



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA
MAY 16, 2022
6:00 PM CLOSED SESSION
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 and two newspapers, The Record and The Ridgewood News, have been notified.

ROLL CALL

Mayor Carlos Rendo
Councilman Stephen Falanga
Council President Jacqueline Gadaleta
Councilwoman Angela Hayes
Councilwoman Josephine Higgins
Councilwoman Jennifer Margolis
Councilman Richard Schnoll

CLOSED SESSION

Resolution No. 22-121

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

- Litigation Update

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

April 11, 2022 (Closed)

April 11, 2022 (Open)

PUBLIC COMMENT

(limited to 3 minutes per speaker)

MAYOR'S REPORT

COUNCIL REPORTS

- Councilman Schnoll
- Councilwoman Margolis
- Councilwoman Higgins
- Councilwoman Hayes
- Council President Gadaleta
- Councilman Falanga

ADMINISTRATOR'S REPORT

ENGINEER'S REPORT

(See attached)

ORDINANCE

- Public Hearing Ordinance No. 22-05
 An Ordinance to Amend Chapter 380 Entitled "Zoning" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey (New THO-II Overlay)
- Public Hearing Ordinance 22-06
 An Ordinance to Amend Chapter 380 Entitled "Zoning" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey (Broadway B-1 District)

CONSENT AGENDA

- Resolution No. 22-122 Resolution Authorizing Payroll and Payment of Claims
- Resolution No. 22-123 Resolution Authorizing Redemption of Tax Sale Certificate #19-00002 for Block 1403, Lot 2, 165 Woodcliff Avenue
- Resolution No. 22-124 Resolution Authorizing a Refund of Overpaid Taxes (15 Hunter Ridge)
- Resolution No. 22-125 Resolution Authorizing Redemption of Tax Sale Certificate #19-00001 for Block 1401, Lot 4, 105 Werimus Road
- Resolution No. 22-126 Resolution Approving Solicitor's License to The Exterior Company
- Resolution No. 22-127 Resolution Authorizing Payment Voucher No. 2 for Woodcliff Lake 2021 Road Program
- ~~Resolution No. 22-128 Resolution Approving Surveying and Engineering Services at Galaxy Gardens (PULLED)~~
- Resolution No. 22-129 Resolution Approving Review and Reform of OPRA
- Resolution No. 22-130 Resolution Authorizing Emergency Sewer Repair
- Resolution No. 22-131 Resolution Approving Top Floor Elevated Solutions LLC
- Resolution No. 22-132 Resolution Approving Hiring of Sanitation Laborer/Driver
- Resolution No. 22-133 Resolution Approving Donation to Parks and Recreation Department for Community Day
- Resolution No. 22-134 Resolution Authorizing Consulting Services Between the Woodcliff Lake Police Department and The Rodgers Group, LLC
- Resolution No. 22-135 Resolution Authorizing On-Line Training Module Between the Woodcliff Lake Police Department and The Rodgers Group, LLC
- Resolution No. 22-136 Resolution Authorizing The Planning Board to Undertake a Preliminary Investigation to Determine Whether Block 2701, Lot 3 Qualifies for Designation as an Area in Need of Redevelopment Pursuant to NJSA 40A:12A-1 et. seq.

ADJOURNMENT

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

Subject to Additions and/or Deletions

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

Ordinance No. 22-05

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 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**.

SECTION I.

Section 380-7 of the Borough of Woodcliff Lake Code shall be revised to add a new THO-II Townhome Overlay District II, as follows):

§380-7 Classification of districts

For purposes of promoting public health, safety, morals and general welfare of the community, the Borough of Woodcliff Lake is hereby divided into the following zone districts known as:

R-30	Residential One-Family District
THO	Townhome Overlay District
THO-II	Townhome Overlay District II
R-22.5	Residential One-Family District
R-15	Residential One-Family District
B-1	Broadway (East and West) Business District
B-2	Chestnut Ridge Road (West) Business District
B-3	Chestnut Ridge Road (East) Business District
S-O	Special Office District
S-O II	Special Office District II
EAO	Executive, Administrative and Research Office District
R-8.15	Residential One-Family District
R-1511	Residential One-Family District
EAO II	Executive Administrative and Research Office District
AH-1	Affordable Housing 1 District
AH-2	Affordable Housing 2 District

AH-3	Affordable Housing 3 District
AHO	Affordable Housing Overlay Zone
O-R	Office Research District
ARHO	Age-Restricted Housing Overlay District

SECTION II.

The map entitled "Zoning Map, Borough of Woodcliff Lake," as established and referenced in Section 380-8 of the Borough of Woodcliff Lake, is hereby amended as follows:

- Block 908, Lot 2 shall be newly designated with the THO-II Overlay District. The underlying zoning designation within the R-30 district shall continue to be in effect.

SECTION III.

Section 380-11 of the Borough of Woodcliff Lake Code shall be revised as follows:

§ 380-11 Principal Uses.

Within the R-8.15, R-15, R-15 II, R-22.5, and R-30 districts, no building structure or lot shall be used in whole or in part other than for single-family dwellings designed and used for occupancy exclusively by one family, and for no other principal use or purpose, and any use not set forth below is expressly prohibited.

SECTION IV.

A new Section 380-11.4 shall be added to the Borough of Woodcliff Lake Code as follows:

§ 380-11.5 THO-II Townhome Overlay Districts

In the THO-II Townhome Overlay Districts, the following uses shall be permitted:

- a) Townhomes: A townhome is defined as a one-family dwelling in a row of at least three such attached units, side by side, in which each unit has its own front and rear access to the outside, no unit is located above another unit, and each unit is separated from any other units by one or more vertical common fire-resistant walls.
- b) Accessory uses and structures associated with townhomes, which shall include, but not be limited to, parking, patios, refuse enclosures, retaining structures, amenities, active and passive recreation uses such as swimming pools, clubhouse, fitness facilities and such other accessory uses customarily found in similar townhouse communities developed as an integrated project.

SECTION V.

A new Section 380-14.A.2 shall be added to the Borough of Woodcliff Lake Code as follows:

§ 380-14.A.2 THO-II Townhome Overlay District II

- 1) Bulk Standards
 - a. Minimum lot area: 5 acres

- b. Minimum building setbacks:
 - i. From the Garden State Parkway frontage: 75 feet
 - ii. From the Overlook Drive frontage: 50 feet
 - iii. From adjacent residential zones or uses: 50 feet
 - iv. From all other property lines: 25 feet.
 - v. From internal streets: 15 feet.
- c. Maximum density: 4 units per acre
- d. Maximum building coverage: 23.5%, excluding decks
- e. Maximum improvement coverage: 50%
- f. Maximum number of units in a row: 4
- g. Minimum spacing between buildings:
 - i. Front to front: 50 feet
 - ii. Front to rear: 50 feet
 - iii. End (side) to end (side): 20 feet
 - iv. Rear to rear: 20 feet
- h. Maximum building height: 35 feet and 2.5 stories
- i. Minimum floor area: 1,400 square feet.

2) Parking requirements shall be determined in accordance with the New Jersey Residential Site Improvement Standards.

3) Landscaping standards.

- a. A 25-ft wide landscaped buffer shall be provided along all lot lines.
- b. The buffer shall be composed of 50% evergreens. Said buffer shall include a mixture of shade trees, evergreens, ornamental trees and understory shrubs planted in a staggered fashion. At the time of installation, shade trees shall be a minimum three-inch caliper, evergreens shall be a minimum of eight feet in height, ornamental trees shall be a minimum of 10 feet in height, and understory shrubs shall be a minimum of 36 inches in height.
- c. Shade trees that exist within the buffer should be preserved and enhanced with evergreens and understory shrubs as noted above.

4) Design standards.

- a. Full basements shall be permitted.
- b. Each townhome shall have a maximum of three bedrooms.
- c. Townhomes shall have a minimum roof plane pitch of 6/12; no flat roofs shall be permitted on any principal structure.
- d. The front and rear facade of all buildings shall include building wall offsets (projections or recesses) to provide architectural interest and vary the massing of a building and relieve the negative visual effect of a single, long wall. Building wall offsets shall be provided along any facade measuring greater than 50 feet in width. The maximum spacing between such offsets shall be 35 feet. The minimum projection or depth of any individual vertical offset shall not be less than two feet.
- e. All buildings within the THO-II District shall be of the same architectural design and treatment, including building materials.

- f. Trash receptacles shall not be visible from Overlook Drive. Receptacles shall be enclosed with a solid masonry enclosure. Such facilities shall be designed so that they fit within an overall project design.
- g. The proposed site plan for townhouse use shall have an integrated roadway system incorporating every proposed building within the THO-II District, including emergency access, visitor/guest parking and deliveries appropriate for the proposed use.

5) Pedestrian accessibility.

- a. Sidewalks shall be provided within the site to provide adequate pedestrian access along interior roads.
- b. All sidewalks shall be a minimum of four feet wide and shall be concrete and smoothly surfaced and leveled to provide for the free movement of pedestrians.
- c. All sidewalks must be designed to provide access for the physically disabled. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with the Americans with Disabilities Act.

6) Prohibited exterior structures.

- a. Sheds shall not be permitted.

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

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

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

Ordinance No. 22-06

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 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.

SECTION I.

Section 380-7 of the Borough of Woodcliff Lake Code shall be revised to eliminate the existing S-O Special Office District, as follows:

§380-7 Classification of districts

For purposes of promoting public health, safety, morals and general welfare of the community, the Borough of Woodcliff Lake is hereby divided into the following zone districts known as:

R-30	Residential One-Family District
THO	Townhome Overlay District
R-22.5	Residential One-Family District
R-15	Residential One-Family District
B-1	Broadway (East and West) Business District
B-2	Chestnut Ridge Road (West) Business District
B-3	Chestnut Ridge Road (East) Business District
S-O II	Special Office District II
EAO	Executive, Administrative and Research Office District
R-8.15	Residential One-Family District
R-1511	Residential One-Family District
EAO II	Executive Administrative and Research Office District
AH-1	Affordable Housing 1 District
AH-2	Affordable Housing 2 District
AH-3	Affordable Housing 3 District

AHO Affordable Housing Overlay Zone
 O-R Office Research District
 ARHO Age-Restricted Housing Overlay District

SECTION II.

The map entitled "Zoning Map, Borough of Woodcliff Lake," as established and referenced in Section 380-8 of the Borough of Woodcliff Lake, is hereby amended as follows:

- Block 2701, Lot 2 shall be rezoned from the S-O zone to the B-1 zone.
- Block 2701, Lot 3 shall be rezoned from the S-O zone to the B-1 zone.
- Block 2701, Lots 4, 4.CCOM1 & 4.CCOM2 shall be rezoned from the S-O zone to the B-1 zone.
- Block 2701, Lot 5 shall be rezoned from the S-O zone to the B-1 zone.

SECTION III.

Section 380 Attachment 2 entitled "Woodcliff Lake Limiting Schedule," as established and referenced in Section 380-9 of the Borough Code, shall be revised as follows:

District	R-30	R-22.5	R-15	B-1	B-2	B-3	EAO
Minimum lot size (square feet)	30,000	22,500	15,000	7,500	10,000	65,000	20 acres
Minimum yards (feet)							
Front	50	35	35	35	-	-	100
Side (one)	20	20	20	15	20	20	100
Side (both)	60	60	40	25	-	40	200
Rear (feet)	50	40	30	25	40	40	100
Minimum lot							
Frontage (feet)	150	150	100	75	150	135	600
Depth (feet)	150	125	100	-	-	-	-
Minimum building setback (feet)	-	-	-	70	70	150	100
Maximum lot coverage	15%	15%	15%	40%	30%	30%	20%
Maximum total surface coverage	30%	30%	40%	50%	60%	60%	50%
Height	2 ½ stories or 30 feet	2 ½ stories or 30 feet	2 ½ stories or 30 feet	3 stories or 40 feet	2 ½ stories or 36 feet	2 ½ stories or 36 feet	36 feet

SECTION IV.

Section 380-41 of the Borough of Woodcliff Lake Code shall be revised to add the following subsection:

§ 380-41 Permitted uses in the B-1 District.

Within the B-1 Business District, no lot, tract or parcel of land shall be used, and no building structure shall be constructed, altered, erected or placed to be used, for any purpose other than the following:

J. Mixed-use development with residential dwelling units and one or more of the other principally permitted uses listed in this subsection. Mixed-use buildings must conform with the following supplementary standards:

- 1) Residential dwelling units provided within a mixed-use development shall not exceed a density of 10 units per acre.
- 2) The ground-floor of any mixed-use development shall not be 100% residential use but must provide at least a portion for one or more of the other principally permitted uses listed in this subsection.
- 3) If a parking garage is provided within a mixed-use building, the garage shall be entirely enclosed and screened. Building facades enclosing the garage should be similar and compatible in design, aesthetics, and detailing as other building facade portions.
- 4) Within the ground floor of a mixed-use development, no residential dwelling unit or parking area shall be allowed to directly face the street frontage and shall be separated from the street frontage by space dedicated to one or more other principally permitted uses listed in this subsection. Notwithstanding this requirement, a lobby accessory to the residential component may be located in an area directly facing the street frontage.
- 5) There must be separate entrances for residential and non-residential uses within a mixed-use development.

SECTION V.

Section 380-46.A of the Borough of Woodcliff Lake Code shall be revised as follows:

§ 380-46 Dimensional requirements.

A. B-1 Business District.

- 1) Each lot shall have a minimum frontage at street line of 75 feet.
- 2) Each lot shall have a minimum area of 75,000 square feet.
- 3) Each lot shall have a maximum building coverage of 40% and maximum total surface coverage of 50%.
- 4) No building exceeding 3 stories or 40 feet in height shall be erected on any lot.
- 5) Each lot shall have the following minimum yards: rear, 25 feet; and side yards shall not be required except to provide access to the rear yard at least 10 feet wide, either as a side yard or an easement from an adjoining lot having access to the street.
- 6) Building setbacks shall be at least 70 feet from the center line of the street.
- 7) In no event shall the vertical distance of any side of a building exceed 40 feet from the lowest finished grade adjacent to the building to the highest point of the building.

SECTION VI.

Sections 380-52, 380-53, 380-54, 380-55, and 380-56 of the Borough of Woodcliff Lake Code shall be eliminated as follows:

C. Each lot shall have a maximum building coverage of 30% and maximum total surface coverage of 60%.

D. No building exceeding 2 1/2 stories or 36 feet in height shall be erected on any lot.

E. Each lot shall have the following minimum yards: front (measured from the right of way line), 35 feet; both sides, 40 feet; one side, 10 feet; and rear yard, 50 feet.

F. Building setbacks shall be at least 70 feet from the center line of the street.

~~§ 380-54 Ingress and egress.~~

~~Ingress and egress to lots in the Special Office District (S-O) shall be limited to Broadway.~~

~~§ 380-55 Buffers.~~

~~Buffers shall be provided pursuant to the requirements set forth in § 380-80 of this chapter.~~

~~§ 380-56 Off-street parking.~~

~~Off-street parking in all nonresidential zones shall be provided pursuant to the requirements set forth in Chapter 292, Site Plan Review, of the Code of the Borough of Woodcliff Lake and § 380-78 of this chapter, provided that such parking shall be pursuant to a permitted use in the district.~~

SECTION VII.

Chapter 380 Zoning of the Borough of Woodcliff Lake Code is hereby inserted with a new Section 380-85, as follows:

§380-85 Broadway Design Standards

Any property with frontage along Broadway shall comply with the design standards set forth at §292-33.1 of the Borough Code.

SECTION VIII.

Section 292-33.1 of the Borough of Woodcliff Lake Code shall be revised as follows:

§292-33.1 Design standards for properties with frontage along Broadway.

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.

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

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

**RESOLUTION NO. 22-121
MAY 16, 2022**

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

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

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

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

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

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

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

___4. Matters Relating to Collective Bargaining Agreements. Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

___5. Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds. Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed specifically with respect to _____. The minutes will be released on or before _____, 20__ when the issues pertaining to the property located at _____ have been approved and finalized.

___6. Matters Relating to Public Safety and Property. Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

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

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

___8. Matters Relating to the Employment Relationship. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting, specifically: personnel discussion.

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

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

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on May 16, 2022 that an Executive Session closed to the public shall be held on May 16, 2022 at 6:00 P.M. at the Borough of Woodcliff Lake offices located at 188 Pascack Road, Woodcliff Lake, New Jersey, for the discussion of matters relating to the specific items designated above.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 16, 2022.

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

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

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

RESOLUTION NO. 22-122

MAY 16, 2022

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 4/30/2022	\$223,801.22
Payroll Released 5/15/2022	\$231,915.62

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:	\$ 663,737.39
Open Space:	\$ 13,860.00
Affordable Housing:	\$ 5,105.00
General Capital:	\$ 390,608.17
Escrow:	\$ 12,578.72

CERTIFICATION OF FUNDS

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

Jonathan DeJoseph
Chief Financial Officer

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of May 16, 2022.

Deborah A. Dakin, RMC, CMR
Borough Clerk

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

**AUTHORIZING REFUND OF REDEMPTION OF TAX SALE CERTIFICATE #19-00002 FOR
BLOCK 1403; LOT 2 / 165 WOODCLIFF AVENUE**

**RESOLUTION NO. 22-123
MAY 16, 2022**

WHEREAS, at the Municipal Tax Sale held on December 3, 2020, a lien was sold on Block 1403, Lot 2, also known as 165 Woodcliff Avenue, for 2019 delinquent taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate #19-00002, was sold to ATCF II NJ, LLC at 0% redemption fee and \$93,000.00 premium; and

WHEREAS, Lereta LLC, Tax and Flood Services, has effected redemption of Tax Sale Certificate #19-00002 in the amount of \$63,353.39; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, that the Tax Collector be and is hereby authorized to Redeem Certificate #19-00002 and send payment of \$156,353.39 to ATCF II NJ LLC, PO Box 69239, Baltimore, MD 21264-9239.

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 16, 2022.

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

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

**RESOLUTION AUTHORIZING A REFUND OF OVERPAID TAXES
(15 Hunter Ridge)**

**RESOLUTION NO. 22-124
MAY 16, 2022**

WHEREAS, a resolution authorizing the Borough of Woodcliff Lake to refund an overpayment of taxes for the property located at 15 Hunter Ridge, also known as Block 1206, Lot 5;

WHEREAS, the State of New Jersey issued a Homestead credit which was applied to the 2nd installment property taxes; and

WHEREAS, the owner, Mrs. Barbara Meisner, has sold her home prior to receiving the rebate, therefore, an overpayment resulted; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, that the Tax Collector be and is hereby authorized to refund Barbara Meisner, in the amount of \$500.00, to be mailed to 273 Hampshire Ridge, Park Ridge, NJ 07656

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 16, 2022.

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

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

**RESOLUTION AUTHORIZING REFUND OF REDEMPTION OF TAX SALE CERTIFICATE
#19-00001 for Block 1401; Lot 4 / 105 Werimus Road**

**RESOLUTION NO. 22-125
MAY 16, 2022**

WHEREAS, at the Municipal Tax Sale held on December 3, 2020, a lien was sold on Block 1401, Lot 4, also known as 105 Werimus Road, for 2019 delinquent taxes; and

WHEREAS, this lien, known as Tax Sale Certificate #19-00001, was sold to ATCF II NJ, LLC at 0% redemption fee and \$33,000.00 premium; and

WHEREAS, PTCS Title Agency, LLC has effected redemption of Tax Sale Certificate #19-00001 in the amount of \$31,456.52.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, that the Tax Collector be and is hereby authorized to Redeem Certificate #19-00001 and send payment of \$64,456.52 to ATCF II NJ LLC, PO Box 69239, Baltimore, MD 21264-9239.

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 16, 2022.

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

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

RESOLUTION APPROVING SOLICITORS LICENSE TO THE EXTERIOR COMPANY

**RESOLUTION NO. 22-126
MAY 16, 2022**

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

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

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

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

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 16, 2022.

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

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

**RESOLUTION AUTHORIZING PAYMENT VOUCHER NO. 2 FOR WOODCLIFF LAKE
2021 ROAD PROGRAM**

**RESOLUTION NO. 22-127
MAY 16, 2022**

WHEREAS, the Borough of Woodcliff Lake and 4 Clean Up previously entered into a contract agreement for the Woodcliff Lake 2021 Road Program; and

WHEREAS, Neglia Engineering has submitted Payment Application No. 2, a copy of which is attached hereto and incorporated herein by reference, to be paid to 4 Clean Up in the amount of \$53,715.75; and

WHEREAS, the Borough Administrator and Finance Officer have reviewed Payment Application No. 2 attached hereto and incorporated herein by reference, submitted by Neglia Engineering with regards to this matter and recommend the approval of same; and

WHEREAS, the Chief Financial Officer has certified that the funds are available for Payment Application 2, a copy of which is attached hereto and incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that Payment Application No. 2 submitted by Neglia Engineering for Woodcliff Lake Bergen County 2021 Road Program in the amount of \$53,715.75 to be paid to 4 Clean Up 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 effectuate payment to 4 Clean Up accord with Payment Application No. 2 attached hereto and incorporated herein by reference; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to Neglia Engineering and 4 Clean Up 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 16, 2022.

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

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

RESOLUTION APPROVING REVIEW AND REFORM OF OPRA

RESOLUTION NO. 22-129

MAY 16, 2022

WHEREAS, the New Jersey Open Public Records Act (OPRA), N.J.S.A. 47:1A-1 et seq., enacted in 2002, has been in effect long enough to review the impact on Municipalities; and

WHEREAS, it is the position of the Bergen County League of Municipalities (BCLOM), which represents all 70 municipalities in Bergen County, that OPRA can and must be improved upon to make it less onerous on municipalities and protect the safety and welfare of the public; and

WHEREAS, municipal staff and budgets are increasingly utilized to accommodate the requestors and commercial entities who bombard municipalities with public records requests to the extent that in some instances, additional personnel are hired primarily to handle such requests; and

WHEREAS, municipalities are already required by state law to post and provide certain information and documentation on their municipal websites, including but not limited to, annual budgets, annual financial statements, annual audits, public meeting notices and meeting minutes; and

WHEREAS, under existing law, OPRA fees are woefully inadequate for the amount of time and effort needed to search for documents; it takes valuable time away from staff – not only in the Clerk’s office – but also among other departments that may be involved in the same request; and

WHEREAS, OPRA has become broadly construed in favor of access and the requestor and, a requestor who prevails in any proceeding in appealing a denial of access is permitted to collect exorbitant attorney’s fees; **conversely, however, the resources and guidance available to record custodians and municipal counsel tasked with responding to such requests has narrowed drastically in the ever-changing OPRA arena, muddled by subsequent, voluminous and often-conflicting court decisions that contradict the original intent of the law and will continue to do so in the absence of necessary legislative reform;** and

WHEREAS, OPRA law allows outside businesses, and activist groups to utilize municipal time and services for marketing leads or private commercial gain, and for litigants to use OPRA as a method of discovery; and

WHEREAS, a clear distinction needs to be made between individual and commercial and discovery requests; and

WHEREAS, serious concerns about breaches or misuse of personal information exist along with the potential for OPRA to be exploited and abused by requestors, as a threat, harassment, or retaliatory measure to bury local governments in hundreds of requests, not necessarily because the requested records are of any particular interest, but merely because they can and have been emboldened by the courts to do so, to the significant detriment of all other municipal business; and

WHEREAS, most importantly, OPRA must be reformed to enable municipalities, their respective record custodians and legal counsels to **protect the safety and welfare of the general public**;

WHEREAS, over the years, court decisions have chipped away at the reasonable expectation of privacy provision of the law, thus allowing the law to be molded and wielded as a tool that severs any sensible balance of transparency, and instead, **now perpetuates rampant and dangerous degrees of for-profit data-mining, unsolicited marketing and uncontrolled publications of records on internet search engines specifically designed to circumvent and bypass what few protective measures currently exist under OPRA**, and all while allowing the requestor to remain cloaked in **anonymity**, should they choose to exercise that option; and

WHEREAS, the pandemic has resulted in a startling and exponential rise in fraud and identity theft, crimes that were already notoriously difficult to investigate, track and prosecute; OPRA, left unchecked and unreformed, continues to add fuel to this already dangerous fire; and

WHEREAS, in a most reprehensible instance in the midst of the pandemic, the unthinkable happened when the young son of a U.S. District Court Judge was senselessly killed by an individual who had managed to compile a dossier of personal information about the Judge including a home address, ushering in the passage of Daniel's Law; and

WHEREAS, while this law as intensioned provides for necessary strides and long overdue amendments to OPRA, the scope of protection provided is critically deficient, the implementation creates challenges for custodians and municipal officials that remain unaddressed by law, with limited channels for guidance, while the vast remainder of the Open Public Records Act continues to be left recklessly unreformed, potentially leaving any officials not covered under Daniel's Law or even, the general public at-large exposed to the whim of any nefarious OPRA requestor lurking in the shadows of those demanding transparency at any cost;

WHEREAS, Assembly Bill No. 4894, introduced January 17, 2019, calling for the creation of a study commission to review OPRA, to-date, has been left negligently stagnant and, to-date the legislative approach to addressing the dangers of OPRA have been fragmented, haphazard and contradictory at best,

leading to a dire need for streamlined overhaul and reform, which, at a minimum should include the following:

- **Immediate creation of a study commission on OPRA.**
- **Uniformity under the law: municipalities shall not be subject to any provision under OPRA that the legislature or other state agencies are, by contrast, exempt from.**
- **Provide a universal platform for clear and concise guidance for records custodians. Such guidance should be in place prior to any laws that impact OPRA going into effect.**
- Require that official OPRA Request forms be used in order to be considered valid, including certifications by the requestor of (1) non-conviction of an indictable offense and (2) that information obtained will not be used for profit, solicitation, marketing or commercial gain, or published as part of a separate internet database or search engine.
- Prohibit OPRA requestors from remaining anonymous.
- Require that requestors provide a State of New Jersey address in order to be valid (OPRA should not apply to out-of-state requests).
- Prohibit requests for commercial purposes.
- Exempt email addresses (also serves as a deterrent to spoofing, phishing and other cyber scams and crimes).
- Exempt information maintained for emergency notification purposes.
- Exempt any information related to minor individuals, disabled persons and senior citizens as well as classes of citizens who are vulnerable to exploitation of their information.
- Exempt personal identifying information from Motor Vehicle Accident Reports, including driver's license numbers, dates of birth (DOBs), home addresses, VINs and registration/plate numbers, unless the requestor is a subject of the record, or their designated legal or insurance representative.
- Exempt pet license information to a need-to-know basis only (health department, police department, veterinarian of record, hospital, bite victim) to deter rising pet thefts and potential for targeted thefts of non-large-breed dog owners.
- Reaffirm exemption of unlisted telephone numbers, including personal cell phones.
- Exempt property owner names, CAMA Data and reaffirm the exemption of property record cards.
- Protections afforded under Daniel's Law should be afforded to all government officials, employees, volunteers, and members of the general public as the threats from the disclosure of personal information is not unique to those rightfully protected under Daniel's Law.
- Provide a carve out for fee-shifting where a municipality in good faith and without clear guidance through Statute or case law denies a request or redacts information which could reasonably be interpreted as not subject to disclosure.

WHEREAS, the Borough Clerk and Borough Attorney have reviewed this matter and recommend the review and reform of OPRA in accord with the recommendations of the Bergen County League of Municipalities.

NOW, THEREFORE BE IT RESOLVED, by the Borough of Woodcliff Lake, that the New Jersey Senate and Assembly review and reform the New Jersey Open Public Records Act; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to take all steps necessary to effectuate this resolution; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to the Bergen County League of Municipalities 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 16, 2022.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION AUTHORIZING EMERGENCY SEWER MAIN REPAIR

RESOLUTION NO. 22-130

MAY 16, 2022

WHEREAS, it was necessary to perform emergency sewer main repair work at the property located at 22 Anton Court in the Borough; and

WHEREAS, Dutra Sewer & Water has submitted a proposal in the amount of \$23,700.00 for the emergency sewer main repair work, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the New Jersey Local Public Contracts Law allows for "emergency contracts" which may be negotiated or awarded without public advertising for bids when there is an emergency affecting the public health, safety or welfare and which requires the immediate delivery of goods or the performance of services; and

WHEREAS, the Borough Administrator and Borough Engineer have reviewed this matter and recommend the emergency sewer main repair work at the within referenced property; and

WHEREAS, the Chief Financial Officer of the Borough has certified that the funds are available for this emergency repair.

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 proposal submitted by Dutra Sewer & Water for the emergency repair of the sewer main at the property located at 22 Anton Court in the Borough in the amount of \$23,700.00, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to Dutra Sewer & Water 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 16, 2022.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION APPROVING TOP FLOOR ELEVATED SOLUTIONS LLC

RESOLUTION NO. 22-131

MAY 16, 2022

WHEREAS the Borough of Woodcliff Lake is in receipt of a proposal from Top Floor Elevated Solutions LLC (T.F.E.S.) to perform inspections and witnessing of tests of elevators, escalators, dumbwaiters, stairway chair lifts and wheelchair lifts etc., in the Borough; and

WHEREAS, T.F.E.S.'s proposal shall be for a fee based on eighty-five (85%) percent of the fee schedule established by the Department of Community Affairs and in accord with N.J.A.C. 5:23-4.20 with the Borough receiving fifteen (15%) percent of the fees collected as an administrative fee; and

WHEREAS, the term of the Agreement with T.F.E.S. shall be for one year commencing July 1, 2022 through December 31, 2022; and

WHEREAS, the Borough Administrator and Chief Financial Officer have reviewed the proposal submitted by T.F.E.S., a copy of which is attached hereto and incorporated herein by reference, and recommend the approval of same; and

WHEREAS, the Borough Attorney has prepared an Agreement between the Borough and Top Floor Elevated Solutions, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the proposal submitted by Top Floor Elevated Solutions LLC for Elevator Subcode Inspections/Inspector be and is hereby approved; and

BE IT FURTHER RESOLVED T.F.E.S.'s fee shall be based on eighty-five (85%) percent of the fee schedule established by the Department of Community Affairs and in accord with N.J.A.C. 5:23-4.20; and

BE IT FURTHER RESOLVED that the Borough Administrator be and is hereby authorized and directed to execute the proposal submitted by Top Floor Elevated Solutions on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the attached Agreement to Top Floor Elevated Solutions, LLC 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 16, 2022.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION APPROVING HIRING OF SANITATION LABORER/DRIVER

RESOLUTION NO. 22-132

MAY 16, 2022

WHEREAS, the Borough of Woodcliff Lake is in need of hiring a Sanitation Laborer/Driver for the Department of Public Works; and

WHEREAS, Nicholas Padilla has submitted a resume for said position; and

WHEREAS, Nicholas Padilla appointment, subject to his passing all required testing for said position, shall be effective June 1, 2022 with a starting annual salary of \$38,000.00; and

WHEREAS, the Borough Administrator and Superintendent of Department of Public Works have reviewed this matter and recommend that Nicholas Padilla be hired as a Sanitation Laborer/Driver subject to his passing of all required testing effective June 1, 2022 at an annual salary of \$38,000.00.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Nicholas Padilla, subject to his passing of all required testing, be and he is hereby hired as a Sanitation Laborer/Drive for the Department of Public Works effective June 1, 2022 at an annual salary of \$38,000.00; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to the Department of Public Works and Nicholas Padilla 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 16, 2022.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

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

RESOLUTION APPROVING DONATIONS TO PARKS AND RECREATION DEPARTMENT

RESOLUTION NO. 22-133

MAY 16, 2022

WHEREAS, Brighton Norse Realty wishes to make a donation to the Woodcliff Lake Parks and Recreation Department for Community Day in the amount of \$1,500.00; and

WHEREAS, Hackensack Meridian Health wishes to make a donation to the Woodcliff Lake Parks and Recreation Department for Community Day in the amount of \$3,000.00; and

WHEREAS, any donation exceeding \$500.00 must be approved by resolution; and

WHEREAS, the Borough Administrator and Director of the Parks and Recreation Department have reviewed this matter and recommend the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the donation in the amount of \$1,500.00 from Brighton Norse Realty and the donation in the amount of \$3,000.00 from Hackensack Meridian Health is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Clerk forward a copy of this resolution to the Parks and Recreation Department 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 16, 2022.

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

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

A RESOLUTION AUTHORIZING CONSULTING SERVICES BETWEEN THE WOODCLIFF LAKE POLICE DEPARTMENT AND THE RODGERS GROUP, LLC

**RESOLUTION NO. 22-134
MAY 16, 2022**

WHEREAS, the Woodcliff Lake Police Department is seeking to maintain its status as an NJSACOP accredited agency; and

WHEREAS, the Rodgers Group, LLC has submitted a proposal to the Woodcliff Lake Police Department outlining its consulting services in order to accomplish same; and

WHEREAS, the proposal submitted by The Rodgers Group, LLC, in the amount of \$8,900.00 annually for a 3-year accreditation maintenance schedule, a copy of which is attached hereto and incorporated herein by reference, provides for maintaining, updating and modifying all Police Department policies related to NJSACOP accreditation; and

WHEREAS, the Chief Financial Officer of the Borough has certified that the funds are available for same, a copy of which is annexed hereto and made a part hereof; and

WHEREAS, the Borough Administrator and Chief of Police have reviewed this matter and recommend the approval of the proposal submitted by The Rodgers Group, LLC for police consulting services.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the proposal submitted by The Rodgers Group, LLC, a copy of which is attached hereto and incorporated herein by reference, in the amount of \$8,900.00 annually for a 3-year accreditation maintenance schedule to provide maintenance, updates and modification of all Police Department policies related to NJSACOP accreditation be and is hereby approved; 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 proposal to The Rogers Group, LLC 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 Mayor and Council at the meeting of May 16, 2022.

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

CERTIFICATION OF FUNDS

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

**Jonathan DeJoseph
Chief Financial Officer**

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

A RESOLUTION AUTHORIZING ON-LINE TRAINING MODULE BETWEEN THE WOODCLIFF LAKE POLICE DEPARTMENT AND THE RODGERS GROUP, LLC

**RESOLUTION NO. 22-135
MAY 16, 2022**

WHEREAS, the Woodcliff Lake Police Department is in receipt of a proposal from The Rodgers Group to provide a 12-month subscription to their on-line in-service training program; and

WHEREAS, the proposal submitted by The Rodgers Group, LLC, in the amount of \$3,720.96, a copy of which is attached hereto and incorporated herein by reference, provides for 12 training modules specifically designed to meet New Jersey Attorney General mandatory in-service requirements; and

WHEREAS, the Chief Financial Officer of the Borough has certified that the funds are available for same, a copy of which is annexed hereto and made a part hereof; and

WHEREAS, the Borough Administrator and Chief of Police have reviewed this matter and recommend the approval of the proposal submitted by The Rodgers Group, LLC for police consulting services.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the proposal submitted by The Rodgers Group, LLC, a copy of which is attached hereto and incorporated herein by reference, for a 12-month subscription for on-line in-service training for the Police Department in the amount of \$3,720.96 be and is hereby approved; 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 proposal to The Rodgers Group, LLC

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 Mayor and Council at the meeting of May 16, 2022.

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

CERTIFICATION OF FUNDS

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

**Jonathan DeJoseph
Chief Financial Officer**

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

RESOLUTION AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 2701, LOT 3 QUALIFIES FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

**RESOLUTION NO. 22-136
MAY 16, 2022**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Borough Council desires to explore whether the real property located at 188 Broadway and designated as Block 2701, Lot 3 on the Borough of Woodcliff Lake Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways (collectively the "Study Area") may be an appropriate area for consideration for a program of redevelopment; and

WHEREAS, the Study Area currently contains two vacant office buildings and associated parking; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Borough Council making a

determination as to whether the Study Area qualifies as an area in need of redevelopment, the Borough Council must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria of an area in need of redevelopment set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, the Borough Council wishes to direct the Borough Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5* and in accordance with the investigation and hearing process set forth at *N.J.S.A. 40A:12A-6*

NOW, THEREFORE, BE IT RESOLVED that the Borough Council hereby directs the Woodcliff Lake Planning Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an area in need of redevelopment under the criteria and pursuant to the public hearing process set forth in *N.J.S.A. 40A:12A-1, et seq.*; and

BE IT FURTHER RESOLVED that the redevelopment area determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area").

BE IT FURTHER RESOLVED that the Planning Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with supportive documentation.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Borough Clerk, Chief Financial Officer and Borough Planning Board and Planning Board Secretary.

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 16, 2022.

Deborah A. Dakin, RMC, CMR
Borough Clerk