
1-01-20-120-036	CLERK-OTHER EXPENSES CLERK - Office Supplies	\$ 5,000.00
1-01-20-130-011	FINANCE-SALARIES AND WAGES Full Time	\$ 50,000.00
1-01-20-140-058	INFORMATION TECHNOLOGY - OTHER EXPENSES Other Equipment and Supplies	\$ 3,500.00
1-01-20-145-011	REVENUE-SALARIES AND WAGES Full Time	\$ 10,000.00
1-01-20-150-105	TAX ASSES-OTHER EXPENSES Tax Appeal Legal/Appraisal Services	\$ 75,000.00
1-01-20-165-029	ENGINEERING-OTHER EXPENSES Professional Services	\$ 20,000.00
1-01-21-180-012	PLANNING-SALARIES AND WAGES Part Time	\$ 10,000.00
1-01-21-180-028	PLANNING-OTHER EXPENSES Professional Services	\$ 10,000.00
1-01-21-185-012	ZONING-SALARIES AND WAGES Part Time	\$ 10,000.00
1-01-21-185-027	ZONING-OTHER EXPENSES Legal Services	\$ 10,000.00
1-01-23-210-181	LIABILITY INS-OTHER EXPENSES Liability Insurance - BC JIF	\$ 50,000.00
1-01-23-215-000	WORKMENS' COMPENSATION	\$ 50,000.00
1-01-25-240-011	POLICE-SALARIES AND WAGES Full Time	\$ 200,000.00
1-01-25-250-029	DISPATCH-OTHER EXPENSES Other Contractual Items	\$ 55,000.00
1-01-26-290-011	DPW-SALARIES AND WAGES Full Time	\$ 50,000.00
1-01-26-310-024	BUILDINGS & GROUNDS -OTHER EXPENSES Maintenance of Buildings	\$ 25,000.00
1-01-27-345-012	WELFARE-SALARIES AND WAGES Part Time	\$ 600.00

1-01-28-370-011	P&R-SALARIES AND WAGES Full Time	\$ 50,000.00
1-01-28-370-029	P&R-OTHER EXPENSES Other Contractual Items	\$ 50,000.00
1-01-28-375-026	MAINT OF PARKS-OTHER EXPENSES Maintenance of Other Equipment	\$ 15,000.00
1-01-31-455-058	SEWER-OTHER EXPENSES Other Equipment and Supplies	\$ 15,000.00
1-01-31-456-029	BC UTILITIES-OTHER EXPENSES Other Contractual Items	\$ 350,000.00
		\$ 1,149,100.00

2. Said emergency temporary appropriations will be provided for in the 2021 budget.
3. That one (1) certified copy of this resolution is filed with the Director of the Division of Local Government Services.

**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 May 3, 2021.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga	X		X			
Gadaleta			X			
Higgins		X	X			
Marson			X			
Schnoll			X			
Hayes			X			
Mayor Rendo						

**RESOLUTION AUTHORIZING THE SUBMISSION OF A BERGEN COUNTY OPEN SPACE,  
RECREATION, FLOODPLAIN PROTECTION, FARMLAND & HISTORIC PRESERVATION TRUST  
FUND FOR THE GALAXY GARDENS PROJECT**

**RESOLUTION NO. 21-136  
MAY 3, 2021**

**BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake wish to enter into a Bergen County Trust Fund Project Contract ("Contract") with the County of Beren for the purpose of using a \$136,349 matching grant award from the 2021 Funding Round of the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund ("Trust Fund") for the municipal park project entitled Galaxy Gardens: Walking Path, Benches, Gazebo & Lighting, located in Woodcliff Lake, on the tax maps of the County of Bergen.

**BE IT FURTHER RESOLVED**, that the Mayor and Council hereby authorize Mayor Carlos Rendo to be a signatory to the aforesaid Contract; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council acknowledge that the grant will be disbursed to the municipality as a reimbursement upon submittal of certified Trust Fund payment and project completion documents and municipal vouchers, invoices, proofs of payment, and other such documents as may be required by the County in accordance with the Trust Fund's requirements; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council acknowledge that the grant disbursement to the municipality will be equivalent to fifty (50) percent of the eligible construction costs incurred (not to exceed total grant award) applied towards only the approved park improvements identified in the aforesaid Contract in accordance with the Trust Fund's requirements. Professional Services Costs may be reimbursed from grant award's unexpended balance, should there be a balance.

**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 May 4, 2021.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga	X		X			
Gadaleta			X			
Higgins		X	X			
Marson			X			
Schnoll			X			
Hayes			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING RENEWAL OF OPEN SPACE TRUST FUND NOVEMBER BALLOT QUESTION

### RESOLUTION NO. 21-137 MAY 3, 2021

**WHEREAS**, at the general elections held in 2005, 2010 and 2015, a majority of the voters of the Borough of Woodcliff Lake approved propositions imposing and renewing the imposition of an annual levy of between \$0.01 and \$0.02 per \$100.00 of assessed value of real property located in the Borough for the establishment of an Open Space Trust Fund for the purchase of property, development rights and easements within the Borough for the purpose of preservation of agricultural lands and open space or repayment of loans used for the purpose of same for a seven (7) year period; and

**WHEREAS**, the current continuation of the funding of the Open Space Trust Fund expired on December 31, 2020; and

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake desires that the public consider re-continuation of the current annual tax levy, by public referendum for a further 7 years.

**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 following question shall be forwarded to the Bergen County Clerk for inclusion on the November 2, 2021 General Election ballot for consideration by the voters of the Borough of Woodcliff Lake:

**BINDING QUESTION**

( ) Yes. Shall the Borough of Woodcliff Lake continue an Open Space Trust Fund which will be funded in the following manner for the following purposes:

( ) No.

- A. The Open Space Trust Fund shall be funded through the collection of local property taxes in the following amount: \$0.01 and \$0.02 per \$100.00 of assessed value per year for a period not to exceed seven (7) years.
- B. These funds shall be designed for the purchase of open space so as to preserve such land as open space, and to keep said land in its natural state.
- C. If no open space is available for purchase, then the monies in said fund shall be used for such other passive recreation, conservation, farmland preservation or historic preservation purposes as may be permitted by law, to be determined following a public hearing.

#### INTERPRETATIVE STATEMENT

This binding referendum will give the elected officials of Woodcliff Lake the sentiment of the voters concerning the continuation of Woodcliff Lake's Open Space Trust Fund. This Trust Fund was established in accord with the public's sentiment to authorize the acquisition of real property for open space purposes. There is no increase in the current rate of tax levy, merely a continuation of the current rate of tax, which was originally approved by the citizens of Woodcliff Lake in 2005. The Borough Council will determine the yearly rate, which would range between \$0.01 (one cent) and not exceed \$0.02 (two cents) for each one hundred (\$100) dollars of real property assessment. Therefore, as an example, the owner of a house assessed at \$624,000.00 (the average price of a home in the Borough) would pay a yearly open space tax that will not exceed \$62.00 each year. The total amount of municipal open space tax proceeds is approximately \$189,769.13 per year. An affirmative vote would allow the Borough to continue to collect this special levy for a period of seven (7) years, at which time the Governing Body would again submit a proposition for public referendum. If open space is not available for purchase, the monies in the Fund would be used in accord with law.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the Bergen County Clerk is hereby requested to print the binding referendum and interpretative statement on the official ballot for the General Election to be held November 2, 2021.

#### 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 May 3, 2021.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Falanga	X		X			
Gadaleta		X	X			
Higgins				X		
Marson				X		
Schnoll			X			
Hayes				X		
Mayor Rendo			X			

**RESOLUTION AUTHORIZING THE HIRING OF FULL TIME PARK & RECREATION DIRECTOR  
RESOLUTION NO. 21-138  
MAY 4, 2021**

**WHEREAS**, there presently exists an opening in the Parks and Recreation Department for a Parks and Recreation Director; and

**WHEREAS**, upon review of the job duties and responsibilities associated with the position of Parks and Recreation Director, the Borough desires to advertise the position as full-time.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that the hiring of a full-time Director for the Parks and Recreation Department be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to advertise for a full-time Parks and Recreation Director for the Borough of Woodcliff Lake.

**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 May 3, 2021.

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