



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MINUTES  
FEBRUARY 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 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, Margolis and Schnoll were present. Borough Attorney John Schettino was present, as well as Borough Administrator Tomas Padilla and Meg Smith who was filling in for Borough Clerk Debbie Dakin.

**CLOSED SESSION**

Resolution No. 22-54      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

MOTION to approve Resolution No. 22-54 was made by Councilwoman Gadaleta, second by Councilwoman Higgins and unanimously approved by voice call vote.

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Motion to approve the Minutes of January 24, 2022 (Closed) was made by Councilman Schnoll, second by Councilwoman Hayes approved by Councilman Falanga, Council President Gadaleta, Councilwoman Hayes, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll.

Motion to approve the Minutes of January 24, 2022 (Open) was made by Councilman Schnoll, second by Councilwoman Margolis and approved by Councilman Falanga, Council President Gadaleta, Councilwoman Hayes, Councilwoman Higgins, Councilwoman Margolis, and

Councilman Schnoll.

### **PUBLIC COMMENT**

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

Alex Couto, Woodcliff Lake, stated that the Mayor and Council members do very important work for our Town, as do the Planning Board and Zoning Board. He was looking at the Salary Ordinance and it seems that there is a big difference between the Mayor and Council and the top salaries in town. He would suggest that we raise the salaries for the Mayor and Council and, if possible, limit the rate of increases of the top salaries. He also recommends that the Zoning Board members and Planning Board members get paid something like what the Council members get paid for.

Mayor Rendo replied that there have been discussions and he knows that our Budget Committee is looking into that. Right before the pandemic we addressed that as a Council. Even former Mayor LaPaglia came before the Council and stated that the Mayor and Council have not received an increase in years. Councilwoman Higgins stated that these salaries have been the same since she was mayor.

Councilwoman Higgins asked Mayor Rendo if he knows of any towns in which the Planning Board members and Zoning Board members receive stipends? Mayor Rendo stated that he believes the Zoning Boards in some towns receive a stipend. It is not much of a stipend, but it is a stipend.

Mike Kourtney, Edgewater, stated that he is here to discuss the possibility of bringing a cannabis dispensary to Woodcliff Lake. He read an article that Ms. Higgins was quoted in and he reached out to her and she stated that she has a desire and he shared some of his ideas. This is something that is going to bring revenue. The want to bring this to the community in the right way. He is trying to open the channel and see how it could be discussed.

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

### **MAYOR'S REPORT**

Mayor Rendo stated that this past week, Councilman Schnoll, himself and the Party City Committee met to discuss our partnership with Party City. Councilman Schnoll is the liaison to the Party City Committee, and we had a subsequent meeting this week with the executives from Party City. The purpose of the meeting was to discuss entering into a Communities Benefits Agreement by March 22, 2022, with Party City. We are exploring that avenue with Party City. The Agreement says that basically the corporate partner must make "a substantial investment" in the municipality. We discussed some ideas and one of the ideas we discussed was having them get involved with Galaxy Gardens. They will discuss that with their company and return to us,

particularly participating in Galaxy Gardens, and aside from the Agreement, they said they would be very much engaged in sponsoring and participating in our festivals, particularly Halloween. This is a huge benefit for our community. We should have another meeting with them on Tuesday to discuss their ideas. On the Agenda this evening is a Resolution to approve the proposal from DMR Architects for the Galaxy property. The estimates were higher than what you see, he spoke with Fran Reiner, and he was able to reduce it by \$10,000. Councilwoman Higgins thanked the mayor for getting the price reduced. One of the things that is not on the Agenda and the Mayor would like to add to the agenda, the appointment of Lisa Schreiber to the Green Team. MOTION to approve the appointment of Lisa Schreiber to the Green Team was made by Councilwoman Higgins, second by Council President Gadaleta and unanimously approved.

Mayor Rendo also stated that he has received several complaints from residents regarding Verizon and their lack of cell phone service. Mayor Rendo asked the Administrator if he knew anyone that we could contact regarding this issue.

Mayor Rendo also stated that he is reminding all residents to lock their cars and take their fobs/garage door openers out of their cars. If possible, please park your car in your garage. Robberies have been an issue in Woodcliff Lake and surrounding communities. Council President Gadaleta stated that her neighbor's car was broken into, and they were able to get into their garage. Mayor Rendo also stated that Former Councilman Belgiovine was driving home from an evening out with his wife and saw individuals trying to break into his car. The individual ran into a waiting car when Mr. Belgiovine approached his driveway.

Mayor Rendo appointed the following to the Fire Prevention Department.

Paul Bechtel, Fire Official

Joseph Mauro

John Stalb

Raphael Maurrasse

#### **COUNCIL MEMBERS' COMMENTS/REPORTS**

Councilman Falanga stated that he does not have anything significant to report. Councilman Falanga stated that he met with Council President Gadaleta, Tom Padilla, Chris Behrens, and Suez people at the waterfront by the train station in connection with moving forward with the Causeway Beautification project last Friday. Suez stated that they will be willing to replace the fence with their standard black chain-link fence (smaller chain-link) and they are open to talking about the possibility of upgrading the fence. This is a big piece of the puzzle in terms of the cost to go out to bid. It was a very positive meeting.

Council President Gadaleta stated that they felt very positive when they had left the meeting because they have a good working relationship with Suez. She believes we can get this done and make the Causeway what it should be. In addition, meetings will start on Saturday to start the budget review process. The wheels are in motion.

Councilwoman Hayes stated that she met with Shade Tree Committee this week. Lyle Garcia who is our property maintenance officer and the inspector for the trees provided a end of year report. The total number of trees removed last year was 847. One of the points that the Chairman of the Shade Tree Committee brought up is that they are concerned that only 185 of those trees were replaced. Shade Tree is currently discussing this and figuring out more ways to get trees planted. They are still going forward with the street tree program. Approximately 40 trees are planted in the spring and 40 trees are planted in the fall. The trees are free. Lyle also brought up a couple of great points, along with Clay Bosh, regarding the enforcement side. Lyle has issued 23 State summons last year. A lot of residents are noticing problems with their ash trees.

Councilwoman Higgins stated garbage and recycling information is on our website. You can also sign up with Recycle Coach for reminders. All recycling needs to be brought to the curb. Garbage will only be picked up at the curb during inclement weather. Additionally, our DPW has asked that residents do not flush wipes. They are clogging up the pipes. Regarding the comment during public comment portion earlier this evening regarding the marijuana dispensary, Councilwoman Higgins stated that she is not in favor of growing marijuana in this town. If we could get it for people who are ill, that would be very helpful. It could look something like a drug store. Councilwoman Higgins asked Council President Gadaleta and Councilman Falanga for a copy of the budget from when they meet with department heads. Councilwoman Higgins stated that if they could review it little by little it is a lot more helpful than trying to review it in its entirety at the end.

Councilwoman Margolis stated that they have some exciting things for Parks and Recreation. 2022 is upon us so we have been actively working on adding new and exciting things for the tennis courts, pool, and camp. Sign-ups will begin shortly. In terms of another project with Suez, we had a meeting with other towns regarding the walkway. We are working on this, and it is not a quick fix. We are doing a big community-wide event on May 15<sup>th</sup> with a rain date of May 22<sup>nd</sup>. We will get some more information out, but it is a major collaboration with many organizations and entities in Town. Councilwoman Margolis stated that she set up a monthly meeting with the Superintendent as the school liaison and she sat at the Board of Education meeting and met with some of the school organizations so we can have an open dialogue and understanding of what is happening between us since we are one town. As things come up, she will alert the Mayor and Council of what is going on with the schools. Councilwoman Margolis stated that they did a charity tubing event at Campgaw and had about 175 residents in attendance and raised about \$2500 which will be evenly split between the Tri-Boro Food Pantry and the Tri-Boro Volunteer Ambulance Corp.

Councilman Schnoll stated that he doesn't have too much to add since everyone spoke about some of the things that he was going to speak on. There is an Interlocal Agreement with the Borough and the Woodcliff Lake Board of Education regarding use of the fields by town residents and not necessarily related to school activities. That agreement expires in July or August this year. Councilwoman Margolis and himself had a preliminary meeting with Superintendent Barbalet, the Business Administrator Matt Lynaugh and Borough Administrator Tom Padilla. We

will have future meetings and he is hopeful that we will reach an agreement when this one expires. Councilwoman Margolis stated that it is not just for the fields but also for the gyms. Councilwoman Higgins stated that she has had some people ask her if we are going to open the gyms again for them to use at night to play basketball. Councilman Falanga stated that these are all town assets, whether they are under the offices of the Board of Education or the Mayor and Council, they serve our people, and we must work collaboratively and that includes the Board of Education. They are to allow residents to have access to the facilities when they are not in use.

### **ADMINISTRATOR'S REPORT**

Administrator Padilla stated that he stopped up at the Campgaw event with Chief Burns. Our four newest police officers were there, and they were racing with the residents. Our Recreation Director is in the process of planning a triathlon geared for kids. The Borough has never had one before. We are looking to have this before school lets out for the summer. This may necessitate us closing the ecology center for the day.

Administrator Padilla went over the Ordinance regarding solicitation. He also reminded residents that we have a Do Not Knock List. Residents can sign up for it by reaching out to the Borough Clerk. Mr. Padilla stated that Resolutions No. 21-72 on should be placed on non-Consent. These Resolutions were added today, and our clerk is away today so Meg and himself did their best to update the agenda. Administrator Padilla went over the newly posted Resolutions. Administrator Padilla stated that there will be 4 Resolutions that are not on here but will be done after closed session. Two of them are for promotions within the police department. The next one is for a conservation easement. This easement is being requested by the County of Bergen in reference to Galaxy Gardens. This is the only thing left to close the file out. The last Resolution is regarding Affordable Housing.

Administrator Padilla stated that the Engineer's report which was sent to the Mayor and Council will be placed into the record.

Council President Gadaleta asked if there is an update on the pickleball court. Administrator Padilla replied that he has not heard anything from the County on this but will check.

Councilwoman Hayes stated that the Ordinance for stormwater is being introduced and she would like the redlined copy of it. Additionally, a neighbor of hers was asking questions regarding cabanas and the 300 sq. ft. limit. She would like to know how we got this number. Administrator Padilla stated that our Construction Code Official, Mr. Berninger, calculated this number. We were getting applications for cabanas that were basically the size of second homes that were being built in yards. Meg Smith also stated that they were putting heat, air conditioning, kitchens, etc. Councilwoman Margolis stated that this also came up at a Master Plan Committee meeting. These cabanas were becoming alternate dwelling units. People were possibly going to use them as guest houses. Administrator Padilla stated that Meg will send it tomorrow.

Councilwoman Higgins stated than 10 of our police officers went to NY for the funerals of the

fallen officers.

**ORDINANCES**

Public Hearing      Ordinance No. 22-01  
Salary Ordinance to Fix the Compensations of Certain Officers and  
Employees of the Borough of Woodcliff Lake, County of Bergen, and State of  
New Jersey

MOTION to adopt Ordinance No. 22-01 was made by Councilman Schnoll, second by Council President Gadaleta.

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

No comments.

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

MOTION to adopt Ordinance No. 22-01 was made by Councilman Schnoll, second by Council President Gadaleta and approved by Councilman Falanga, Council President Gadaleta, Councilwoman Hayes, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll.

Public Hearing      Ordinance No. 22-02  
An Ordinance to Amend Chapter 163 Entitled "Fees" of the Borough Code of  
the Borough of Woodcliff Lake, State of New Jersey

MOTION to adopt Ordinance No. 22-02 was made by Councilman Schnoll, second by Council President Gadaleta.

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

No comments.

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

MOTION to adopt Ordinance No. 22-02 was made by Councilman Schnoll, second by Council President Gadaleta and approved by Councilman Falanga, Council President Gadaleta, Councilwoman Hayes, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll.

Introduction      Ordinance No. 22-03  
An Ordinance to Amend Chapter 320 Entitled "Stormwater Control" of the  
Borough Code of the Borough of Woodcliff Lake, State of New Jersey

MOTION to introduce Ordinance No. 22-03 was made by Councilman Schnoll, second by Councilwoman Margolis and unanimously approved.

### **CONSENT AGENDA**

Administrator Padilla went over the added Resolutions. Mr. Padilla asked Mr. Schettino to explain what Resolution No. 21-78 would be since we do not have it prepared. Mr. Schettino stated that if the Council could recall how Mr. Zenn had indicated what is necessary to move forward with the affordable housing. Mr. Zenn went over three components: 1) a PILOT with a 6.28% contribution based upon the gross revenues of the building 2) that the town would agree to allocate \$800,000 towards the construction 3) there would be a Section 31 review before the Planning Board rather than a full formal site plan application. We need a Resolution tonight approving those terms. This is necessary to do this.

Mayor Rendo asked for a Resolution to accept the Consent Agenda as amended. Council President Gadaleta made the MOTION and a second by Councilwoman Margolis.

Ayes: Falanga, Gadaleta, Hayes, Higgins, Margolis, Schnoll

Nays: None

Abstain: None

Absent: None

Councilwoman Hayes asked Mr. Schettino if anything has changed with the Alpert Group since the January 24, 2022. Mr. Schettino stated that we are just approving the terms to move forward. Councilwoman Hayes asked if there were any other changes other than what the Council was briefed on January 24, 2022.

MOTION to amend the Consent Agenda to include Resolution Nos. 21-55 through 21-78 was made by Council President Gadaleta, second by Councilman Schnoll and approved by Councilman Falanga, Councilwoman Hayes, Councilwoman Higgins, Councilwoman Margolis, Councilman Schnoll and Council President Gadaleta.

Mayor Rendo stated that we will be going into closed session. Mr. Schettino stated that we are going into closed session to discuss possible litigation and to provide legal advice on different issues. We will be approximately a half hour and will resume the meeting at which time we will take further action in public.

MOTION to go into closed session was made by Councilman Schnoll, second by Councilwoman Margolis and unanimously approved.

Council President Gadaleta stated that there is no action to be taken after our closed session.

MOTION to adjourn was made by Council President Gadaleta, second by Councilman Schnoll and unanimously approved.

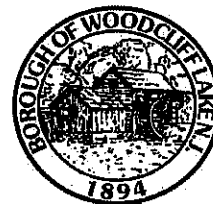
Respectfully submitted,

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

Deborah Dakin, RMC, CMR  
Borough Clerk



**FEBRUARY 2022 ENGINEER'S REPORT**  
**BOROUGH OF WOODCLIFF LAKE**  
**FEBRUARY 10, 2022**



**1. Causeway Streetscape Improvements**

Neglia will provide final plans, specifications, and revised estimate to the Borough for final review prior to re-bidding the project following a scheduled meeting with the Borough and Suez on 2/11/2022. It is our intention to open bids on March 24, 2022 with a potential award of contract on April 11, 2022 pending Borough approval of the same.

**2. Glen Road Bridge**

Neglia is working to address NJDEP comments with respect to the proposed bridge replacement project. Amended bid plans, specifications, and engineer's estimate to be provided to Borough for review prior to re-bidding following receipt of the NJDEP Land Use Permit. Revised plans were submitted to NJDEP on 1/21/2022 and are under review and our office will continue to follow up with the NJDEP.

**3. Circulation Element and Utility Service Plan Component of Master Plan Update**

Circulation Element and Utility Service Plan component of the Master Plan Update was completed by Neglia and provided to the Borough Planner, Phillips Preiss to be incorporated into the overall Master Plan Update for review by the Borough prior to adoption.

**4. 2021 Road Program – 4 Cleanup**

NEA will coordinate with the Borough regarding scheduling of work to resume for the 2021 Road Program (Winthrop Drive, Woodmont Drive, Van Riper Lane, Rinkler Field Parking Lot, Harvard Court, Stone Ridge) in when weather permits.

**5. FEMA Ida Damage Assessment**

NEA provided a preliminary engineer's estimate for repairs to address Hurricane Ida damage at the 10 Old Mill Road Borough property to be included on the FEMA damage inventory spreadsheet being submitted by the Borough's grant writer. Neglia will continue to provide support to the Borough on an as-needed basis.

**6. ADA Ramp Improvements -BC Co-Op Contract 2 C-19-006**

ADA ramps were completed on Glen Road, Saddle River Road, Woodcliff Avenue, Pascack Road, and Prospect Avenue as per the Bergen County Co-Op Contract 2 C-19-006 by Cifelli & Sons General

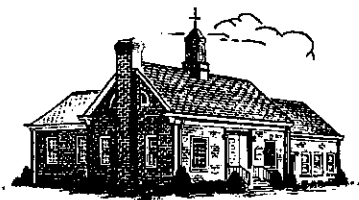
Construction, Inc at the locations as required by Bergen County. Any remaining ramps on these County roads as required by Bergen County to be completed when weather permits as per the BC Co-Op program. Payment package for the work completed to date forwarded to Borough for processing pending availability of funds. Neglia will assist with the Borough's request for reimbursement from the County of Bergen as needed.

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

Respectfully submitted,  
**Neglia**



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



# 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			
Hayes			X			
Higgins		X	X			
Margolis			X			
Schnoll			X			
Gadaleta	X		X			
Mayor Rendo						

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

### RESOLUTION NO. 22-54 FEBRUARY 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: Potential Litigation, Litigation Update, Personnel Discussion

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.

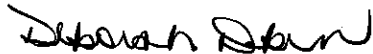
The minutes will be released within ninety (90) days or earlier upon the resolution of the matter through settlement or court decision and the time period for any and all appeals.

\_\_\_\_\_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 February 16, 2022 that an Executive Session closed to the public shall be held on February 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 February 16, 2022.



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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			
Hayes			X			
Higgins			X			
Margolis			X			
Schnoll	X		X			
Gadaleta		X	X			
Mayor Rendo						

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

### RESOLUTION NO. 22-55

FEBRUARY 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 1/31/2022	\$201,080.66
Payroll Released 2/15/2022	\$211,643.99

**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:	\$ 4,038,448.38
Animal Control:	\$ 619.00
Affordable Housing:	\$ 2,097.58
General Capital:	\$ 2,503.27
Escrow:	\$ 4,142.52

### 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 February 16, 2022.

A handwritten signature in black ink, appearing to read "Deborah A. Dakin", written over a horizontal line.

Deborah A. Dakin, RMC, CMR  
Borough Clerk



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING RAFFLE LICENSE TO PARK RIDGE HIGH SCHOOL OPERATION GRADUTION 2022

RESOLUTION NO. 22-56  
FEBRUARY 16, 2022

**WHEREAS**, raffle applications have been made by the Park Ridge High School Operation Graduation 2022 for a raffle to be held on April 1, 2022; and

**WHEREAS**, said applications have been submitted to the Woodcliff Lake Police Department for investigation and have been found to be in good order.

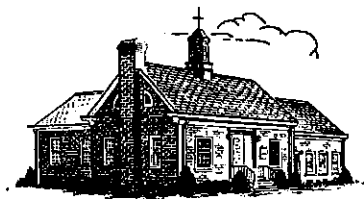
**NOW, THEREFORE, BE IT RESOLVED** that the raffle license applications of the Park Ridge High School Operation Graduation 2022 is hereby approved, and the Borough Clerk is authorized to issue Raffle License RA22-01 and RA22-02.

### 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 February 16, 2022.

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			
Hayes			X			
Higgins			X			
Margolis			X			
Schnoll	X		X			
Gadaleta		X	X			
Mayor Rendo						

## RESOLUTION AUTHORIZING ALCOHOLIC BEVERAGE PERSON-TO-PERSON, PLACE-TO-PLACE TRANSFER OF PLENARY RETAIL DISTRIBUTION LICENSE FROM WOODCLIFF LAKE LIQUORS CORP. TO WOODCLIFF WINE CO. LLC

RESOLUTION NO. 22-57  
FEBRUARY 16, 2022

**WHEREAS**, an application has been filed for a person-to-person, place-to-place transfer of Plenary Retail Distribution License, 0268-44-002-007, hereto issued to Woodcliff Lake Liquors Corp. for premises located at 500 Chestnut Ridge Road, Store #4, Woodcliff Lake, New Jersey; and

**WHEREAS**, the submitted application for is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

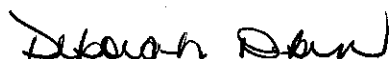
**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

**WHEREAS**, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business.

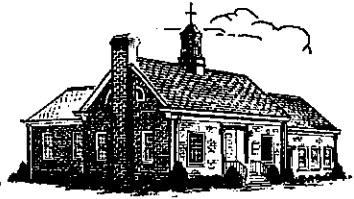
**NOW, THEREFORE, BE IT RESOLVED**, that the Woodcliff Lake Governing Body does hereby approve transfer of the aforesaid Person-to-Person, Place-to-Place Plenary Retail Distribution License to Woodcliff Wine Co., LLC, 500 Chestnut Ridge Road, Store #2, Woodcliff Lake, New Jersey, and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to Woodcliff Wine Co., LLC".

**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 February 16, 2022.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor

Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

**RESOLUTION NO. 22-58  
FEBRUARY 16, 2022**

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

**Anna Wrobel  
For Work at 60 Shaw Road  
Woodcliff Lake, NJ 07677  
\$7,390.00**

**WHEREAS**, the Borough Construction Code Official and Borough Engineer have confirmed that this contractor has completed the work at 60 Shaw Road and has recommended that the escrow balances be released.

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$7,390.00 in connection with the aforementioned.

### CERTIFICATION

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

**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			
Hayes			X			
Higgins			X			
Margolis			X			
Schnoll	X		X			
Gadaleta		X	X			
Mayor Rendo						

**RESOLUTION AUTHORIZING THE BOROUGH OF WOODCLIFF LAKE, NEW JERSEY  
THROUGH THE WOODCLIFF LAKE POLICE DEPARTMENT, TO PARTICIPATE IN THE  
DEFENSE LOGISTICS AGENCY, LAW ENFORCEMENT SUPPORT OFFICE, 1033 PROGRAM  
TO ENABLE THE WOODCLIFF LAKE POLICE DEPARTMENT TO REQUEST AND ACQUIRE  
EXCESS DEPARTMENT OF DEFENSE EQUIPMENT**

**FEBRUARY 16, 2022  
RESOLUTION NO. 22-59**

**WHEREAS**, the United States Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county, and State law enforcement agencies (LEAs); and

**WHEREAS**, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting LEA; and

**WHEREAS**, participation in the 1033 Program allows municipal and county LEAs to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response, and resiliency; and

**WHEREAS**, although property is provided through the 1033 Program at no cost to the municipal and county LEAs, these entities are responsible for the costs associated with delivery, maintenance fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and

**WHEREAS**, N.J.S.A. 40A:5-30.2 requires that the governing body of the municipality or county approve, by the majority of the full membership, both enrollment in, and the acquisition of any property through, the 1033 Program.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the Woodcliff Lake Police Department is hereby authorized to enroll in the 1033 Program for no more than a one-year period, with authorization to participate terminating on December 31 of the current calendar year from January 1, 2022 to December 31, 2022; and

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the Woodcliff Lake Police Department is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, construction materials, lights supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the LEA, if it shall become available, based on the needs of the Woodcliff Lake Police Department, without restriction; and

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the Woodcliff Lake Police Department is hereby authorized to acquire the following "DEMIL B through Q" property, if it shall become available: on the attached approved controlled item list; and

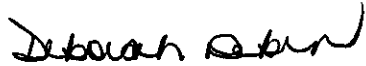
**BE IT FURTHER RESOLVED**, that the Woodcliff Lake Police Department shall develop and implement a full training plan and policy for the maintenance and use of the acquired property; and

**BE IT FURTHER RESOLVED**, that the Woodcliff Lake Police Department shall provide a quarterly accounting of all property obtained through the 1033 Program which shall be available to the public upon request; and

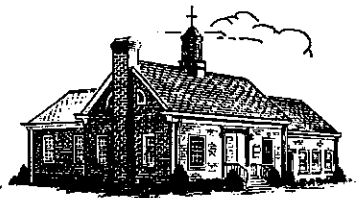
**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately and shall be valid to authorize requests to acquire "DEMIL A" property that may be made available through the 1033 Program during the period of time for which this resolution authorizes; and requests to acquire "DEMIL B through Q" property that may be made available through the 1033 Program during the period of time for which this resolution authorizes, with Program participation and all property request authorization terminating on December 31 of the current calendar year from January 1, 2022 to December 31, 2022.

**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 February 16, 2022.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING A ONE-TIME STIPEND FOR CLAIRESSA NEUMANN FOR RECEIVING HER TECHNICAL ASSISTANT CERTIFICATION

### RESOLUTION NO. 22-60 FEBRUARY 16, 2022

**WHEREAS**, pursuant to Borough policy, employees that obtain job-related certification that are mandated by the State, or required by the Borough shall receive a one-time award as enumerated in the Employee Handbook; and

**WHEREAS**, obtaining Technical Assistant Certification calls for an award of \$500.00; and

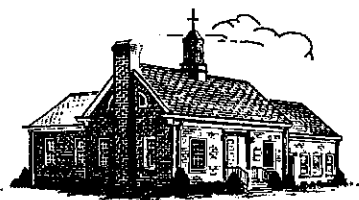
**WHEREAS**, Claressa Neumann successfully completed the course work necessary and has received her Technical Assistant Certification.

**NOW THEREFORE, BE IT RESOLVED**, that Claressa Neumann shall receive a one-time stipend of \$500.00 for receiving her Technical Assistant Certification.

### 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 February 16, 2022.

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			
Hayes			X			
Higgins			X			
Margolis			X			
Schnoll	X		X			
Gadaleta		X	X			
Mayor Rendo						

## RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE

RESOLUTION NO. 22-61

FEBRUARY 16, 2022

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

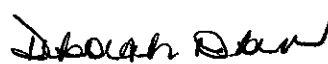
William Herron  
5 Pascack Road  
Woodcliff Lake, NJ 07677  
\$490.00

**WHEREAS**, the Borough Construction Code Official and Borough Engineer have confirmed that this contractor has completed the work at 60 Shaw Road and has recommended that the escrow balances be released.

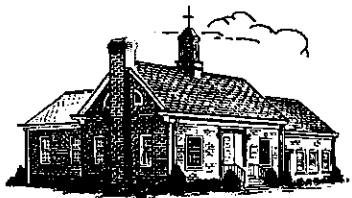
**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$490.00 in connection with the aforementioned.

### CERTIFICATION

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

  
DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK





# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION AUTHORIZING REQUEST FOR PROPOSALS FOR POLICE DEPARTMENT POLICIES AND PROCEDURES MAINTENANCE FOR CUSTOMIZED ON-LINE IN-SERVICE TRAINING

### RESOLUTION NO. 22-62 FEBRUARY 16, 2022

**WHEREAS**, the Governing Body seeks to advertise a Request for Proposals for the Woodcliff Lake Police Department Policies and Procedures Maintenance for Customized On-Line In Service Training; and

**WHEREAS**, the Borough Administrator has reviewed this matter and is hereby authorized to advertise the Request for Proposals, a copy of which is attached hereto and incorporated herein by reference.

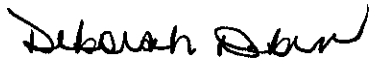
**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the Request for Proposals for the Woodcliff Lake Police Department Policies and Procedures Maintenance for Customized On-Line In-Service Training, a copy of which 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 advertise the Request for Proposals; and

**BE IT FURTHER RESOLVED**, that a copy of this Resolution shall be kept on file in the Office of the Clerk.

**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 February 16, 2022.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING CHANGE IN POSITION AND TITLE

### RESOLUTION NO. 22-63 FEBRUARY 16, 2022

**WHEREAS**, the Borough of Woodcliff Lake seeks to change Megan Doherty's position and title to Finance Clerk/Payroll-Benefits Clerk; and

**WHEREAS**, Megan Doherty's change in position and title to Finance Clerk/Payroll Benefits Clerk shall be effective February 1, 2022 with an annual salary of \$50,000.00 per year; and

**WHEREAS**, the Borough Administrator and Personnel Committee have reviewed this matter and recommend that Megan Doherty's position and title be changed to Finance Clerk/Payroll Benefits Clerk effective February 1, 2022 with an annual salary of \$50,000.00 per year.

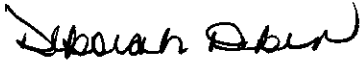
**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Megan Doherty's change in position and title to Finance Clerk/Payroll Benefits Clerk be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that Megan Doherty's change in position and title shall be effective February 1, 2022 with an annual salary of \$50,000.00; 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 Megan Doherty and place a copy of same in her personnel file 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 February 16, 2022

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING CHANGE IN POSITION AND TITLE

### RESOLUTION NO. 22-64

FEBRUARY 16, 2022

**WHEREAS**, the Borough of Woodcliff Lake seeks to change Diane O'Brien's position and title to Receptionist/Administrative Assistant; and

**WHEREAS**, Diane O'Brien's change in position and title to Receptionist/Administrative Assistant shall be effective February 1, 2022 with an annual salary of \$45,000.00 per year; and

**WHEREAS**, the Borough Administrator and Personnel Committee have reviewed this matter and recommend that Diane O'Brien's position and title be changed to Receptionist/Administrative Assistant effective February 1, 2022 with an annual salary of \$45,000.00 per year.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Diane O'Brien's change in position and title to Receptionist/Administrative Assistant be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that Diane O'Brien's change in position and title shall be effective February 1, 2022 with an annual salary of \$45,000.00; 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 Diane O'Brien and place a copy of same in her personnel file 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 February 16, 2022.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING INVOICE FROM RAPID PUMP

### RESOLUTION NO. 22-65 FEBRUARY 16, 2022

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of Invoice No. RSR163257 from Rapid Pump & Meter Service Co., Inc. in the amount of \$13,806.11 for the Werimus Lane Pump Station; and

**WHEREAS**, the Borough Administrator and Qualified Purchasing Agent of the Borough have reviewed the invoice submitted by Rapid Pump & Meter Service Co., Inc. through the Passaic Valley Sewerage Commission Cooperative Pricing System, in the amount of \$13,806.11 a copy of which is attached hereto and incorporated herein by reference and recommend the approval of same; and

**WHEREAS**, the Qualified Purchasing Agent has certified that the funds are available for the payment of this invoice in Account No. 1-01-31-455-058, said certification being attached hereto.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that Invoice No. RSR163257 submitted by Rapid Pump & Meter Service Co., Inc. in the amount of \$13,806.11 for the Werimus Lane Pump Station, a copy of which is attached hereto and incorporated herein by reference be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator take all steps necessary effectuate the payment to Rapid Pump & Meter Service Co., Inc. of Invoice No. RSR163257 in the amount of \$13,806.11.

**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 February 16, 2022.

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

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DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK





# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING PEST CONTROL SERVICES

### RESOLUTION NO. 22-66

FEBRUARY 16, 2022

**WHEREAS**, the Borough of Woodcliff Lake is in need of pest control services for the Borough Hall, Fire Department, Tice Center, DPW Facility and Ballfield House; and

**WHEREAS**, the Borough received three proposals as follows: (a) Kapture Pest Control (b) Twin-Boro Termite & Pest Control; and (c) Tri-County Termite & Pest Control, Inc.; and

**WHEREAS**, the Borough Administrator and Department of Public Works have reviewed the proposals submitted and recommend that Kapture Pest Control be awarded a one-year contract in the amount of \$3,900.00 for pest control services.

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and Kapture Pest Control, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the proposal submitted by Kapture Pest Control for pest control service for the year 2022 in the amount of \$3,900.00 be and is hereby approved; and

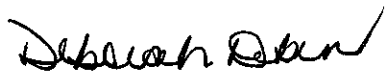
**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Department of Public Works be and is hereby authorized and directed to take all steps necessary to effectuate the execution of the proposal with Kapture Pest Control; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the attached contract agreement on behalf of the Borough with Kapture Pest Control; 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 contract agreement to Kapture Pest Control upon its passage.

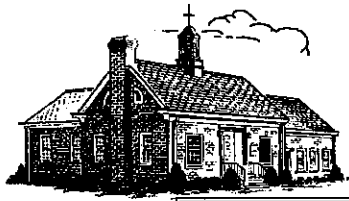
**CERTIFICATION**

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 February 16, 2022.



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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING BELLAQUA WATER COOLER

### RESOLUTION NO. 22-67

FEBRUARY 16, 2022

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a proposal from Bellaqua for five (5) bottle-less watercoolers at the following locations: (a) Police Department; (b) Fire Department; (c) Senior Center; (d) Borough Hall; and (d) Department of Public Works; and

**WHEREAS**, Bellaqua's proposal a copy of which is attached hereto and incorporated herein by reference for five (5) water coolers includes all maintenance, filter changes, service calls and repairs at a cost of \$40.00 per month to be billed quarterly for a 24 month plan; and

**WHEREAS**, the Borough Administrator has reviewed the proposal submitted by Bellaqua and recommends the approval of same; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and Bellaqua, 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 Governing Body of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey, that the proposal submitted by Bellaqua for five (5) bottle-less water coolers in the amount of \$40.00 per month billed quarterly be and is hereby approved; and

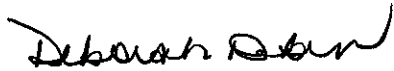
**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the execution of the proposal with Bellaqua; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the attached contract agreement on behalf of the Borough with Bellaqua; 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 contract agreement to Bellaqua 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 February 16, 2022.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING LANDSCAPE ARCHITECT AND ARCHITECTURAL SERVICES FOR GALAXY GARDEN MUNICIPAL PARK

### RESOLUTION NO. 22-68

February 16, 2022

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a proposal from DMR Architects for Landscape Architectural and Architectural Services for the Galaxy Garden Municipal Park; and

**WHEREAS**, DMR Architects' proposal in the amount of \$89,700.00, for Landscape Architectural, Architectural (Bandshell/Concert Stage) and Bidding/Construction Administration is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough previously filed a Trust Fund Municipal Park Improvement Program application with the Bergen County Division of Land Management and Open Space which was approved on December 15, 2021 for a grant award in the amount of \$110,157.00 for the Galaxy Gardens Park; and

**WHEREAS**, the Borough Administrator has reviewed the Landscape Architectural and Architectural Services proposal for the Galaxy Garden Municipal Park submitted by DMR Architects and recommends the approval of same.

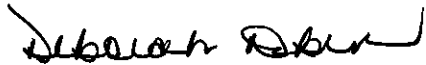
**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the proposal submitted by DMR Architects in the amount of \$89,700.00 for Landscape Architectural and Architectural Services for the Galaxy Garden Municipal Park, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the execution of the proposal with DMR Architects; 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 together with the signed proposal to DMR Architects 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 February 16, 2022.



---

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING TRANSFERS BETWEEN BUDGET APPROPRIATIONS

**FEBRUARY 16, 2022**  
**RESOLUTION NO. 22-69**

**WHEREAS**, there exist certain budget expenditures with funds available in excess of the amounts approved in the 2021 budget of the Borough of Woodcliff Lake; and

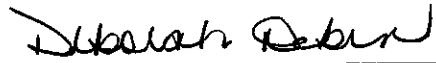
**WHEREAS**, N.J.S.A. 40A:4-59 provides that all unexpended balances carried forward after the close of the year are available, until lapsed at the close of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allow transfers to be made from unexpended balances which are expected to be insufficient during the first three months of the succeeding year;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that the following transfers be made within the 2021 Municipal Budget Appropriation Reserves:

Current Fund Within CAPS			
Account Number	Description	FROM	TO
1-01-20-155-029	LEGAL-OTHER EXPENSES- Professional Services	\$ 22,500.00	
1-01-25-252-029	OEM-OTHER EXPENSES-Other Contractual Items		\$ 4,500.00
1-01-31-460-203	GASOLINE-OTHER EXPENSES- Police Dept.		\$ 3,000.00
1-01-31-455-058	SEWER-OTHER EXPENSES-Other Equipment and Supplies		\$ 15,000.00
<b>TOTALS</b>		<b>\$22,500.00</b>	<b>\$22,500.00</b>

**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 February 16, 2022.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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





# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING HIRING OF FINANCE CLERK/ADMINISTRATIVE ASSISTANT/FLOATER IN THE FINANCE DEPARTMENT

**RESOLUTION NO. 22-70**  
**FEBRUARY 16, 2022**

**WHEREAS**, the Borough of Woodcliff Lake is in need of hiring a part-time Finance Clerk/Administrative Assistant; and

**WHEREAS**, Elisa Newman has submitted a resume and possesses the qualifications and experience necessary for said position; and

**WHEREAS**, Elisa Newman will work 20 hours per week at an annual salary of \$23,500; and

**WHEREAS**, the Borough Administrator, CFO and Borough Clerk have reviewed this matter and recommend that Elisa Newman be hired as a part-time Finance Clerk/Administrative Assistant/Floater effective March 1, 2022.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Woodcliff Lake that Elisa Newman is hereby hired as a part-time Finance Clerk/Administrative Assistant/Floater in the Borough of Woodcliff Lake at an annual salary of \$23,500, working 20 hours per week; and

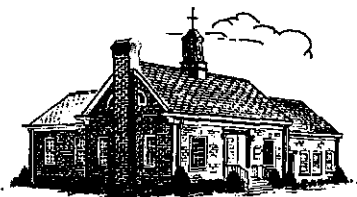
**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to the Finance Department and Elisa Newman upon its passage.

**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 February 16, 2022.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING RELEASE OF ESCROW BALANCE RESOLUTION NO. 22-71 FEBRUARY 16, 2022

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

**107 Woodcliff Avenue  
Woodcliff Lake, NJ 07677  
\$417.67**

**WHEREAS**, the Borough Engineer has confirmed that the property has been sold and there is a new owner at 107 Woodcliff Avenue and has recommended that the escrow balances be released.

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the recommendation of the above, the Mayor and Council does hereby authorize the release of escrow balances in the amount of \$417.67 in connection with the aforementioned.

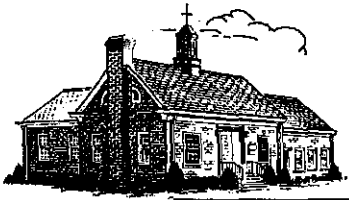
The amount returned will be divided equally between the two contributors as noted below:

1. Linda Sacchieri and Mary Ann DeGeorge \$208.84
2. Estate of Paul Vito Sacchieri \$208.83

### 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 February 16, 2022.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## A RESOLUTION APPROVING SHARED SERVICES AGREEMENT WITH THE BERGEN COUNTY BOARD OF SOCIAL SERVICES

### RESOLUTION NO. 22-72 FEBRUARY 16, 2022

**WHEREAS**, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1 et. seq.), provides that local units of government may enter into a contract for the joint provision of any service which either party to said agreement is empowered to render or perform within its own jurisdiction; and

**WHEREAS**, N.J.A.C. 10-2 establishes a County Human Services Advisory Council and subsequent services; and

**WHEREAS**, N.J.S.A. 40A:65-1 et. seq., authorizes municipalities to fulfill obligations by entering into a shared services agreement with another municipality or county government; and

**WHEREAS**, the Borough of Woodcliff Lake wishes to enter into a Shared Services Agreement with the Bergen County Board of Social Services to utilize the Board's services for those residents in need in the Borough; and

**WHEREAS**, the term of the Shared Services Agreement shall be for three (3) years, with seven (7) mutual one-year options to renew, which options shall be exercised by resolution of each respective Governing Body and shall become effective March 1, 2022; and

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed this matter and recommend that a Shared Services Agreement be entered into between the Borough and the Bergen County Board of Social Services in order to utilize the Board's services for those

residents in need in the Borough of Woodcliff Lake; and

**WHEREAS**, the Borough Attorney has prepared a Shared Services Agreement between the Borough and the Board of Social Services, 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 Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the Shared Services Agreement, a copy of which is attached hereto and incorporated herein by reference, between the Borough and the Bergen County Board of Social Services for the utilization of the Board's services for those residents in need in the Borough of Woodcliff Lake be and is hereby approved; and

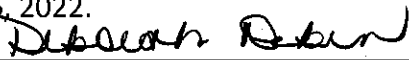
**BE IT FURTHER RESOLVED**, that the term of the Shared Services Agreement shall be for three (3) years with seven (7) mutual one-year options to renew, which options shall be exercised by resolution of each respective Party and shall become effective March 1, 2022; and

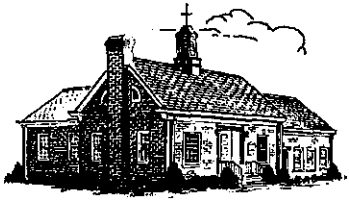
**BE IT FURTHER RESOLVED**, that the Borough Administrator is hereby authorized and directed to execute the Shared Services Agreement on behalf of the Borough; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and is hereby authorized and directed to forward a copy of this signed Resolution together with the Shared Services Agreement to the Bergen County Board of Social Services 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 February 16, 2022.

  
\_\_\_\_\_  
**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			
Hayes			X			
Higgins			X			
Margolis			X			
Schnoll	X		X			
Gadaleta		X	X			
Mayor Rendo						

## RESOLUTION AUTHORIZING WOODCLIFF LAKE POOL AND TENNIS RATES FOR THE 2022 SEASON

### RESOLUTION NO. 22-73 FEBRUARY 16, 2022

**WHEREAS**, the Mayor and Council authorize the Borough to collect the following fees for the 2022 pool and tennis season as stated:

#### 2022 TENNIS RATES

Membership will be from January – December (weather permitting). There will be a \$10 fee for a replacement access card.

#### Resident & Old Tappan Tennis Membership Rates:

Family:	\$85
Adult/Single:	\$55
Student (Under age 25)	\$35
Senior Citizen 62 & Over (proof of age required)	FREE
Old Tappan Senior Citizen (62 & Over (proof of age required)	\$35

#### Non-Resident Membership Rates:

Family:	\$125
Adult/Single:	\$70
Student (Under age 25)	\$40
Senior Citizen 62 & Over (proof of age required)	\$35
WCL Corporate/Business	\$55

## **2022 POOL RATES**

### **NEW THIS YEAR:**

Sign up after April 1<sup>st</sup> and incur a \$50 late fee.  
NO CASH AT POOL GATES, CREDIT CARD ONLY.

No refunds on any memberships will be given after opening day, unless the Pool closes due to an Executive Order being issued.

A \*Family shall consist of not more than 2 adults and all children 23 and under and living at the same address.

### **Resident Family Pool and Tennis Membership Rates (Includes Borough of WCL Employees Regardless of Residency & Old Tappan Residents) – Proof of Residency is Required**

	<b><u>Before 4/1/22</u></b>	<b><u>After 4/1/22</u></b>
Family Plan (Pool) + 5 pool guest passes	\$635	\$685
Family with Nanny + 5 pool guest passes	\$750	\$800

### **Resident Individual Pool Membership Rates (Includes Borough of WCL Employees Regardless of Residency & Old Tappan Residents)**

\*An Adult is considered 24 and up.

	<b><u>Before 4/1/22</u></b>	<b><u>After 4/1/22</u></b>
Adult +1 guest passes	\$290	\$340
Couple + 3 guest passes	\$520	\$570
Student (ages 14-23)	\$245	\$295
Senior Citizen (Age 62 & over – proof of age required)	FREE	FREE
Old Tappan Senior Citizen (Age 62 & over – proof of age/residency required)	\$115	\$165

### **Reduced Fee Daily Admittance Guest Passes (added to your account) & Daily Fee @ Gate – CREDIT CARD ONLY (NO CASH)**

Daily Fee @ Gate – Ages 24 & Up	\$30
Daily Fee @ Gate – Ages 5-25	\$25
Twilight – After 4PM Ages 5+ WCL/OT Residents & Members Guests	\$15

**Resident Members only can pay by check or credit at Borough Hall ONLY**

5 Guest Passes - Resident WCL/OT members only, purchase at Borough Hall ONLY	\$100
10 Guest Passes - Resident WCL/OT members only, purchase at Borough Hall ONLY	\$165

**Woodcliff Lake Volunteer Fire Fighter & Tri-Boro Ambulance**

(Regardless of residency, but must be a current volunteer in the Borough of Woodcliff Lake for the current year)

	<b><u>Before 4/1/22</u></b>	<b><u>After 4/1/22</u></b>
Family Plan (Pool) + 2 guest passes (must be head of household)	\$230	\$280
Single (Adult) (pool) 24+	\$105	\$155

**Woodcliff Lake Resident – Veteran**

50% off Resident Pool and Tennis Rates

Proof of residence and service is required. Contact Borough Administrator for approval.

**Non-Resident Pool Membership Rates**

	<b><u>Before 4/1/22</u></b>	<b><u>After 4/1/22</u></b>
Family Plan + 2 guest passes	\$1,220	\$1,270
Family with Nanny +2 guest passes	\$1,365	\$1,415
*Couple Plan + 1 guest pass	\$955	\$1,005
*A couple consists of 2 adults living at the same address		
Single Adult (Pool) 24+	\$555	\$605
Student (ages 14-23)	\$415	\$465
Senior Citizen (Individual) (Ages 62+ & Over)	\$310	\$360
Proof of age is required		

**Lost Badges**

There is a \$25 charge for replacing badges.



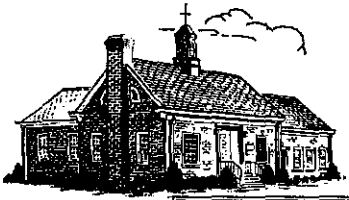
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake that the aforementioned rates are approved as presented.

**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 February 16, 2022

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION AUTHORIZING WOODCLIFF LAKE CAMP RATES FOR THE 2022 SEASON

### RESOLUTION NO. 22-74

FEBRUARY 16, 2022

**WHEREAS**, the Park and Recreation Director and the Council Liaisons for the Park and Recreation Committee have discussed and agreed upon changes to the 2022 Camp fees; and

**WHEREAS**, the Park and Recreation Director and the Council Liaisons for the Park and Recreation Department wish to recommend the following Camp fees for 2022:

Camp Algonquin runs for 6 weeks. Enroll in all 6 weeks of camp prior to May 1<sup>st</sup> and receive a discount of \$100 for the half day camp and \$200 for full day camp.

#### Resident Half Day and Full Day Rates

Per Week: \$230.00 (1/2 Day) - \$410.00 (Full Day)

#### Non-Resident Half Day and Full Day Rates (see restrictions below)

Per Week: \$290.00 (1/2 Day) -- \$460.00 (Full Day)

Counselor in Training (CIT) ages 13- 14 - \$230.00 per week (Full Day)

#### Cancellation Policy

After April 1, 2022 if you cancel and the spot can be filled a refund will be issued.  
No refunds will be given to any missed days, inclement weather days, or dismissals from camp

Exception: If an executive order is issued cancelling all outdoor summer camps due to COVID-19; refunds would be given for unused weeks (not days)

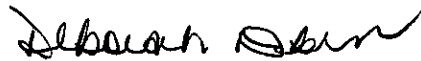
\*Please note Camp registration is open throughout the six weeks.  
Enrollment is open until capacity has been reached.

\*Non-Resident rates are available to the following: Saddle River, Upper Saddle River, Montvale, Hillsdale and Park Ridge; those Non-Residents Employed within the Borough of Woodcliff Lake (sign up must be done at Borough Hall, proof will be required) and those Non-Residents that are current members of the pool.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake that the aforementioned rates and cancellation policy be and are hereby approved as presented.

#### 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 February 16, 2022.



DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING PROMOTION OF LIEUTENANT A. STEPHEN REGULA TO CAPTAIN

### RESOLUTION NO. 22-75 FEBRUARY 16, 2022

**WHEREAS**, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Captain; and

**WHEREAS**, there is only one candidate eligible and the Police Chief desires to promote Lieutenant A. Stephen Regula to the position of Captain; and

**WHEREAS**, Lieutenant A. Stephen Regula possesses all the qualifications necessary for the position of Captain for the Woodcliff Lake Police Department; and

**WHEREAS**, the Police Chief and Borough Administrator have reviewed this matter and recommend that Lieutenant A. Stephen Regula be promoted to the position of Captain the Woodcliff Lake Police Department effective March 1, 2022.

**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 Lieutenant A. Stephen Regula be and is hereby promoted to the position of Captain in the Woodcliff Lake Police Department effective March 1, 2022; and

**BE IT FURTHER RESOLVED**, that Lieutenant A. Stephen Regula will continue to be covered under the existing PBA collective bargaining agreement until a contract with the new Captain is negotiated and 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 the Police Chief and Lieutenant A. Stephen Regula 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 February 16, 2022.

A handwritten signature in cursive script, reading "Deborah Dakin", written in black ink.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING PROMOTION OF OFFICER MATTHEW SCHANEL TO SERGEANT

### RESOLUTION NO. 22-76

FEBRUARY 16, 2022

**WHEREAS**, there presently exists a vacancy in the Woodcliff Lake Police Department for the position of Sergeant; and

**WHEREAS**, after interviews and a review of candidates, the Police Chief desires to promote Officer Matthew Schanel, who is next in line on the promotional list to the position of Sergeant; and

**WHEREAS**, Officer Schanel possesses all the qualifications necessary for the position of Sergeant for the Woodcliff Lake Police Department; and

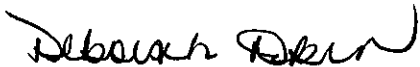
**WHEREAS**, the Police Chief and Borough Administrator have reviewed this matter and recommend that Officer Matthew Schanel be promoted to the position of Sergeant in the Woodcliff Lake Police Department.

**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 Officer Matthew Schanel be and is hereby promoted to the position of Sergeant in the Woodcliff Lake Police Department, effective March 1, 2022; and

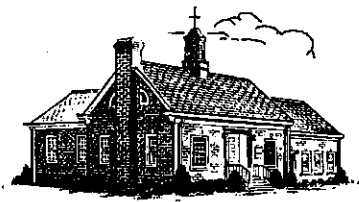
**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Police Chief and Officer Matthew Schanel upon its passage.

**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 February 16, 2022.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING DEED OF CONSERVATION EASEMENT

### RESOLUTION NO. 22-77

FEBRUARY 16, 2022

**WHEREAS**, the Borough of Woodcliff previously filed a Trust Fund Municipal Park Improvement Program application with the Bergen County Division of Land Management and Open Space for financial assistance with a municipal park project; and

**WHEREAS**, as a condition of same, on January 24, 2022 a Resolution was adopted approving the Borough, as Grantee, and the County of Bergen as Grantor to enter into a Grant Contract in accord with the filed application; and

**WHEREAS**, it is further necessary for the Borough to execute a Deed of Conservation Easement with regard to the Galaxy Gardens property located at 223 Woodcliff Avenue, Block 1402, Lot 7; and

**WHEREAS**, the Borough Attorney has reviewed the Deed of Conservation Easement prepared by the County, attached hereto and incorporated herein by reference, and recommends the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the Deed of Conservation Easement attached hereto and incorporated herein by reference, be and is hereby approved; and

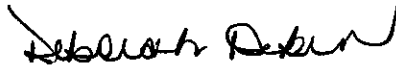
**BE IT FURTHER RESOLVED**, that the Mayor is hereby authorized and directed to execute the Deed of Conservation Easement on behalf of the Borough; and



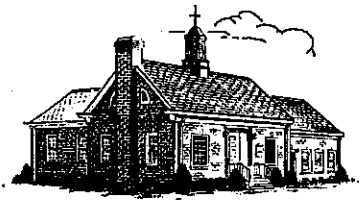
**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward the executed Deed of Conservation Easement to the County of Bergen for signature and recording.

**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 February 16, 2022.

A handwritten signature in black ink, appearing to read "Deborah Dakin", written over a horizontal line.

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



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

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

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING AFFORDABLE HOUSING PROJECT

RESOLUTION NO. 22-78

FEBRUARY 16, 2022

**WHEREAS**, the Borough of Woodcliff Lake (the "Borough") entered into a settlement agreement dated November 6, 2017 (the "Settlement") with Fair Share Housing Center; and

**WHEREAS**, the North Broadway Site (block 2602, Lots 1, 2 and 9) (the "Property") is identified in the Settlement as a site for sixteen (16) affordable housing units; and

**WHEREAS**, the Borough has been in discussion with The Alpert Group ("Developer") for the construction of the sixteen (16) affordable housing units at the Property; and

**WHEREAS**, the Developer has presented concept plans for the development of the Property that the Borough views favorably; and

**WHEREAS**, the Developer has requested certain assurances from the Borough for moving forward and applying for financing; and

**WHEREAS**, the Governing Body has reviewed the concept plans presented and desires to see the construction of the affordable units at the Property.

**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 Borough be and hereby agrees to enter into a PILOT Agreement under the HMFA Statute with the Developer upon

completion of the construction of the affordable units in accordance with the plans at a rate of 6.28% of gross revenue of the Project; and

**IT IS FURTHER RESOLVED** that the Borough will contribute \$800,000.00 of affordable housing trust funds towards the construction costs of the development; and

**IT IS FURTHER RESOLVED** that the Borough will allow the development to proceed with a Section 31 Review as a capital project before the Planning Board rather than full formal site plan application.

**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 February 16, 2022.



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

**BOROUGH OF WOODCLIFF LAKE**

**ORDINANCE NO. 22-01**

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

Hereto introduced on the 24th day of January, 2022 at 7:00 PM did pass on first reading and that said Ordinance be further considered for final passage at a meeting to be held on the 16<sup>th</sup> day of February, 2022 at 7:00 PM or as soon thereafter as the matter can be reached at the regular meeting place of the Borough Council, and that at such time and place all persons interested be given an opportunity to be heard concerning said Ordinance, and that the Borough Clerk is hereby authorized and directed to publish said Ordinance according to law with a notice of introduction and passage on first reading and of the time and place when and where said Ordinance be further considered.

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

**SECTION I.** That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall be fixed for the year 2022 as follows:

	<b>SALARY RANGE</b>	
	<b><u>MIN.</u></b>	<b><u>MAX.</u></b>
Mayor	4,550	10,000
Councilmembers	2,900	7,500

**SECTION II.** That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall be for the year 2022 as follows:

	<b>SALARY RANGE</b>	
	<b><u>MIN.</u></b>	<b><u>MAX.</u></b>
<b><u>Administration</u></b>		
Administrator (FT)	90,000	150,000
Administrator (PT)	36,000	90,000
Admin. Asst./Fire Prev Scty	30,000	60,000
Director of Public Assistance	1,600	3,000
Summer Intern	13.00/hour	16.00/hour

**Clerk**

Borough Clerk/Office Manager/Registrar/ Safety Coordinator	55,000	105,000
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**Building Dept**

Construction Code Official (PT)	30,000	50,000
Tech. Assistant (FT)	30,000	50,000
Tech. Assistant (PT)	15,000	35,000
Property Maintenance Official(s) (PT)	13,000	35,000
Construction Supervisor (PT/Salaried)	12,000	25,000
Building Sub code Official (PT/ Salaried)	10,000	20,000
Plumbing Sub code Official (PT/Salaried)	10,000	20,000
Electrical Sub code Official (PT/Salaried)	10,000	20,000
Fire & Mechanical Sub code Official (PT/Salaried)	10,000	20,000
Building Inspector (PT/Salaried)	5,000	12,000
Electric Inspector (PT/Salaried)	5,000	12,000
Plumbing Inspector (PT/Salaried)	5,000	12,000
Zoning Official (PT/Salaried)	10,000	20,000
Deputy Zoning Official (PT/Salaried)	5,000	10,000
Zoning Board Administrator	46,000	60,000
Planning/Zoning Board Secretary (up to 20 meetings)		5,000/annually
• Special Meetings (Over 20 meetings)	\$250.00 per meeting	
• Alternate Secretary	\$250.00 per meeting	

**SALARY RANGE**

	<b><u>MIN.</u></b>	<b><u>MAX.</u></b>
<b><u>Finance</u></b>		
Chief Financial Officer (PT)	25,000	55,000
Chief Financial Officer (FT)	55,000	95,000
Finance Clerk/Asst to CFO	25,000	65,000
Finance Clerk/Purchasing/Payroll Benefits (FT)	32,000	60,000
Finance Clerk/Purchasing/Floater (PT)	16,000	30,000
Tax Collector (FT)	42,600	66,000
Tax Collector (PT)	20,000	40,000
Tax Assessor (PT)	20,000	40,000

**Fire Prevention**

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

#### **SALARY RANGE**

**MIN.** **MAX.**

#### **Additional Stipends**

Deputy Registrar	500 - 1,500 annually
Board of Health Secretary	1,500 - 3,000 annually
Website Administrator/Social Media	3,000 - 6,000 annually
QPA	3,000 - 6,000 annually

**SECTION III.** Public Safety. That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall not exceed the following amounts for the year 2022.

#### **SALARY RANGE**

	<b><u>MIN.</u></b>	<b><u>MAX.</u></b>
Police Chief	160,000	215,000
Captain	160,000	195,000
Admin. Asst./ Matron	30,000	60,000
Admin. Asst./Matron (P/T)	20.00/hour	30.00/hour
Emergency Mgmt. (OEM) Coordinator (P/T)	7,500	12,000
Deputy OEM Coordinator (P/T)	2,000	4,000
School Crossing Guards (P/T)	15.00/hour	25.00/hour

**SECTION IV.** Department of Public Works. That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall not exceed the following amounts for the year 2022.

#### **SALARY RANGE**

	<b><u>MIN.</u></b>	<b><u>MAX.</u></b>
Superintendent	85,000	115,000
Foreman	60,000	100,000

DPW All Other F/T

38,000

76,000 – According to Step  
Guide Below

**DPW Step Guide:**

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

○ Step 1 (Entry)	38,000
○ Step 1A (w/CDL)*	40,000
○ Step 2	44,000
○ Step 3	48,000
○ Step 4	52,000
○ Step 5	56,000
○ Step 6	60,000
○ Step 7	64,000
○ Step 8	68,000
○ Step 9	72,000
○ Step 10	76,000

*After reaching Step 10 Employee is subject/entitled to any yearly raise that may be approved by the Mayor & Council*

\*CDL is defined as CDL WITH Air Brakes and WITHOUT Restriction (E) the Manual Transmission Restriction. Employees MUST complete said certification by set date as a condition of their continued employment (Normally w/in 12 months of hire)

Current Employees who do not possess the valid CDL Certification cannot advance to the next Step.

**Stipends/Licenses – Annual Amount**

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

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

	SALARY RANGE	
	MIN.	MAX.
<b><u>Seasonal/Stand-by/Hourly Employees</u></b>		
Ecology Lead	25.00/hour	35.00/hour
Ecology Assistant	15.00/hour	20.00/hour

Snow Plow Helper/Driver	20.00/hour	35.00/hour
Summer Help	13.00/hour	18.00/hour
Leaves – Fall Help	15.00/hour	25.00/hour
Senior Van Driver	18.00/hour	25.00/hour
Stand-By pay/period		350.00/week
Lead Man – <i>Designated on occasion at discretion of the DPW Supt</i>		\$50/Day

**SECTION V.** Parks & Recreation. That the annual maximum base compensation to be paid to the following officers and employees of the Borough of Woodcliff Lake shall not exceed the following amounts for the year 2022:

	<b>SALARY RANGE</b>	
	<b><u>MIN.</u></b>	<b><u>MAX.</u></b>
Recreation Director	30,000	60,000
Recreation Director (Seasonal PT)	15,000	45,000
Website/Communications Director (PT)	12,000	30,000
Pool Manager	9,000	15,000
Pool Assistant Manager	8,000	12,000
Co-Director – Summer Day Camp	5,500	7,500
Lifeguard	13.00/hour	16.00/hour
Gate Guard	13.00/hour	16.00/hour
Camp Counselor	13.00/hour	16.00/hour
Tennis Attendant	13.00/hour	16.00/hour

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

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

Upon retirement, all full time employees who commenced service on or before May 21, 2010, may receive payment for one (1) day for each two (2) unused sick days at their regular rate of pay on an annual basis. All full time employees hired after May 21, 2010, shall upon retirement be entitled to one (1) days pay for each two (2) unused sick days at their regular rate of pay in an amount not to exceed \$15,000 in accordance with N.J.S.A. 40A:9-10.4.

Maximum twelve (12) sick days per year for full-time employees.

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



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

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

**LONGEVITY IS *NOT* REFLECTED IN 2020 SALARIES ON APPLICABLE EMPLOYEES**

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

**SECTION IX.** That this ordinance shall be retroactive to January 1, 2022 upon passage and publication as required by law.

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

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

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

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

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

Ordinance No. 22-02

AN ORDINANCE TO AMEND CHAPTER 163 ENTITLED "FEES" OF THE BOROUGH CODE OF THE  
BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE IN  
THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

WHEREAS, Chapter 163, of the Code of the Borough of Woodcliff Lake sets forth all fees  
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 163-1. Fee Schedule Established.

Fee Schedule Chapter 255. Peddling and Soliciting. Initial review: change \$25.00 to \$50.00.

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. 22-03**

**AN ORDINANCE TO AMEND CHAPTER 320 ENTITLED "STORMWATER CONTROL" 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 320, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Stormwater Control 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 320. Stormwater Control.

**Section 1: Scope and Purpose**

**A. Policy Statement**

Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs and low impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.

**B. Purpose**

It is the purpose of this ordinance to establish minimum stormwater management requirements and controls for major development, as defined in Section 2.

**C. Applicability.**

1. This ordinance shall be applicable to the following major developments:

- a. Nonresidential major developments; and
  - b. Aspects of residential major developments that are not preempted by the Residential Site Improvement Standards at N.J.A.C. 5:21.
2. This ordinance shall also be applicable to all major developments undertaken by Borough of Woodcliff Lake.
- D. Compatibility with other permit and ordinance requirements. Development approvals issued for subdivisions and site plans pursuant to this ordinance are to be considered an integral part of development approvals under the subdivision and site plan review process and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare. This ordinance is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

## **Section 2: Definitions**

For the purpose of this ordinance, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. The definitions below are the same as or based on the corresponding definitions in the Stormwater Management Rules at N.J.A.C. 7:8-1.2.

### **AGRICULTURAL DEVELOPMENT**

Land uses normally associated with the production of food, fiber, and livestock for sale. Such uses do not include the development of land for the processing or sale of food and the manufacturing of agriculturally related products.

### **BEST MANAGEMENT PRACTICE (BMP)**

Structural device, measure, facility, or activity that helps to achieve stormwater management control objectives at a designated site.

### **CAFRA PLANNING MAP**

The map used by the Department to identify the location of Coastal Planning Areas, CAFRA centers, CAFRA cores, and CAFRA nodes. The CAFRA Planning Map is available on the Department's Geographic Information System (GIS).

**CAFRA CENTERS, CORES OR NODES**

Those areas with boundaries incorporated by reference or revised by the Department in accordance with N.J.A.C. 7:7-13.16.

**COMMUNITY BASIN**

An infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond, established in accordance with N.J.A.C. 7:8-4.2(c)14, that is designed and constructed in accordance with the New Jersey Stormwater Best Management Practices Manual, or an alternate design, approved in accordance with N.J.A.C. 7:8-5.2(g), for an infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond and that complies with the requirements of this chapter.

**CATEGORY 1 (C1) WATERS**

Waters of the state, including unnamed waterways that appear on Soil Survey and USGS Topographic Quadrangle Maps within the same HUC 14 watershed, designated in N.J.A.C. 7:9B-1.15(c) through (h) for purposes of implementing the antidegradation policies set forth at N.J.A.C. 7:9B-1.5(d) for protection from measurable changes in water quality characteristics because of their clarity, color, scenic setting, other characteristics of aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resources.

**COMPACTION**

The increase in soil bulk density.

**CONTRIBUTORY DRAINAGE AREA**

The area from which stormwater runoff drains to a stormwater management measure, not including the area of the stormwater management measure itself.

**CORE**

A pedestrian-oriented area of commercial and civic uses serving the surrounding municipality, generally including housing and access to public transportation.

**COUNTY REVIEW AGENCY**

An agency designated by the County Board of Commissioners to review municipal stormwater management plans and implementing ordinance(s). The county review agency may either be:

- A. County planning agency; or
- B. County water resource association created under N.J.S.A. 58:16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

**DEPARTMENT**

The New Jersey Department of Environmental Protection.

**DESIGNATED CENTER**

A State Development and Redevelopment Plan Center as designated by the State Planning Commission, such as urban, regional, town, village, or hamlet.

**DESIGN ENGINEER**

A person professionally qualified and duly licensed in New Jersey to perform engineering services that may include, but not necessarily be limited to, development of project requirements, creation and development of project design and preparation of drawings and specifications.

**DEVELOPMENT**

The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or structure; any mining excavation or landfill; and any use or change in the use of any building or other structure, or land or extension of use of land, by any person, for which permission is required under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. In the case of development of agricultural lands, development means: any activity that requires a state permit; any activity reviewed by the County Agricultural Board (CAB) and the State Agricultural Development Committee (SADC), and municipal review of any activity not exempted by the Right to Farm Act; N.J.S.A. 4:1C-1 et seq.

**DISTURBANCE**

The placement or reconstruction of impervious surface or motor vehicle surface, or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Milling and repaving is not considered disturbance for the purposes of this definition.

**DRAINAGE AREA**

A geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving water body or to a particular point along a receiving waterbody.

**ENVIRONMENTALLY CONSTRAINED AREA**

The following areas where the physical alteration of the land is in some way restricted, either through regulation, easement, deed restriction or ownership such as: wetlands, floodplains, threatened and endangered species sites or designated habitats, and parks and preserves. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

**ENVIRONMENTALLY CRITICAL AREAS**

An area or feature which is of significant environmental value, including but not limited to: stream corridors, natural heritage priority sites, habitats of endangered or threatened species, large areas of contiguous open space or upland forest, steep slopes, and well head protection and groundwater recharge areas. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the

**EMPOWERMENT NEIGHBORHOOD**

A neighborhood designated by the Urban Coordinating Council in consultation and conjunction with the New Jersey Redevelopment Authority pursuant to N.J.S.A. 55:19-69.

**EROSION**

The detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

**ESCAPE PROVISIONS**

The permanent installation of ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management basins.

**GROUNDWATER**

A body of water below the surface of the land in a zone of saturation where the spaces between the soil or geological materials are fully saturated with water.

**GREEN INFRASTRUCTURE**

A stormwater management measure that manages stormwater close to its source by:

1. Treating stormwater runoff through infiltration into subsoil;
2. Treating stormwater runoff through filtration by vegetation or soil; or
3. Storing stormwater runoff for reuse.

**HUC 14**

An area within which water drains to a particular receiving surface water body, also known as a sub watershed, which is identified by a 14-digit hydrologic unit boundary designation, delineated within New Jersey by the United States Geological Survey.

**IMPERVIOUS SURFACE**

A surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

**INFILTRATION**

The process by which water seeps into the soil from precipitation.

**LEAD PLANNING AGENCY**

One or more public entities having stormwater management planning authority designated by the regional stormwater management planning committee pursuant to N.J.A.C. 7:8-3.2, that serves as the primary representative of the committee.

**MAJOR DEVELOPMENT**

An individual "development," as well as multiple developments that individually or collectively result in:

- (1) The disturbance of one or more acres of land since February 2, 2004;
- (2) The creation of one-quarter acre or more of "regulated impervious surface" since February 2, 2004;
- (3) The creation of one-quarter acre or more of "regulated motor vehicle surface" since March 2, 2021 {or the effective date of this ordinance, whichever is earlier}; or
- (4) A combination of 2 and 3 above that totals an area of one-quarter acre or more. The same surface shall not be counted twice when determining if the combination area equals one-quarter acre or more.

Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of paragraphs 1, 2, 3, or 4 above. Projects undertaken by any government agency that otherwise meet the definition of "major development," but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered "major development."

#### **MITIGATION**

An action by an applicant providing compensation or offset actions for on-site stormwater management requirements where the applicant has demonstrated the inability or impracticality of strict compliance with the stormwater management requirements set forth in N.J.A.C. 7:8 in an adopted regional stormwater management plan or in this local ordinance and has received a waiver from strict compliance from the Borough of Woodcliff Lake. Mitigation for the purposes of this ordinance includes both the mitigation plan detailing how the project's failure to strictly comply will be compensated, and the implementation of the approved mitigation plan.

#### **MOTER VEHICLE**

Land vehicles propelled other than by muscular power, such as automobiles, motorcycles, autocycles, and low speed vehicles. For the purposes of this definition, motor vehicle does not include farm equipment, snowmobiles, all-terrain vehicles, motorized wheelchairs, go-carts, gas buggies, golf carts, ski-slope grooming machines, or vehicles that run only on rails or tracks.

#### **MOTER VEHICLE SURFACE**

Any pervious or impervious surface that is intended to be used by "motor vehicles" and/or aircraft, and is directly exposed to precipitation including, but not limited to, driveways, parking areas, parking garages, roads, racetracks, and runways.

#### **MUNICIPALITY**

Any city, borough, town, township, or village.

#### **NEW JERSEY STORMWATER BEST MANGEMENT PRACTICES (BMP) MANUAL**

The manual maintained by the Department providing, in part, design specifications, removal rates, calculation methods, and soil testing procedures approved by the



Department as being capable of contributing to the achievement of the stormwater management standards specified in this chapter. The BMP Manual is periodically amended by the Department as necessary to provide design specifications on additional best management practices and new information on already included practices reflecting the best available current information regarding the particular practice and the Department's determination as to the ability of that best management practice to contribute to compliance with the standards contained in this chapter. Alternative stormwater management measures, removal rates, or calculation methods may be utilized, subject to any limitations specified in this chapter, provided the design engineer demonstrates to the municipality, in accordance with Section 4.F. of this ordinance and N.J.A.C. 7:8-5.2(g), that the proposed measure and its design will contribute to achievement of the design and performance standards established by this chapter.

**NODE**

An area designated by the State Planning Commission concentrating facilities and activities which are not organized in a compact form.

**NONSTRUCTURAL STORMWATER MANAGEMENT TECHNIQUES**

Techniques that control or reduce stormwater runoff in the absence of stormwater structures (e.g., basins and pipe conveyances), such as minimizing site disturbance, preserving important site features, including but not limited to natural vegetation, reducing and disconnecting impervious cover, minimizing slopes, utilizing native vegetation, minimizing turf grass lawns, increasing time of concentration, and maintaining and enhancing natural drainage features and characteristics.

**NUTRIENT**

A chemical element or compound, such as nitrogen or phosphorus, which is essential to and promotes the development of organisms.

**PERMEABLE**

A surface or land cover capable of transmitting or percolating a significant amount of precipitation into the underlying soils.

**PERSON**

Any individual, corporation, company, partnership, firm, association, Borough of Woodcliff Lake or political subdivision of this State and any state, interstate, or Federal agency.

**PLAN**

A document approved at the site design phase that outlines the measures and practices used to control stormwater runoff at the site.

**POLLUTANT**

Any dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, refuse, oil, grease, sewage sludge, munitions, chemical wastes, biological materials, medical wastes, radioactive substance (except those regulated under the Atomic Energy

Act of 1954, as amended (42 U.S.C. 2011 et seq.), thermal waste, wrecked or discarded equipment, rock, sand, cellar dirt, industrial, municipal, agricultural, and construction waste or runoff, or other residue discharged directly or indirectly to the land, groundwaters or surface waters of the state, or to a domestic treatment works. "Pollutant" includes both hazardous and nonhazardous pollutants.

**RECHARGE**

The amount of water from precipitation that infiltrates into the ground and is not evapotranspired.

**REGULATED IMPERVIOUS SURFACE**

Any of the following, alone or in combination:

- (1) A net increase of impervious surface;
- (2) The total area of impervious surface collected by a new stormwater conveyance system (for the purpose of this definition, a "new stormwater conveyance system" is a stormwater conveyance system that is constructed where one did not exist immediately prior to its construction or an existing system for which a new discharge location is created);
- (3) The total area of impervious surface proposed to be newly collected by an existing stormwater conveyance system; and/or
- (4) The total area of impervious surface collected by an existing stormwater conveyance system where the capacity of that conveyance system is increased.

**REGULATED MOTOR VEHICLE SURFACE**

Any of the following, alone or in combination:

1. The total area of motor vehicle surface that is currently receiving water;
2. A net increase in motor vehicle surface; and/or quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant, where the water quality treatment will be modified or removed.

**REVIEW AGENCY (MUNICIPAL)**

The municipal body or official that is responsible for the review of a major development project for compliance with the stormwater management requirements.

**SEDIMENT**

Solid material, mineral or organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, or gravity as a product of erosion.

**SITE**

The lot or lots upon which a major development is to occur or has occurred.

**SOIL**

All unconsolidated mineral and organic material of any origin.

**SOIL AND FLOATABLE MATERIALS**

Sediment, debris, trash and other floating, suspended or settleable solids.

**SOURCE MATERIAL**

Any material(s) or machinery, located at an industrial facility that is directly or indirectly related to process, manufacturing, or other industrial activities, that could be a source of pollutants in any industrial stormwater discharge to ground or surface water. Source materials include, but are not limited to, raw materials, intermediate products, final products, water materials, by-products, industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

**STATE DEVELOPMENT AND REDEVELOPMENT PLAN METROPOLITAN PLANNING AREA (PA1)**

An area delineated on the State Plan Policy Map and adopted by the State Planning Commission that is intended to be the focus for much of the state's future redevelopment and revitalization efforts.

**STATE PLAN POLICY MAP**

The geographic application of the State Development and Redevelopment Plan's goals and statewide policies, and the official map of these goals and policies.

**STORMWATER**

Water resulting from precipitation (including rain and snow) that runs off the land's surface, is transmitted to the subsurface, or is captured by separate storm sewers or other sewage or drainage facilities or conveyed by snow removal equipment.

**STORMWATER MANAGEMENT BMP**

An excavation or embankment and related areas designed to retain stormwater runoff. A stormwater management BMP may either be normally dry (that is, a detention basin or infiltration basin), retain water in a permanent pool (a retention basin), or be planted mainly with wetland vegetation (most constructed stormwater wetlands).

**STORMWATER MANAGEMENT MEASURE**

Any practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated pollutants, or to induce or control the infiltration

or groundwater recharge of stormwater or to eliminate illicit or illegal non-stormwater discharges into stormwater conveyances.

#### **STORMWATER MANAGEMENT PLANNING AGENCY**

A public body authorized by legislation to prepare stormwater management plans.

#### **STORMWATER MANGEMENT PLANNIN AREA**

The geographic area for which a stormwater management planning agency is authorized to prepare stormwater management plans, or a specific portion of that area identified in a stormwater management plan prepared by that agency.

#### **STORMWATER RUNOFF**

Water flow on the surface of the ground or in storm sewers, resulting from precipitation.

#### **STREAM BUFFER**

A strip of land located immediately adjacent to a stream channel consisting of natural, undisturbed vegetative cover, which serves as a transition area between uplands and riparian lands. A stream buffer may encompass wetlands, may be contained within a floodplain or floodway or may extend beyond a wetland, floodplain, or floodway boundary.

#### **STRUCTURAL STORMWATER TECHNIQUES**

A stormwater management measure that involves control of concentrated stormwater runoff or filtration such as stormwater basins, piped conveyance systems and manufactured stormwater devices and can include various types of basins, filters, surfaces, and devices located on individual lots in a residential development or throughout a commercial, industrial or institutional development site in areas not typically suited for larger, centralized structural facilities.

#### **THREATENED AND ENDANGERED SPECIES**

Endangered species are those whose prospects for survival in New Jersey are in immediate danger because of a loss or change in habitat, overexploitation, predation, competition, disease, disturbance, or contamination. Assistance is needed to prevent future extinction in New Jersey. Threatened species are those who may become endangered if conditions surrounding them begin to or continue to deteriorate. Habitats of endangered or threatened species are those identified by the Department's Landscape Project as approved by the Department's Endangered and NonGame Species Program.

#### **TIME OF CONCENTRATION**

The time it takes for stormwater runoff to travel from the hydraulically most distant point of the watershed to the point of interest within a watershed.

#### **TRANSITION AREA**

An area of protected upland adjacent to a freshwater wetland that minimizes adverse impacts on the wetland or serves as an integral component of the wetlands ecosystem.

Also known as "buffer area."

#### **TIDAL FLOOD HAZARD AREA**

A flood hazard area in which the flood elevation resulting from the two-, 10-, or 100-year storm, as applicable, is governed by tidal flooding from the Atlantic Ocean. Flooding in a tidal flood hazard area may be contributed to, or influenced by, stormwater runoff from inland areas, but the depth of flooding generated by the tidal rise and fall of the Atlantic Ocean is greater than flooding from any fluvial sources. In some situations, depending upon the extent of the storm surge from a particular storm event, a flood hazard area may be tidal in the 100-year storm, but fluvial in more frequent storm events.

#### **URBAN COORDINATING COUNCIL EMPOWERMENT NEIGHBORHOOD**

A neighborhood given priority access to State resources through the New Jersey Redevelopment Authority.

#### **URBAN ENTERPRISE ZONES**

A zone designated by the New Jersey Enterprise Zone Authority pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et seq.

#### **URBAN REDEVELOPMENT AREA**

Previously developed portions of areas:

- A. Delineated on the State Plan Policy Map (SPPM) as the Metropolitan Planning Area (PA1), Designated Centers, Cores or Nodes;
- B. Designated as CAFRA Centers, Cores or Nodes;
- C. Designated as Urban Enterprise Zones; and
- D. Designated as Urban Coordinating Council Empowerment Neighborhoods.

#### **WATER CONTROL STRUCTURE**

A structure within, or adjacent to, a water, which intentionally or coincidentally alters the hydraulic capacity, the flood elevation resulting from the two-, 10-, or 100-year storm, flood hazard area limit, and/or floodway limit of the water. Examples of a water control structure may include a bridge, culvert, dam, embankment, ford (if above grade), retaining wall, and weir.

#### **WATERS OF THE STATE**

The ocean and its estuaries, all springs, streams, wetlands, and bodies of surface or ground water, whether natural or artificial, within the boundaries of the State of New Jersey or subject to its jurisdiction.

#### **WETLANDS or WETLAND**

An area that is inundated or saturated by surface water or groundwater at a frequency and

duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

### **Section 3: Design and Performance Standards for Stormwater Management Measures**

- A. Stormwater management measures for major development shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity control, and stormwater runoff quality treatment as follows:
  - (1) The minimum standards for erosion control are those established under the Soil and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules at N.J.A.C. 2:90.
  - (2) The minimum standards for groundwater recharge, stormwater quality, and stormwater runoff quantity shall be met by incorporating green infrastructure.
- B. The standards in this ordinance apply only to new major development and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. The standards do not apply to new major development to the extent that alternative design and performance standards are applicable under a regional stormwater management plan or Water Quality Management Plan adopted in accordance with Department rules.

### **Section 4: Stormwater Management Requirements for Major Development**

- A. Maintenance plan. The development shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a major development in accordance with Section 10.
- B. Threatened and endangered species. Stormwater management measures shall be implemented in order to avoid adverse impacts of concentrated flow on habitat(s) for threatened and endangered species as documented in the Department's Landscape Project or Natural Heritage Database established under N.J.S.A. 13:1B-15.147 through 15.150, particularly *Helonias bullata* (swamp pink) and/or *Clemmys muhlenbergi* (bog turtle).
- C. Exemptions. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quantity, and stormwater runoff quality requirements of Section P, Q, and R:
  - 1. The construction of an underground utility line, provided that the disturbed areas are revegetated upon completion;
  - 2. The construction of an aboveground utility line, provided that the existing conditions are maintained to the maximum extent practicable; and

3. The construction of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material.

D. Waiver from strict compliance. A waiver from strict compliance from the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of Section 4F and G may be obtained for the enlargement of an existing public roadway or railroad; or the construction or enlargement of a public pedestrian access, provided that the following conditions are met:

1. The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;
2. The applicant demonstrates through an alternatives analysis, that through the use of stormwater management measures, the option selected complies with the requirements of Section 4F and G to the maximum extent practicable;
3. The applicant demonstrates that, in order to meet the requirements of Section 4F and G, existing structures currently in use, such as homes and buildings, would need to be condemned; and
4. The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under Subsection D.3 above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of Section 4F and G that were not achievable on site.

E. Tables 1 through 3 below summarize the ability of stormwater best management practices identified and described in the New Jersey Stormwater Best Management Practices Manual to satisfy the green infrastructure, groundwater recharge, stormwater runoff quality and stormwater runoff quantity standards specified in Section 4Q, R, S, and T. When designed in accordance with the most current version of the New Jersey Stormwater Best Management Practices Manual, the stormwater management measures found at N.J.A.C. 7:8-5.2 (f) Tables 5-1, 5-2 and 5-3 and listed below in Tables 1, 2 and 3 are presumed to be capable of providing stormwater controls for the design and performance standards as outlined in the tables below. Upon amendments of the New Jersey Stormwater Best Management Practices to reflect additions or deletions of BMPs meeting these standards, or changes in the presumed performance of BMPs designed in accordance with the New Jersey Stormwater BMP Manual, the Department shall publish in the New Jersey Registers a notice of administrative change revising the applicable table. The most current version of the BMP Manual can be found on the Department's website at:

[https://njstormwater.org/bmp\\_manual2.htm](https://njstormwater.org/bmp_manual2.htm)

F. Where the BMP tables in the NJ Stormwater Management Rule are different due to updates or amendments with the tables in this ordinance the BMP Tables in the Stormwater Management rule at N.J.A.C. 7:8-5.2(f) shall take precedence.

<b>Table 1</b> <b>Green Infrastructure BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity</b>				
<b>Best Management Practice</b>	<b>Stormwater Runoff Quality TSS Removal Rate (percent)</b>	<b>Stormwater Runoff Quantity</b>	<b>Groundwater Recharge</b>	<b>Minimum Separation from Seasonal High-Water Table (feet)</b>
Cistern	0	Yes	No	--
Dry Well <sup>(a)</sup>	0	No	Yes	2
Grass Swale	50 or less	No	No	2 <sup>(e)</sup>
Green Roof	0	Yes	No	--
Manufactured Treatment Device <sup>(a) (g)</sup>	50 or 80	No	No	Dependent upon the device
Pervious Paving System <sup>(a)</sup>	80	Yes	Yes <sup>(b)</sup> No <sup>(c)</sup>	2 <sup>(b)</sup> 1 <sup>(c)</sup>
Small-Scale Bioretention Basin <sup>(a)</sup>	80 or 90	Yes	Yes <sup>(b)</sup> No <sup>(c)</sup>	2 <sup>(b)</sup> 1 <sup>(c)</sup>
Small-Scale Infiltration Basin <sup>(a)</sup>	80	Yes	Yes	2
Small-Scale Sand Filter	80	Yes	Yes	2
Vegetative Filter Strip	60-80	No	No	--

(Notes corresponding to annotations <sup>(a)</sup> through <sup>(g)</sup> are found after Table 3)

(Continued on next page)



**Table 2**  
**Green Infrastructure BMPs for Stormwater Runoff Quantity**  
**(or for Groundwater Recharge and/or Stormwater Runoff Quality**  
**with a Waiver or Variance from N.J.A.C. 7:8-5.3)**

<b>Best Management Practice</b>	<b>Stormwater Runoff Quality TSS Removal Rate (percent)</b>	<b>Stormwater Runoff Quantity</b>	<b>Groundwater Recharge</b>	<b>Minimum Separation from Seasonal High Water Table (feet)</b>
Bioretention System	80 or 90	Yes	Yes <sup>(b)</sup> No <sup>(c)</sup>	2 <sup>(b)</sup> 1 <sup>(c)</sup>
Infiltration Basin	80	Yes	Yes	2
Sand Filter <sup>(b)</sup>	80	Yes	Yes	2
Standard Constructed Wetland	90	Yes	No	N/A
Wet Pond <sup>(d)</sup>	50-90	Yes	No	N/A

*(Notes corresponding to annotations <sup>(b)</sup> through <sup>(d)</sup> are found after Table 3)*

*(continued on the next page)*

**Table 3**  
**BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff**  
**Quantity**  
**only with a Waiver or Variance from N.J.A.C. 7:8-5.3**

<b>Best Management Practice</b>	<b>Stormwater Runoff Quality TSS Removal Rate (percent)</b>	<b>Stormwater Runoff Quantity</b>	<b>Groundwater Recharge</b>	<b>Minimum Separation from Seasonal High Water Table (feet)</b>
Blue Roof	0	Yes	No	N/A
Extended Detention Basin	40-60	Yes	No	1
Manufactured Treatment Device <sup>(h)</sup>	50 or 80	No	No	Dependent upon the device
Sand Filter <sup>(c)</sup>	80	Yes	No	1
Subsurface Gravel Wetland	90	No	No	1
Wet Pond	50-90	Yes	No	N/A

Notes to Tables 1, 2, and 3:

- a. subject to the applicable contributory drainage area limitation specified at Section 4.O.2;
- b. designed to infiltrate into the subsoil;
- c. designed with underdrains;
- d. designed to maintain at least a 10-foot-wide area of native vegetation along at least 50 percent of the shoreline and to include a stormwater runoff retention component designed to capture stormwater runoff for beneficial reuse, such as irrigation;
- e. designed with a slope of less than two percent;
- f. designed with a slope of equal to or greater than two percent;

- g. manufactured treatment devices that meet the definition of green infrastructure at Section 2;
  - h. manufactured treatment devices that do not meet the definition of green infrastructure at Section 2.
- G. An alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate may be used if the design engineer demonstrates the capability of the proposed alternative stormwater management measure and/or the validity of the alternative rate or method to the municipality. A copy of any approved alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate shall be provided to the Department in accordance with Section 7B. Alternative stormwater management measures may be used to satisfy the requirements at Section 40 only if the measures meet the definition of green infrastructure at Section 2. Alternative stormwater management measures that function in a similar manner to a BMP listed at Section 40.2 are subject to the contributory drainage area limitation specified at Section 40.2 for that similarly functioning BMP. Alternative stormwater management measures approved in accordance with this subsection that do not function in a similar manner to any BMP listed at Section 40.2 shall have a contributory drainage area less than or equal to 2.5 acres, except for alternative stormwater management measures that function similarly to cisterns, grass swales, green roofs, standard constructed wetlands, vegetative filter strips, and wet ponds, which are not subject to a contributory drainage area limitation. Alternative measures that function similarly to standard constructed wetlands or wet ponds shall not be used for compliance with the stormwater runoff quality standard unless a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section 4D is granted from Section 40.
- H. Whenever the stormwater management design includes one or more BMPs that will infiltrate stormwater into subsoil, the design engineer shall assess the hydraulic impact on the groundwater table and design the site, so as to avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally high-water table, so as to cause surficial ponding, flooding of basements, or interference with the proper operation of subsurface sewage disposal systems or other subsurface structures within the zone of influence of the groundwater mound, or interference with the proper functioning of the stormwater management measure itself.
- I. Design standards for stormwater management measures are as follows:
  - 1. Stormwater management measures shall be designed to take into account the existing site conditions, including, but not limited to, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high-water table; soil type, permeability, and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone);
  - 2. Stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be

installed at the intake to the outlet structure, as appropriate, and shall have parallel bars with one inch spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than one-third the width of the diameter of the orifice or one-third the width of the weir, with a minimum spacing between bars of one inch and a maximum spacing between bars of six inches. In addition, the design of trash racks must comply with the requirements of Section 8.C;

3. Stormwater management measures shall be designed, constructed, and installed to be strong, durable, and corrosion resistant. Measures that are consistent with the relevant portions of the Residential Site Improvement Standards at N.J.A.C. 5:21-7.3, 7.4, and 7.5 shall be deemed to meet this requirement;
  4. Stormwater management BMPs shall be designed to meet the minimum safety standards for stormwater management BMPs at Section 8; and
  5. The size of the orifice at the intake to the outlet from the stormwater management BMP shall be a minimum of two and one-half inches in diameter.
- J. Manufactured treatment devices may be used to meet the requirements of this subchapter, provided the pollutant removal rates are verified by the New Jersey Corporation for Advanced Technology and certified by the Department. Manufactured treatment devices that do not meet the definition of green infrastructure at Section 2 may be used only under the circumstances described at Section 4.O.4.
- K. Any application for a new agricultural development that meets the definition of major development at Section 2 shall be submitted to the Soil Conservation District for review and approval in accordance with the requirements at Section 4.O, P, Q and R and any applicable Soil Conservation District guidelines for stormwater runoff quantity and erosion control. For purposes of this subsection, "agricultural development" means land uses normally associated with the production of food, fiber, and livestock for sale. Such uses do not include the development of land for the processing or sale of food and the manufacture of agriculturally related products.
- L. If there is more than one drainage area, the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section 4.P, Q and R shall be met in each drainage area, unless the runoff from the drainage areas converge onsite and no adverse environmental impact would occur as a result of compliance with any one or more of the individual standards being determined utilizing a weighted average of the results achieved for that individual standard across the affected drainage areas.
- M. Any stormwater management measure authorized under the municipal stormwater management plan or ordinance shall be reflected in a deed notice recorded in the Office of the Bergen County Clerk of the county in which the development, project, project site, or mitigation area containing the stormwater management measure is located, as appropriate, to the municipality. A form of deed notice shall be submitted to the municipality for approval

prior to filing. The deed notice shall contain a description of the stormwater management measure(s) used to meet the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section 4.O, P, Q and R and shall identify the location of the stormwater management measure(s) in NAD 1983 State Plane New Jersey FIPS 2900 US Feet or Latitude and Longitude in decimal degrees. The deed notice shall also reference the maintenance plan required to be recorded upon the deed pursuant to Section 10.B.5. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality. Proof that the required information has been recorded on the deed shall be in the form of either a copy of the complete recorded document or a receipt from the clerk or other proof of recordation provided by the recording office. However, if the initial proof provided to the municipality is not a copy of the complete recorded document, a copy of the complete recorded document shall be provided to the municipality within 180 calendar days of the authorization granted by the municipality.

- N. A stormwater management measure approved under the municipal stormwater management plan or ordinance may be altered or replaced with the approval of the municipality, if the municipality determines that the proposed alteration or replacement meets the design and performance standards pursuant to Section 4 of this ordinance and provides the same level of stormwater management as the previously approved stormwater management measure that is being altered or replaced. If an alteration or replacement is approved, a revised deed notice shall be submitted to the municipality for approval and subsequently recorded with the Office of the Bergen County Clerk and shall contain a description and location of the stormwater management measure, as well as reference to the maintenance plan, in accordance with M above. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality in accordance with M above.

O. Green Infrastructure Standards

1. This subsection specifies the types of green infrastructure BMPs that may be used to satisfy the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards.
2. To satisfy the groundwater recharge and stormwater runoff quality standards at Section 4.P and Q, the design engineer shall utilize green infrastructure BMPs identified in Table 1 at Section 4.F. and/or an alternative stormwater management measure approved in accordance with Section 4.G. The following green infrastructure BMPs are subject to the following maximum contributory drainage area limitations:

<b>Best Management Practice</b>	<b>Maximum Contributory Drainage Area</b>
Dry Well	1 acre
Manufactured Treatment Device	2.5 acres
Pervious Pavement Systems	Area of additional inflow cannot exceed three times the area occupied by the BMP
Small-scale Bioretention Systems	2.5 acres
Small-scale Infiltration Basin	2.5 acres
Small-scale Sand Filter	2.5 acres

3. To satisfy the stormwater runoff quantity standards at Section 4.R, the design engineer shall utilize BMPs from Table 1 or from Table 2 and/or an alternative stormwater management measure approved in accordance with Section 4.G.
4. If a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section 4.D is granted from the requirements of this subsection, then BMPs from Table 1, 2, or 3, and/or an alternative stormwater management measure approved in accordance with Section 4.G may be used to meet the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section 4.P, Q and R.
5. For separate or combined storm sewer improvement projects, such as sewer separation, undertaken by a government agency or public utility (for example, a sewerage company), the requirements of this subsection shall only apply to areas owned in fee simple by the government agency or utility, and areas within a right-of-way or easement held or controlled by the government agency or utility; the entity shall not be required to obtain additional property or property rights to fully satisfy the requirements of this subsection. Regardless of the amount of area of a separate or combined storm sewer improvement project subject to the green infrastructure requirements of this subsection, each project shall fully comply with the applicable groundwater recharge, stormwater runoff quality control, and stormwater runoff quantity standards at Section 4.P, Q and R, unless the project is granted a waiver from strict compliance in accordance with Section 4.D.

#### **P. Groundwater Recharge Standards**

1. This subsection contains the minimum design and performance standards for groundwater recharge as follows:
2. The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at Section 5, either:
  - a. Demonstrate through hydrologic and hydraulic analysis that the site and its

stormwater management measures maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site; or

- b. Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the 2-year storm is infiltrated.
3. This groundwater recharge requirement does not apply to projects within the "urban redevelopment area," or to projects subject to 4 below.
4. The following types of stormwater shall not be recharged:
  - a. Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied, areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than "reportable quantities" as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge would be inconsistent with Department approved remedial action work plan or landfill closure plan and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and
  - b. Industrial stormwater exposed to "source material." "Source material" means any material(s) or machinery, located at an industrial facility, that is directly or indirectly related to process, manufacturing, or other industrial activities, which could be a source of pollutants in any industrial stormwater discharge to groundwater. Source materials include, but are not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

#### Q. Stormwater Runoff Quality Standards

1. This subsection contains the minimum design and performance standards to control stormwater runoff quality impacts of major development. Stormwater runoff quality standards are applicable when the major development results in an increase of one-quarter acre or more of regulated motor vehicle surface.
2. Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm as follows:
  - a. Eighty percent TSS removal of the anticipated load, expressed as an annual average shall be achieved for the stormwater runoff from the net increase of motor vehicle surface.

- b. If the surface is considered regulated motor vehicle surface because the water quality treatment for an area of motor vehicle surface that is currently receiving water quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant is to be modified or removed, the project shall maintain or increase the existing TSS removal of the anticipated load expressed as an annual average.
3. The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the New Jersey Pollutant Discharge Elimination System (NJPDES) rules, N.J.A.C. 7:14A, or in a discharge specifically exempt under a NJPDES permit from this requirement. Every major development, including any that discharge into a combined sewer system, shall comply with 2 above, unless the major development is itself subject to a NJPDES permit with a numeric effluent limitation for TSS or the NJPDES permit to which the major development is subject exempts the development from a numeric effluent limitation for TSS.
4. The water quality design storm is 1.25 inches of rainfall in two hours. Water quality calculations shall take into account the distribution of rain from the water quality design storm, as reflected in Table 4, below. The calculation of the volume of runoff may take into account the implementation of stormwater management measures.



**Table 4 - Water Quality Design Storm Distribution**

<b>Time (Minutes)</b>	<b>Cumulative Rainfall (Inches)</b>	<b>Time (Minutes)</b>	<b>Cumulative Rainfall (Inches)</b>	<b>Time (Minutes)</b>	<b>Cumulative Rainfall (Inches)</b>
1	0.00166	41	0.1728	81	1.0906
2	0.00332	42	0.1796	82	1.0972
3	0.00498	43	0.1864	83	1.1038
4	0.00664	44	0.1932	84	1.1104
5	0.00830	45	0.2000	85	1.1170
6	0.00996	46	0.2117	86	1.1236
7	0.01162	47	0.2233	87	1.1302
8	0.01328	48	0.2350	88	1.1368
9	0.01494	49	0.2466	89	1.1434
10	0.01660	50	0.2583	90	1.1500
11	0.01828	51	0.2783	91	1.1550
12	0.01996	52	0.2983	92	1.1600
13	0.02164	53	0.3183	93	1.1650
14	0.02332	54	0.3383	94	1.1700
15	0.02500	55	0.3583	95	1.1750
16	0.03000	56	0.4116	96	1.1800
17	0.03500	57	0.4650	97	1.1850
18	0.04000	58	0.5183	98	1.1900
19	0.04500	59	0.5717	99	1.1950
20	0.05000	60	0.6250	100	1.2000
21	0.05500	61	0.6783	101	1.2050
22	0.06000	62	0.7317	102	1.2100
23	0.06500	63	0.7850	103	1.2150
24	0.07000	64	0.8384	104	1.2200
25	0.07500	65	0.8917	105	1.2250
26	0.08000	66	0.9117	106	1.2267
27	0.08500	67	0.9317	107	1.2284
28	0.09000	68	0.9517	108	1.2300
29	0.09500	69	0.9717	109	1.2317
30	0.10000	70	0.9917	110	1.2334
31	0.10660	71	1.0034	111	1.2351
32	0.11320	72	1.0150	112	1.2367
33	0.11980	73	1.0267	113	1.2384
34	0.12640	74	1.0383	114	1.2400
35	0.13300	75	1.0500	115	1.2417
36	0.13960	76	1.0568	116	1.2434
37	0.14620	77	1.0636	117	1.2450
38	0.15280	78	1.0704	118	1.2467
39	0.15940	79	1.0772	119	1.2483
40	0.16600	80	1.0840	120	1.2500

5. If more than one BMP in series is necessary to achieve the required eighty percent TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:

$$R = A + B - (AXB)/100$$

Where:

R = total TSS percent load removal from application of both BMPs

A = the TSS percent removal rate (whole number) applicable to the first (upstream) BMP

B = the TSS percent removal rate (whole number) applicable to the second (downstream) BMP

6. Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the post-construction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include green infrastructure BMPs that optimize nutrient removal while still achieving the performance standards in Section 4.P, Q and R.
7. In accordance with the definition of FW1 at N.J.A.C. 7:9B-1.4, stormwater management measures shall be designed to prevent any increase in stormwater runoff to waters classified as FW1.
8. The Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-4.1(c)1 establish 300-foot riparian zones along Category One waters, as designated in the Surface Water Quality Standards at N.J.A.C. 7:9B, and certain upstream tributaries to Category One waters. A person shall not undertake a major development that is located within or discharges into a 300-foot riparian zone without prior authorization from the Department under N.J.A.C. 7:13.
9. Pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-11.2(j)3.i, runoff from the water quality design storm that is discharged within a 300-foot riparian zone shall be treated in accordance with this subsection to reduce the post-construction load of total suspended solids by 95 percent of the anticipated load from the developed site, expressed as an annual average.
10. This stormwater runoff quality standards do not apply to the construction of one individual single-family dwelling, provided that it is not part of a larger development or subdivision that has received preliminary or final site plan approval prior to December 3,

2018, and that the motor vehicle surfaces are made of permeable material(s) such as gravel, dirt, and/or shells.

#### R. Stormwater Runoff Quantity Standards

1. This subsection contains the minimum design and performance standards to control stormwater runoff quantity impacts of major development.
2. In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at Section 5, complete one of the following:
  - a. Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the 2-, 10-, and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;
  - b. Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2-, 10- and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area;
  - c. Design stormwater management measures so that the post-construction peak runoff rates for the 2-, 10- and 100-year storm events are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed; or
  - d. In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with 2.i, ii and iii above is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of the stormwater runoff, or any combination of the three will not result in additional flood damage below the point of discharge of the major development. No analysis is required if the stormwater is discharged directly into any ocean, bay, inlet, or the reach of any watercourse between its confluence with an ocean, bay, or inlet and downstream of the first water control structure.
3. The stormwater runoff quantity standards shall be applied at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system.

### **Section 5: Calculation of Stormwater Runoff and Groundwater Recharge**

#### A. Stormwater runoff shall be calculated in accordance with the following:

1. The design engineer shall calculate stormwater runoff in accordance with one of the following methods:

- a. The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15 and 16 Part 630, Hydrology National Engineering Handbook, incorporated herein by reference as amended and supplemented. This methodology is additionally described in Technical Release 55 - Urban Hydrology for Small Watersheds (TR-55), dated June 1986, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the Natural Resources Conservation Service website at:

[https://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1044171.pdf](https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf)

or at United States Department of Agriculture Natural Resources Conservation Service, 220 Davison Avenue, Somerset, New Jersey 08873; or

- b. The Rational Method for peak flow and the Modified Rational Method for hydrograph computations. The rational and modified rational methods are described in "Appendix A-9 Modified Rational Method" in the Standards for Soil Erosion and Sediment Control in New Jersey, January 2014. This document is available from the State Soil Conservation Committee or any of the Soil Conservation Districts listed at N.J.A.C. 2:90-1.3(a)3. The location, address, and telephone number for each Soil Conservation District is available from the State Soil Conservation Committee, PO Box 330, Trenton, New Jersey 08625. The document is also available at:

<http://www.nj.gov/agriculture/divisions/anr/pdf/2014NJSoilErosionControlStandardsComplete.pdf>

2. For the purpose of calculating runoff coefficients and groundwater recharge, there is a presumption that the preconstruction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term "runoff coefficient" applies to both the NRCS methodology at Section 5A-1a and the Rational and Modified Rational Methods at Section 5A-1b. A runoff coefficient or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover has existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).

3. In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts, that may reduce preconstruction stormwater runoff rates and/or volumes.
  4. In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of previous and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious cover, urban impervious area modifications as described in the NRCS Technical Release 55 – Urban Hydrology for Small Watersheds or other methods may be employed.
  5. If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation as defined at N.J.A.C. 7:13, the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.
- B. Groundwater recharge may be calculated in accordance with the following:

The New Jersey Geological Survey Report GSR-32, A Method for Evaluating Groundwater-Recharge Areas in New Jersey, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the New Jersey Stormwater Best Management Practices Manual; at the New Jersey Geological Survey website at:

<https://www.nj.gov/dep/njgs/pricelst/gsreport/gsr32.pdf>

or at New Jersey Geological and Water Survey, 29 Arctic Parkway, PO Box 420 Mail Code 29-01, Trenton, New Jersey 08625-0420.

## **Section 6: Sources for Technical Guidance**

- A. Technical guidance for stormwater management measures can be found in the documents listed below, which are available to download from the Department's website at:

[http://www.nj.gov/dep/stormwater/bmp\\_manual2.htm](http://www.nj.gov/dep/stormwater/bmp_manual2.htm)

1. Guidelines for stormwater management measures are contained in the New Jersey Stormwater Best Management Practices Manual, as amended, and supplemented. Information is provided on stormwater management measures such as, but not limited to, those listed in Tables 1, 2, and 3.
2. Additional maintenance guidance is available on the Department's website at:

B. Submissions required for review by the Department should be mailed to:

The Division of Water Quality, New Jersey Department of Environmental Protection,  
Mail Code 401-02B, PO Box 420, Trenton, New Jersey 08625-0420.

## **Section 7: Solids and Floatable Materials Control Standards**

A. Site design features identified under Section 4.F above, or alternative designs in accordance with Section 4.G above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see Section 7.A.2 below.

1. Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:

- a. The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or
- b. A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches or is no greater than 0.5 inches across the smallest dimension.

Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used to collect stormwater from the surface into a storm drain or surface water body.

- c. For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.

2. The standard in A.1. above does not apply:

- a. Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than nine (9.0) square inches;

- b. Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
- c. Where flows from the water quality design storm as specified in N.J.A.C. 7:8 are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
  - (1) A rectangular space four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or
  - (2) A bar screen having a bar spacing of 0.5 inches.

Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1)

- d. Where flows are conveyed through a trash rack that has parallel bars with one inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or
- e. Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

## **Section 8: Safety Standards for Stormwater Management Basins**

- A. General scope. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management basins. This section applies to any new stormwater management basin.
- B. The provisions of this section are not intended to preempt more stringent municipal or county safety requirements for new or existing stormwater management BMPs. Municipal and county stormwater management plans and ordinances may, pursuant to their authority, require existing stormwater management BMPs to be retrofitted to meet one or more of the safety standards in Section 8.C.1, 8.C.2, and 8.C.3 for trash racks, overflow grates, and escape provisions at outlet structures.
- C. Requirements for trash racks, overflow grates and escape provisions.

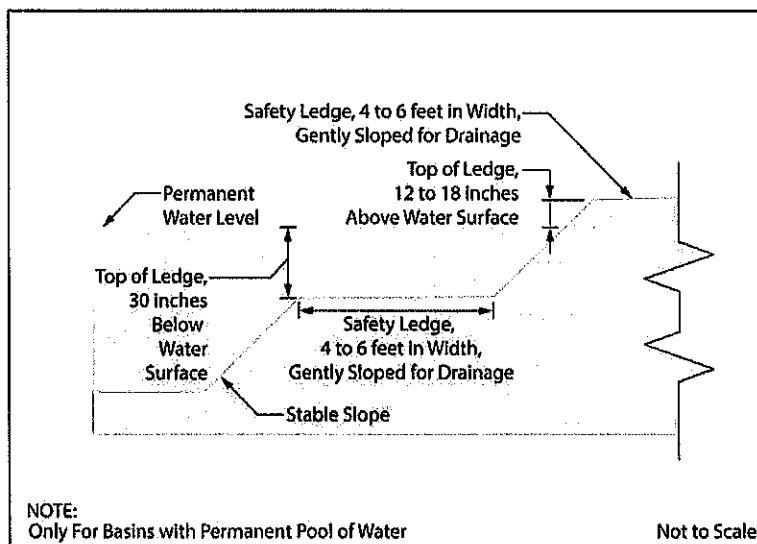
1. A trash rack is a device designed to catch trash and debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the stormwater management basin to ensure proper functioning of the basin outlets in accordance with the following:
  - a. The trash rack shall have parallel bars, with no greater than six-inch spacing between the bars.
  - b. The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure.
  - c. The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack.
  - d. The trash rack shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.
2. An overflow grate is intended to protect the opening in the top of a stormwater management measure outlet structure. It is designed to prevent obstruction of the overflow structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements:
  - a. The overflow grate shall be secured to the outlet structure but removable for emergencies and maintenance.
  - b. The overflow grate spacing shall be no less than two inches across the smallest dimension.
  - c. The overflow grate shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.
3. Stormwater management BMPs shall include escape provisions as follows:
  - a. If a stormwater management BMP has an outlet structure, escape provisions shall be incorporated in or on the structure. Escape provisions include the installation of permanent ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management BMPs. With the prior approval of the reviewing agency and/or the Borough Engineer identified in Section 8C, a freestanding outlet structure may be exempted from this requirement;
  - b. Safety ledges shall be constructed on the slopes of all new stormwater management BMPs having a permanent pool of water deeper than two and one-half feet. Safety ledges shall be comprised of two steps. Each step shall be four to six feet in width.



One step shall be located approximately two and one-half feet below the permanent water surface, and the second step shall be located one to one and one-half feet above the permanent water surface. See 8.E for an illustration of safety ledges in a stormwater management BMP; and

- c. In new stormwater management BMPs, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than three horizontals to one vertical.
  - d. An emergency drawdown method for detention basins is required where the permanent pool will be more than 2 1/2 feet deep. This drawdown method must consider downstream or off-site stability at the outfall in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey.
- D. A variance or exemption from the safety standards for stormwater management basins may be granted only upon a written finding by the appropriate reviewing agency (municipality, county, or Department) that the variance or exemption will not constitute a threat to public safety.

#### E. Safety Ledge Illustration



### Section 9: Requirements for a Site Development Stormwater Plan

#### A. Submission of site development stormwater plan.

1. Whenever an applicant seeks municipal approval of a development subject to this ordinance, the applicant shall submit all of the required components of the checklist for the site development stormwater plan at Section 9C below as part of the submission of the applicant's application for subdivision or site plan approval.
2. The applicant shall demonstrate through submission requirements that the project

meets the standards set forth in this ordinance.

3. The applicant shall submit four (4) copies of the materials listed in the checklist for site development stormwater plans in accordance with Section 9C of this ordinance.

B. Site development stormwater plan approval. The applicant's site development project shall be reviewed as a part of the subdivision or site plan review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the engineer retained by the Planning and/or Zoning Board (as appropriate) to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this ordinance.

C. Checklist requirements. The following information shall be required:

1. Topographic Base Map

The reviewing engineer may require upstream tributary drainage system information, as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and flood plains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.

2. Environmental Site Analysis

A written and graphic description of the natural and man-made features of the site and its environs. This description should include a discussion of soil conditions, slopes, wetlands, waterways, and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

3. Project Description and Site Plans

A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.

4. Land use planning and source control plan. This plan shall provide a demonstration of how the goals and standards of Section 3 through Section 5 are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible. The applicant should refer to the Borough of Woodcliff Lake Stormwater Management Plan and the Borough of Woodcliff Lake Stormwater Pollution Prevention Plan for additional requirements.
5. Stormwater management facilities map. The following information, illustrated on a map of the same scale as the topographic base map, shall be included:
  - a. Total area to be disturbed, paved, or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
  - b. Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.
6. Calculations.
  - a. Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in Section 4 of this ordinance.
  - b. When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal high-water table, then a soils report shall be submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure. The Borough of Woodcliff Lake shall be notified of site investigation activities and given the opportunity to have a witness, either prior to approval or as a condition of approval, as appropriate for the specific type of measure. Subsequent to approval of the development, postconstruction bulk soil density and infiltration testing shall be required for all infiltration measures that were used as justification for meeting the recharge standards, to ensure that they were properly constructed.
7. Maintenance and repair plan. The design and planning of the stormwater management facility shall meet the maintenance requirements of Section 10.
8. Waiver from submission requirements. The municipal official or board reviewing an application under this ordinance may, in consultation with the municipality's review

engineer, waive submission of any of the requirements in Section 9.C.1 through 9.C.6 of this ordinance when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

## **Section 10: Maintenance and Repair**

A. Applicability. Projects subject to review as in Section 1C of this ordinance shall comply with the requirements of Section 10.B and 10.C.

B. General maintenance.

1. The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development. This plan shall be separate from all other documents and designed for ongoing use by the site owner(s) or operator(s) in performing and documenting maintenance and repair, and by the Borough of Woodcliff Lake in ensuring implementation of the maintenance plan. The final maintenance plan shall be updated and provided to the Borough of Woodcliff Lake postconstruction to include an evaluation based on the specifications of the initial maintenance plan and as-built conditions.
2. The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). The plan shall contain information on BMP location, design, ownership, maintenance tasks and frequencies, and other details as specified in Chapter 8 of the NJ BMP Manual, as well as the tasks specific to the type of BMP, as described in the applicable chapter containing design specifics.
3. If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency, or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.
4. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.
5. If the person responsible for maintenance identified under Subsection 10.B.3 above is not a public agency, the maintenance plan and any future revisions based on Section 10.B.7

below shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken.

6. Preventative and corrective maintenance shall be performed to maintain the function of the stormwater management measure, including repairs or replacement to the structure; removal of sediment, debris, or trash; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation; and repair or replacement of non-vegetated linings.
  7. The person responsible for maintenance identified under Section 10.B.3 above shall perform all of the following requirements:
    - a. Maintain a detailed log of all preventative and corrective maintenance for the structural stormwater management measures incorporated into the design of the development, including a record of all inspections and copies of all maintenance-related work orders;
    - b. evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed; and
    - c. retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by Section 10.B.6 and 10.B.7 above.
  8. The requirements of Section 10.B.3 and 10.B.4 do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department.
  9. In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner that is approved by the Municipal Engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or county may immediately proceed to do so and shall bill the cost thereof to the responsible person, enforce penalties and/or liens as determined by the Borough of Woodcliff Lake and described below. Nonpayment of such bill may result in a lien on the property.
- C. Nothing in this section shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53.

### **Section 11: Violations and Penalties**

Any person who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure, or land in violation of this ordinance shall be subject to the following penalties: A fine not to exceed \$500.00 per day for the first offense and a fine not to exceed \$1,000.00 per day with the possibility of imprisonment for the second and subsequent offenses.

### **Section 12: Severability**

Each section, subsection, sentence, clause, and phrase of this ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this ordinance.

### **Section 13: Effective Date**

This ordinance shall take effect immediately upon the approval by the county review agency, or 60 days from the receipt of the ordinance by the county review agency if the county review agency should fail to act.