



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL MEETING MINUTES  
DECEMBER 22, 2022  
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, Higgins, Margolis and Schnoll were present. Camelia Grymes, Esq. was present for Borough Attorney John Schettino. Borough Administrator Tomas Padilla and Borough Clerk Debbie Dakin were present as well. Councilwoman Hayes was absent.

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**MOMENT OF SILENCE**

Mayor Rendo asked for a Moment of Silence for Wiley Hembree, husband of Christina Hembree who has been a long-standing member of our Zoning Board of Adjustment and former Mayor of Westwood Skip Kelly.

**APPROVAL OF MINUTES**

Motion to approve the Minutes of November 21, 2022 (Open) was made by Councilwoman Margolis, second by Councilman Schnoll approved by Councilman Falanga, Council President Gadaleta, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll. Councilwoman Hayes was absent.

Motion to approve the Minutes of November 21, 2022 (Closed) was made by Councilwoman Higgins, second by Councilman Schnoll approved by Councilman Falanga, Council President Gadaleta, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll. Councilwoman Hayes was absent.

Motion to approve the Minutes of December 6, 2022, was made by Councilman Schnoll, second by Councilwoman Margolis approved by Councilman Falanga, Council President Gadaleta, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll. Councilwoman Hayes was absent.

### **MAYOR'S COMMENTS**

Mayor Rendo stated that next year will be 10 years that we started the process of Galaxy Gardens. He is disappointed that this has not been completed and he is hoping to get this process done in 2023. He is going to appoint Council President Gadaleta, Councilwoman Higgins, and the 2023 Council President to move this project along. Our lead donor has backed away because she has not seen any progress on this project. There are questions with Party City now. We had great events for Christmas and Hannukah. Mayor thanked everyone for attending. Sadly, the Mayor attended a great many funerals this year.

Mayor Rendo stated that a new initiative that he is going to start in 2023 is having Coffee with the Mayor. Mayor Rendo stated that when he was a Councilman back in 2013, he developed a program called Council to the Community. That program was to meet with our residents in different spots in the municipality such as the Borough Hall, Tice Senior Center, and the VFW. These locations were accessible to our residents. There were times when we didn't get anybody but there were times that we had a few people come in. Mayor Rendo will announce the first date for Coffee with the Mayor at our Reorganization meeting. Anybody who wants to come and have coffee with the Mayor at Whole Foods can join him to speak about any topic.

Mayor Rendo stated that he remembers the day he sat with Steve Falanga at Panera to try and convince him to run for Council because he thought he was an outstanding candidate, and he would become an outstanding council member. He was an outstanding candidate, and he was an outstanding council member, and he hates to see him leave. You never know maybe he will come back as mayor one day.

### **PRESENTATION OF PLAQUES TO OUTSTANDING COUNCIL MEMBERS**

Mayor Rendo read the plaque for Councilman Falanga  
Councilwoman Higgins read the plaque for Councilwoman Hayes

Mayor Rendo stated that he is not sure if Councilwoman Higgins is going to report on it, but he received a request from Tri-Boro Ambulance. He had a discussion with the Mayors of Park Ridge and Montvale. Tri-Boro is about to lose several members. We currently subsidize Tri-Boro about \$20,000 per year. They are seeking \$100,000 per town. He will leave this up to the Council to decide how much we should contribute. Councilwoman Margolis stated that we should have discussions with some of our Council members and members of their Council. Councilwoman Higgins asked to be on the Committee. Council President Gadaleta stated that Councilman-elect Pollack had some great ideas, and he should attend the meetings. Administrator Padilla stated

that we can have 3 Council members on the Committee. Mr. Padilla stated that after the reorganization meeting, we could establish this.

### **PUBLIC COMMENT**

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

Alex Couto, Woodcliff Lake, thanked Councilman Falanga and Councilwoman Hayes for their time and efforts to Woodcliff Lake. Mr. Couto asked when the public could make comments regarding Resolution No. 22-280 and what is the next step. Mayor Rendo stated that Liz Leheny has prepared a Redevelopment Plan and will present it to Mayor and Council review. The public will have input on that based on recommendations of the Planning Board. It is a step-by-step process. Mr. Couto stated that they have some recommendations and/or questions for Ms. Leheny. Mr. Padilla that the comments should be forwarded to him and/or the clerk and they will forward to Ms. Leheny.

Veronica Appelle, Woodcliff Lake, wished everyone a happy holiday and a peaceful new year. Ms. Appelle thanked everyone who worked on the reservoir walkway. Ms. Appelle stated that she cannot wait to see the plan for 188 Broadway.

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

### **ADMINISTRATOR'S REPORT**

Administrator Padilla stated that we had big plans for the barn for a long time. Unfortunately, nature did not allow us to proceed with those plans and we had to take the barn down for liability purposes. Councilman Falanga had suggested about creating an area there for a food truck or something along those lines. That site might be a possibility to have outdoor concerts. Mr. Padilla met with our engineer and there is a retaining wall there that needs to be reinforced. We thought it would be a good idea to have the engineer do an analysis of the site to what we could do to strengthen that area and possibly provide an area to be used for different events. Part of that property belongs to New Jersey Transit. The Borough owns a piece of property on Greenway and Old Farms. Recently we had to spend some money to do some clean-up there because some trees fell. One of the neighbors asked to acquire that property. We are going to do the surveying to see what the property entails and then we have to offer half of it to each adjoining property first. It would come off our property and be added to theirs. Councilman Schnoll asked the size of the property. Mr. Padilla stated that he is not sure because it is long and the rear of it is in Saddle River. We need to find out where the lines are. Councilwoman Margolis stated that it is also a liability. It was completely overgrown and there are trees falling all over the place and a lot of dead trees. Councilman Schnoll was wondering if it was big enough to sell it to someone who might want to build a house. Councilwoman Margolis stated that it is longer than it is wide. It is an odd shape.

Mayor Rendo stated that he needs to leave, and Administrator Padilla will take over the meeting.

### **ENGINEER'S REPORT**

(see attached report)

### **COUNCIL REPORTS**

Councilwoman Higgins thanked Councilman Falanga for his dedication to the Borough and that it was a complete pleasure serving with him. Councilwoman Higgins thanked Councilwoman Hayes for all the years she has given to the town. Councilwoman Higgins stated that we received a report from Park Ridge Water. This was sent out by Park Ridge Water to all residents. This report will be posted on our website. Regarding the possibility of a stipend for the Ambulance Corp., Councilwoman Higgins stated that it is very difficult to get volunteers and she asks that the Mayor and Council consider this and to support our volunteers. Police negotiations continue. Councilwoman Higgins wished everyone a wonderful holiday.

Councilwoman Margolis stated to Councilman Falanga what a pleasure it was for her to come on and work with him. He answered all her calls and listened to all her crazy ideas. He never told her no; he just talked her down a little bit. He was a wonderful partner to work with. Councilwoman Margolis thanked Councilwoman Hayes for all she gave to the town. DPW is done picking up leaves. If you still have leaves out, it is your responsibility to take them to the ecology center. If you do not do this, you will be cited and fined. Christmas trees will be collected between December 27 and January 31. Please place at the curb and they will be picked up. There is no set schedule. When it snows, garbage must be on the curb. We are hoping the reservoir walkway will be done at the beginning of the summer. We are continuing to work with all sports organizations and all those that want to be sports organizations. We are looking to make decisions together. We will be doing Community Day in March and it will be held at either Tice or Party City. We are trying to get all organizations in town to be involved with it. Basketball for children and adults is starting shortly. We are working on a tubing event with the Police Department at Campgaw. Happy holidays and happy new year.

Councilman Schnoll thanked Councilman Falanga and stated that it was a pleasure to work with him for the past 2 years. He has always found him to be levelheaded when things get emotional and a voice of reason. He wishes him the best going forward and hopes he comes back to the Council or maybe as mayor. Councilman Schnoll stated that he really enjoyed working with Councilwoman Hayes as well. Councilman Schnoll wished everyone a happy holiday season.

Council President Gadaleta stated that our fire department was able to acquire oxygen masks for animals (dogs and cats). We are a town that loves its pets. They were able to get 3 of them. Thank you to the fire department for always stepping up. Council President Gadaleta stated that it has been a pleasure working with Councilwoman Hayes. We have missed her the last couple of meetings, but she always had some insightful thoughts and good comments. She has made a

positive impact for the town. Council President Gadaleta stated that she has known Councilman Falanga for over 20 years now. Steve is the epitome of a good friend, wonderful father, husband, and an outstanding councilman and always a gentleman. This town has been so fortunate to have you and it has been our pleasure having you on the council. With his help, the causeway has been done. Council President Gadaleta wished Mr. Falanga all the best. Happy holidays to everyone.

Councilman Falanga stated that he ran for council because he wanted to give back to the town that he loved. It has been a wonderful three years and wild as well with Covid happening the month after he was sworn in. Councilman Falanga thanked Administrator Padilla for all his work and responsiveness over the years and making his job easier and Debbie as well. He was very happy to get to know Debbie over the past 3 years and he thanked her for her work for the past three years. Mr. Falanga also thanked Mr. Schettino for his advice over the past 3 years.

**ENGINEER'S REPORT**

(Please see attached).

**ORDINANCES**

Public Hearing Ordinance No. 22-13

AN ORDINANCE ENTITLED "ESTABLISHMENT OF A MUNICIPAL POOL UTILITY" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF WOODCLIFF LAKE

MOTION to adopt Ordinance No. 22-13 was made by Councilwoman Margolis, second by Councilwoman Higgins.

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

Alex Couto, Woodcliff Lake, asked what the goal is by making the pool separate. Administrator Padilla stated that throughout the years most of the time the pool has lost money and is subsidized by the town and other items within the budget. This will allow us to properly see and if it does become a self-entity then it can remain with that. One of the biggest reasons is that it makes it more transparent. Councilman Falanga stated that it is run like a water department.

Bert Taylor, Woodcliff Lake, stated that he is listening to the explanation but stated that it has always been transparent. It has always been clear what was spent on the pool and what the pool brought in. What happens that the pool has lost money for the past 12 years. Mr. Taylor questioned having an outside company run the pool this year and how it impacted running the pool this year. Councilman Falanga and Administrator explained the Borough's reasoning for hiring an outside company.

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

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

Public Hearing Ordinance No. 22-14

AN ORDINANCE TO AMEND CHAPTER 250 ENTITLED "VEHICLES AND TRAFFIC" OF THE BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE

MOTION to adopt Ordinance No. 22-14 was made by Councilman Schnoll, second by Council President Gadaleta.

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

None.

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

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

Public Hearing Ordinance No. 22-15

AN ORDINANCE AUTHORIZING GROUND LEASE AGREEMENT WITH BCUW/MADELINE HOUSING PARTNERS, LLC FOR THE DEVELOPMENT OF AFFORDABLE HOUSING SITE

MOTION to adopt Ordinance No. 22-15 was made by Council President Gadaleta, second by Councilman Schnoll.

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

None.

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

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

**CONSENT AGENDA**

MOTION to remove Resolutions No. 22-280 to Non-Consent was made by Council President Gadaleta, second by Councilman Schnoll and unanimously approved. MOTION to approve the Consent Agenda as amended was made by Council President Gadaleta, second by Councilwoman Higgins, and approved by Councilman Falanga, Council President Gadaleta, Councilwoman Higgins, Councilwoman Margolis, and Councilman Schnoll. Councilwoman Hayes was absent.

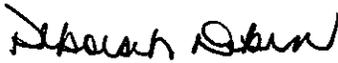
**NON-CONSENT AGENDA**

Resolution No. 22-280	Resolution Determining that the Property Identified as Lot 3 in Block 2701 (188 Broadway) be Designated as a Non-Condemnation Redevelopment Area in Accordance with the Local Redevelopment and Housing Law, NJSA 40A:12A-1 et seq.
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Motion: Schnoll  
Second: Margolis  
Ayes: Falanga, Gadaleta, Margolis, Schnoll  
Nays: Higgins  
Absent: Hayes  
Abstain: None

**ADJOURNMENT**

MOTION to adjourn was made by Councilman Falanga, second by Councilman Schnoll and unanimously approved. Meeting adjourned at 9:00 PM.

Respectfully submitted,  
  
Deborah Dakin, RMC, CMR  
Borough Clerk

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**DECEMBER ENGINEER'S REPORT  
BOROUGH OF WOODCLIFF LAKE  
DECEMBER 20, 2022**



**1. Causeway Streetscape Improvements**

Project substantially complete with NJDOT final inspection and closeout to remain with respect to the NJDOT grant. Construction of the reservoir fencing replacement by Suez is ongoing. Ongoing coordination with Borough it relates to decorative post top lighting replacement and upgrades to existing street lighting for more uniform lighting distribution and energy efficiency through the use of LED fixtures.

**2. Glen Road Bridge**

Final plans and specifications submitted to NJDOT for review on 11/4/2022. NJDOT grant extension request under NJDOT review. Neglia is following up with NJDOT on a weekly basis with respect to the grant extension request.

**3. Glen Road Improvements Project NJDOT FY 2022**

The Borough of Woodcliff Lake received a grant in the amount of \$206,000.00 from the NJDOT to be utilized towards the repaving of Glen Road. Neglia provided proposal to the Borough for survey and design so that project can be bid and constructed following the completion of the Glen Road Bridge project. The project needs to be awarded by October 2023 as per the NJDOT MA-2022 grant requirements.

**4. Woodcrest Drive Pumping Station**

Ongoing construction in accordance with plans, specifications, and TWA permit. Vendor currently completing electrical work subject to PSEG coordination.

**5. Werimus Lane Pumping Station**

Neglia approved for survey, design, and permitting for the Werimus Lane Pumping Station. Field work for survey has been completed with engineering design to following completion of the survey. Neglia to complete preliminary plans for review by the Borough by the end of January 2023.

**6. Marjo Court and Hillcrest Drive Paving Project**

Neglia authorized to proceed with bid plans and specifications for the project. Neglia to provide the Borough with plans, specs, and engineering estimate by the end of January 2023 for review prior to bidding the project.

7. **Galaxy Gardens Civil Design and NJDEP Land Use Permitting**

Neglia awaiting final approved park plan to proceed with the Civil Design and NJDEP Land Use Permitting for the Project.

8. **Woodcliff Lake Tennis Courts**

Neglia provided proposal to Borough for survey and preliminary engineering services to provide a survey for the Woodcliff Lake Tennis Courts site along with a review of drainage and a concept plan to illustrate upgrades and proposed improvement for review and consideration.

9. **Greenway/Old Farms Right of Way Vacation**

Neglia met with Borough administrator and DPW on 11/7/22 to review paper street right of way at Old Farms Road and Greenway Court. Neglia will provide proposal for surveying services to prepare survey and road vacation plan for review and use by the Borough.

10. **Old Barn Survey and Concept Plan**

Neglia met with Borough administrator and DPW on 11/7/22 to review the Old Barn site where the existing barn was removed. Neglia will provide proposal for survey and preliminary engineering services to prepare a boundary and topographic survey and a conceptual plan for restoration measures for review and consideration by the Borough.

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**

**ORDINANCE NO. 22-13**

**AN ORDINANCE ENTITLED "ESTABLISHMENT OF A MUNICIPAL POOL UTILITY" OF THE REVISED  
GENERAL ORDINANCES OF THE BOROUGH OF WOODCLIFF LAKE.**

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

**Section 1. Pool Utility-Establishment-Purpose**

There is created and established upon the effective date of this article a municipally owned utility to be known as the Municipal Pool Utility of the Borough of Woodcliff Lake (the "Pool Utility"). The authorized operations of the Pool Utility shall consist of the operation, management, control and maintenance of the Municipal Pool including the billing and collection of all fees.

**Section II. Administration-Personnel.**

The Mayor is authorized to appoint an individual or individuals approved by the Council who shall be responsible for the day-to-day administrative operations of the Pool Utility, including proposing the annual budget for the Pool Utility and making recommendations to the Borough Council regarding membership fees and general policy oversight of the Pool Utility administration and operations.

**Section III. Pool Utility Fund.**

All money derived from the operations of the Pool Utility and other monies applicable to its support shall be segregated and kept in a separate fund, known as the Pool Utility fund, and treated as moneys held in trust for the purposes for which the Pool Utility was created. Moneys in the Pool Utility fund shall be applied only to costs of the Pool Utility or as otherwise permitted by law and shall be accounted for in accord with the local budget law and the local bond law.

**Section IV. Budget.**

The budget of the Pool Utility and the appropriations and disbursements from the Pool Utility fund shall be in compliance with the local budget law and other applicable law.

**Section V. Effect on Other Provisions.**

To the extent that any previous ordinance or resolution is inconsistent with or contradictory hereto said ordinance or resolution is amended or repealed to the extent necessary to make it consistent herewith. In all other respects, this article shall be a supplement to other ordinances and resolutions heretofore adopted relating to pool utilities.

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. 22-14

AN ORDINANCE TO AMEND CHAPTER 250 ENTITLED "VEHICLES AND TRAFFIC" 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 250, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Vehicles and Traffic 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 250-3. Prohibited parking; time limit parking, handicap parking.

E. Restricted parking on Borough-owned properties.

(6) Parking Permits. A parking permit shall be required to park in the Commuter Train Station parking lot, Apostolic Church parking lot and the Borough Hall parking lot Monday through Friday at a cost of \$50.00 per permit, per year. Residents shall be issued a parking permit on a first come first serve basis up until March 31<sup>st</sup>. Non-residents shall be allowed to purchase parking permits effective February 1<sup>st</sup> at a cost of \$250.00 per permit, per year. All permits shall be applied for and processed through the Woodcliff Lake Police Department.

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**

**ORDINANCE NO. 22-15**

**ORDINANCE AUTHORIZING GROUND LEASE AGREEMENT WITH  
BCUW/MADELINE HOUSING PARTNERS, LLC FOR THE  
DEVELOPMENT OF AFFORDABLE HOUSING SITE**

**WHEREAS**, the Borough entered into that certain settlement agreement with Fair Share Housing Center (“FSHC”) dated November 6, 2017 (the “FSHC Settlement”) which provided, inter alia, for the construction of sixteen affordable housing units on the property located at 230 Broadway, Woodcliff Lake, New Jersey, also known and designated as Lots 1, 2 and 9 in Block 2602 (the “North Broadway Property”); and

**WHEREAS**, after the execution of the FSHC Settlement, the Borough issued an RFP/RFQ for development of the North Broadway Property and had discussions with various developers and other interested parties in connection with development of the North Broadway Property but after selecting a developer, that developer elected not to proceed; and

**WHEREAS**, the Borough has been involved in several litigations with 188 Broadway, L.P., the owner of nearby property located at 188 Broadway, Woodcliff Lake, New Jersey (the “188 Property”); and

**WHEREAS**, the Borough is about to enter into a settlement agreement to resolve the outstanding litigation with 188 Broadway by allowing the development of up to 46 units on the 188 Property while all affordable units generated by that development would be developed on the North Broadway Property; and

**WHEREAS**, the Borough seeks to cause the rapid development of the North Broadway Property; and

**WHEREAS**, the Borough is about to enter into an amended settlement agreement with the FSHC dated December \_\_\_, 2022 (the "Amended FSHC Settlement"), subject to a Fairness Hearing that would allow the development of the 188 Property provided that 8 additional affordable units are constructed on the North Broadway Property, as more particularly set forth in the Amended FSHC Settlement; and

**WHEREAS**, BCUW/Madeline Housing Partners, LLC is a developer of affordable housing and is experienced in obtaining funding, construction and management of affordable housing projects; and

**WHEREAS**, it is a recognized 501(c)(3) charitable organization by the Internal Revenue Service; and

**WHEREAS**, the Borough desires to enter into an agreement for the development of the North Broadway Property to consist of twenty family rental affordable units and four 1 or 2-bedroom supportive units, as more particularly set forth in that certain ground lease agreement dated December \_\_\_, 2022 attached hereto and subject to the terms of the Amended FSHC Settlement.

**NOW, THEREFORE, IT IS HEREBY ORDAINED** by the Municipal Council of the Borough of Woodcliff Lake, Bergen County, New Jersey that the Borough is hereby authorized and directed to execute the Ground Lease Agreement substantially in the form attached hereto between the Borough and BCUW/Madeline Housing Partners, LLC to provide for the financing, development, construction and operation of affordable housing on the North Broadway Property in accordance with its terms; provided that the Amended FSHC Settlement is approved by the court at a Fairness Hearing.



# 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						

## RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

### RESOLUTION NO. 22-274 DECEMBER 22, 2022

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

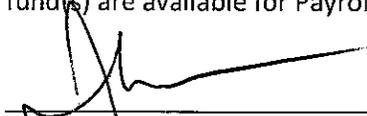
Payroll Released 11/30/2022	\$281,974.29
Payroll Released 12/15/2022	\$319,585.99

**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:	\$ 295,180.88
Trust/Escrow:	\$ 9,879.00
Trust/Other:	\$ 1,839.39
Affordable Housing:	\$ 15,967.50
State Unemployment:	\$ 9,379.94
General Capital:	\$ 87,636.43
Escrow:	\$ 11,809.50

**CERTIFICATION OF FUNDS**

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



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Jonathan DeJoseph  
Chief Financial Officer

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of December 22, 2022.



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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

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING SHARED SERVICES AGREEMENT WITH NORTHWEST BERGEN COUNTY UTILITIES AUTHORITY FOR TV INSPECTION SERVICES

### RESOLUTION NO. 22-275 DECEMBER 22, 2022

**WHEREAS**, the Borough of Woodcliff Lake and the Northwest Bergen County Utilities Authority wish to enter into a Shared Services Agreement for the TV Inspection Services of the sanitary sewer system, or other systems; and

**WHEREAS**, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1 et. seq.) promotes the broad use of shared services as a technique to reduce local expenses funded by property taxpayers; and

**WHEREAS**, the term of the Shared Services Agreement will be for the calendar years 2023 and 2024; and

**WHEREAS**, the Borough will pay to NBCUA a per foot price of eighty-nine cents (\$0.89) in calendar year 2023 and a per foot price of ninety-two cents (\$0.92) in calendar year 2024 with a minimum payment of five hundred (\$500.00) dollars for each day of inspection in the years 2023 and 2024; and

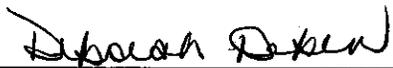
**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed the Shared Services Agreement between the Borough of Woodcliff Lake and the Northwest Bergen County Utilities Authority for TV Inspection Services of the sanitary sewer system, or other systems, a copy of which is attached hereto and incorporated herein by reference, and recommend the approval of same.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the Shared Services Agreement, a copy of which is attached hereto and incorporated herein by reference, between the Borough of Woodcliff Lake and the Northwest Bergen County Utilities Authority for TV Inspection Services of the sanitary sewer system, or other systems, for the calendar years 2023 and 2024 be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution upon its passage together with the Shared Services Agreement to the Northwest Bergen County Utilities Authority.

**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 December 22, 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			
Gadaleta	X		X			
Hayes						X
Higgins		X	X			
Margolis			X			
Schnoll			X			
Mayor Rendo						

## RESOLUTION APPROVING RENEWAL OF MEMBERSHIP IN THE BERGEN COUNTY MUNICIPAL JOINT INSURANCE FUND

**RESOLUTION NO. 22-276  
DECEMBER 22, 2022**

**WHEREAS**, the Borough of Woodcliff Lake is a member of the Bergen County Municipal Joint Insurance Fund; and

**WHEREAS**, said renewed membership terminates as of December 31, 2022 unless earlier renewed by agreement between the Municipality and the Fund;

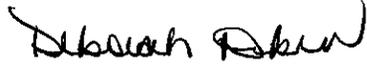
**WHEREAS**, the Municipality desires to renew said membership.

**NOW THEREFORE BE IT RESOLVED**, as follows:

1. The Borough of Woodcliff Lake agrees to renew its membership in the Bergen County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and make a part hereof and to deliver same to the Bergen County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

**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 December 22, 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			
Gadaleta	X		X			
Hayes						X
Higgins		X	X			
Margolis			X			
Schnoll			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING THE SUBMISSION OF A FY 2023 BERGEN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT

### RESOLUTION NO. 22-277 DECEMBER 22, 2022

**WHEREAS**, a Bergen County Community Development grant of \$25,000.00 has been proposed by the Borough of Woodcliff Lake for the Patio Remodel Project at the Tice Senior Center in Woodcliff Lake, NJ to remodel the outdoor patio; and

**WHEREAS**, pursuant to the State Inter-local Services Act, Community Development funds may not be spent in a municipality without authorization by the Governing Body; and

**WHEREAS**, the aforesaid project is in the best interest of the people of the Borough of Woodcliff Lake; and

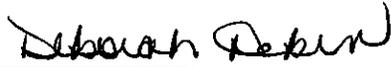
**WHEREAS**, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid CDBG funds.

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Borough of Woodcliff Lake hereby confirms endorsement of the aforesaid project.

**BE IT FURTHER RESOLVED**, that a copy of this resolution shall be sent to the Director of the Bergen County Community Development Program so that implementation of the aforesaid project may be expedited.

**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 December 22, 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			
Gadaleta	X		X			
Hayes						X
Higgins		X	X			
Margolis			X			
Schnoll			X			
Mayor Rendo						

## AGREEMENT TO RENEW MEMBERSHIP IN THE BERGEN COUNTY MUNICIPAL JOINT INSURANCE FUND

### RESOLUTION NO. 22-278 DECEMBER 22, 2022

**WHEREAS**, the Bergen County Municipal Joint Insurance Fund (hereinafter the Fund) is a duly chartered Municipal Insurance Fund as authorized by NJSA 40A:10-36 et seq; and

**WHEREAS**, the Borough of Woodcliff Lake is currently a member of said Fund; and

**WHEREAS**, effective December 31, 2022, said membership will expire unless earlier renewed; and

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake has resolved to renew said membership.

**WHEREAS**, the Municipality desires to renew said membership.

**NOW, THEREFORE BE IT RESOLVED**, as follows:

1. The Borough of Woodcliff Lake hereby renews its membership with the Bergen County Municipal Joint Insurance Fund for a three (3) year period, beginning January 1, 2023 and ending January 1, 2026 (12:01 am).
2. The Borough of Woodcliff Lake hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organization and operational documents of the Bergen County Municipal Joint Insurance Fund as from time to time amended and altered by the Department of Banking & Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
3. The Borough of Woodcliff Lake agrees to be a participating member of the Fund for the period

provided for and to comply with all the rules and regulations and obligations associated with said membership.

4. In consideration of the continuing membership of the Borough of Woodcliff Lake in the Bergen County Municipal Joint Insurance Fund, the Fund agrees, subject to the continuing approval of the Commissioner of Insurance, to accept the renewal application of the Borough of Woodcliff Lake.
5. Executed the 22<sup>nd</sup> day of December, 2022 and the lawful and binding act and deed of the Borough of Woodcliff Lake, which execution has been duly authorized by public vote of the governing body.

#### **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 December 22, 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			
Gadaleta	X		X			
Hayes						X
Higgins		X	X			
Margolis			X			
Schnoll			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING EXECUTION OF CONTRACT WITH VALLEY HEALTH SYSTEMS

### RESOLUTION NO. 22-279 DECEMBER 22, 2022

**WHEREAS**, the Borough of Woodcliff Lake has received a proposal from Valley Health Systems, having a place of business at 223 North Van Dien Avenue, Ridgewood, New Jersey; and

**WHEREAS**, said proposal has been reviewed and approved by the Borough Administrator; and

**WHEREAS**, the Borough Administrator recommends this contract with Valley Health Systems based upon prior services provided; and

**WHEREAS**, it is the intention of the Mayor and Council to provide funds in the year 2023 Budget for this Contract.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the contract for Alcohol and Drug Testing Services for 2023 be and is hereby awarded to Valley Health Systems, 223 North Van Dien Avenue, Ridgewood, New Jersey pursuant to the terms and conditions and rates as outlined in the attached contract effective January 1, 2023.

**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 December 22, 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			
Gadaleta			X			
Hayes						X
Higgins				X		
Margolis		X	X			
Schnoll	X		X			
Mayor Rendo						

**RESOLUTION DETERMINING THAT THE PROPERTY IDENTIFIED AS LOT 3 IN BLOCK 2701 (188 BROADWAY) BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ**

**RESOLUTION NO. 22-280  
DECEMBER 22, 2022**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

**WHEREAS**, on May 25, 2022, the Mayor and Council of the Borough of Woodcliff Lake ("Borough") adopted Resolution #R22-136 authorizing and directing the Planning Board of the Borough (the "Board") to conduct a preliminary investigation to determine whether certain properties, identified as Lot 3 in Block 2701, or any portions thereof (the "Study Area"), meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condernation Redevelopment Area, as that term is defined by the Redevelopment Law; and

**WHEREAS**, the Board conducted a preliminary investigation of the Study Area to determine whether it should be designated as a Non-Condernation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

**WHEREAS**, as part of its preliminary investigation, the Board caused Phillips Preiss Grygiel, Leheny and Hughes, LLC ("PPGL and H") to prepare an Area In Need of Redevelopment Study

dated November, 2022 ("Area in Need Study") for the Board for its consideration in determining whether the Study Area should be designated a Non-Condensation Redevelopment Area; and

**WHEREAS**, in addition to the foregoing, PPGL and H prepared a map showing the boundaries of the proposed redevelopment area and locations of the parcels of property included therein, along with a statement setting forth the basis for its investigation in accordance with N.J.S.A. 40A:12A-6(b)(1); and

**WHEREAS**, a public hearing was conducted by the Board on December 19, 2022, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(d); and

**WHEREAS**, at the public hearing, the Board reviewed the Area in Need Study, and heard sworn testimony from Ms. Elizabeth Leheny, a Professional Planner from PPGL and H and all others desiring to be heard; and

**WHEREAS**, at the public hearing, members of the general public were given an opportunity to be heard and to address questions to the Board concerning the potential designation of the Study Area as a Non-Condensation Redevelopment Area; and

**WHEREAS**, after completing its investigation and public hearing on this matter, the Board concluded that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5 et seq., for designating the Study Area as a Non-Condensation Redevelopment Area and that said designation is necessary for the effective redevelopment of the area comprising the Study Area; and

**WHEREAS**, the Board further concluded that there was sufficient credible evidence to support findings that any designation of the Study Area as a Non-Condensation Study Area shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the Study Area; and

**WHEREAS**, in accordance with the Redevelopment Law and as memorialized by its Resolution dated December 19, 2022, the Board recommended to the Borough that the Study Area be determined to be an area in need of redevelopment; and

**WHEREAS**, the Borough Council has considered the Board's recommendation and the Area in Need Study.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that it accepts the recommendation from the Planning Board of the Borough of Woodcliff Lake and finds that the Study Area be and is hereby determined to be in need of redevelopment and is deemed to be a Non-Condensation

Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

**BE IT FURTHER RESOLVED**, that the designation of the Study Area as a Non-Condensation Redevelopment Area shall not authorize the Borough to exercise the power of eminent domain to acquire any property in the Study Area; and

**BE IT FURTHER RESOLVED**, that the Borough hereby reserves all other authority and powers granted to it under the Redevelopment Law; and

**BE IT FURTHER RESOLVED**, in order to effectuate the Borough's designation of the Study Area as an Area in Need of Redevelopment, the preparation of a Redevelopment Plan and presentation of same to the Planning Board and Borough is required; and

**BE IT FURTHER RESOLVED**, the Board hereby authorizes and directs PPGL and H to prepare a Redevelopment Plan for the Study Area, including an outline for the planning, development and redevelopment of the property pursuant to the requirements of N.J.S.A. 40A:12A-7; and

**BE IT FURTHER RESOLVED** that upon transmittal of the Redevelopment Plan to the Planning Board by the Mayor and Council, the Planning Board shall within forty-five (45) days transmit to the Mayor and Council a report containing its recommendation(s) concerning the redevelopment plan. The Planning Board's report shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Planning Board deems appropriate. Failure to respond within forty-five (45) days shall relieve the Mayor and Council of its obligation to consider the Planning Board recommendations prior to adoption of the redevelopment plan; and

**BE IT FURTHER RESOLVED**, that the Clerk of the Borough of Woodcliff Lake shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review. If the area in need of redevelopment is not situated in an area in which development or redevelopment is to be encouraged pursuant to any State law or regulation promulgated pursuant thereto, the determination shall not take effect without first receiving the review and approval of the Commissioner as provided by law; and

**BE IT FURTHER RESOLVED**, that within ten (10) days of the adoption of the within Resolution, the Clerk of the Borough of Woodcliff Lake shall serve notice of the Borough's determination and the within Resolution upon all record owners of property within the Non-Condensation Redevelopment Area, those whose names are listed on the tax assessor's records,

and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent; and

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

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect upon approval by the Commissioner of the Department of Community Affairs or if the Commissioner does not issue an approval or disapproval within 30 calendar days of transmittal by the clerk, the determination shall be deemed to be approved.

**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 December 22, 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			
Gadaleta	X		X			
Hayes						X
Higgins		X	X			
Margolis			X			
Schnoll			X			
Mayor Rendo						

## RESOLUTION APPROVING PARTICIPATION IN THE NORTH JERSEY WASTEWATER COOPERATIVE PRICING SYSTEM

RESOLUTION NO. 22-281  
DECEMBER 22, 2022

**WHEREAS**, the Borough of Woodcliff Lake desires to become a member of the North Jersey Wastewater Cooperative Pricing System, NJWCPS, effective December 22, 2022 and, that such membership shall be for the period ending November 24, 2024, and each renewal, thereafter of the system, unless the Borough of Woodcliff Lake elects to formally withdraw from the system.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and/or Administrator are hereby authorized to execute the attached agreement for such membership.

### 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 December 22, 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			
Gadaleta	X		X			
Hayes						X
Higgins		X	X			
Margolis			X			
Schnoll			X			
Mayor Rendo						

## RESOLUTION FOR THE CANCELLATION OF TAX OVERPAYMENTS OR DELINQUENT AMOUNTS LESS THAN \$10.00

RESOLUTION NO. 22-282  
DECEMBER 22, 2022

**WHEREAS**, N.J.S.A. 40A:5-17 allows for the cancellation of property tax overpayments or delinquent amounts in the amount of less than \$10.00; and

**WHEREAS**, the Mayor and Council may authorize the Tax Collector to process, without further action on their part, any cancellation of property tax or delinquencies of less than \$10.00.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, hereby authorize the Tax Collector to cancel said property tax amounts as deemed necessary.

**BE IT FURTHER RESOLVED**, that a certified copy of the resolution be forwarded to the Tax Collector and Chief Finance 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 Governing Body at the meeting of December 22, 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			
Gadaleta	X		X			
Hayes						X
Higgins		X	X			
Margolis			X			
Schnoll			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING A REFUND OF PERMIT FEES

**RESOLUTION NO. 22-283**

**December 22, 2022**

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

**Perry Stern  
24 Winding Way  
Woodcliff Lake, NJ 07677  
Escrow Refund  
\$625.00**

**WHEREAS**, the work has been completed and all final bills have been paid to professionals.

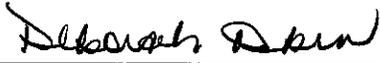
**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the payment of \$625.00 to the contractor listed below:

**PAYMENT TO:**

**Perry Stern  
24 Winding Way  
Woodcliff Lake, NJ 07677**

**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 December 22, 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	X			
Margolis			X			
Schnoll			X			
Gadaleta	X		X			
Mayor Rendo						

**RESOLUTION APPROVING TRANSFERS BETWEEN BUDGET APPROPRIATIONS  
RESOLUTION NO. 22-284  
DECEMBER 22, 2022**

**WHEREAS**, there exist certain budget expenditures with funds available in excess of the amounts approved in the 2022 Budget of the Borough of Woodcliff Lake; and

**WHEREAS**, N.J.S.A. 40A:4-58 permits the transfer of such funds during the last two months of the fiscal 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 2022 Municipal Budget:

Account Number	Current Fund Within CAPS Description	FROM	TO
	FINANCE-SALARIES AND WAGES		
2-01-20-130-011	Full Time	\$ 20,000.00	
	AUDIT-OTHER EXPENSES		
2-01-20-135-029	Other Contractual Items		\$ 5,000.00
	INFORMATION TECHNOLOGY - OTHER EXPENSES		
2-01-20-140-058	Other Equipment and Supplies		\$ 15,000.00
	LEGAL-OTHER EXPENSES		
2-01-20-155-029	Professional Services	\$ 10,000.00	
	ENGINEERING-OTHER EXPENSES		
2-01-20-165-029	Professional Services		\$ 25,000.00
	EMP INS-OTHER EXPENSES		

2-01-23-220-190	Hospitalization/Prescription		
	POLICE-SALARIES AND WAGES		
2-01-25-240-014	Overtime		\$ 30,000.00
	DPW-SALARIES AND WAGES		
2-01-26-290-011	Full Time	\$ 60,000.00	
	STREETS AND ROAD MAINTENANCE - OTHER EXPENSES		
2-01-26-290-024	MAINTENANCE OF BUILDINGS		\$ 15,000.00
	BUILDINGS & GROUNDS -OTHER EXPENSES		
2-01-26-310-058	Other Equipment and Supplies		\$ 50,000.00
	P&R-OTHER EXPENSES		
2-01-28-370-238	Contractual Services Lifeguard	\$ 100,000.00	
	MAINT OF PARKS-OTHER EXPENSES		
2-01-28-375-026	Maintenance of Other Equipment		\$ 45,000.00
	LIBRARY-OTHER EXPENSES		
2-01-29-390-225	Reimbursement		\$ 5,000.00
	Total	\$ 190,000.00	\$ 190,000.00

**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 December 22, 2022.



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

201-391-4977  
Fax 201-391-8830

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

## RESOLUTION APPROVING SURVEYING, ENGINEERING, BIDDING AND CONSTRUCTION MANAGEMENT SERVICES

**RESOLUTION NO. 22-285  
DECEMBER 22, 2022**

**WHEREAS**, the Borough is in receipt of a proposal from Neglia Engineering Associates for Surveying, Engineering, Bidding and Construction Management Services for the Old Farms Road/Greenway Court Road Vacation Plan as follows:

- (a) On a lump sum basis for a cost of \$5,750.00 representing Phase I – Surveying Services; and
- (b) On a material basis for a cost not to exceed \$500.00 representing Phase II- Reimbursable Expenses; and

**WHEREAS**, the Borough is in need of a Survey/Road Vacation Plan for purposes of evaluating the potential vacation of the existing paper street right of way at Old Farms Road and Greenway Court adjacent to block 1004, Lot 1; and

**WHEREAS**, the Chief Financial Officer has certified that said funds are available for the surveying, engineering, bidding and construction management services; and

**WHEREAS**, the Borough Administrator has reviewed the proposal submitted by Neglia Engineering for Professional Surveying, Engineering, Bidding and Construction Management 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 Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal submitted by Neglia

Engineering Associates for Surveying, Engineering, Bidding and Construction Management Services for the Old Farms Road/Greenway Court Road Vacation Plan be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the attached proposal 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 resolution together with the signed proposal to Neglia Engineering Associates 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 December 22, 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			
Gadaleta	X		X			
Hayes						X
Higgins		X	X			
Margolis			X			
Schnoll			X			
Mayor Rendo						

## RESOLUTION APPROVING SURVEYING AND ENGINEERING SERVICES FOR OLD BARN SURVEY AND CONCEPT PLAN

### RESOLUTION NO. 22-286 DECEMBER 22, 2022

**WHEREAS**, the Borough is in receipt of a proposal from Neglia Engineering Associates for Surveying and Engineering Services for the Old Barn Survey and Concept Plan as follows:

- (a) On a lump sum basis for a cost of \$12,900.00 representing Phase I – Surveying and Preliminary Engineering Services; and
- (b) On a material basis for a cost of \$1,500.00 representing Phase II-Estimated Reimbursable Expenses; and

**WHEREAS**, the Borough seeks to establish limits of the Borough owned property and a preliminary engineering concept plan and estimate for site improvements to restore and improve the site where the Old Barn was located; and

**WHEREAS**, the Chief Financial Officer has certified that said funds are available for the surveying and engineering services; and

**WHEREAS**, the Borough Administrator has reviewed the proposal submitted by Neglia Engineering for Professional Surveying and Engineering Services for the Old Barn Survey and Concept Plan 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 Neglia Engineering Associates for Surveying and Engineering Services for the Old Farms Road/Greenway Court Road Vacation Plan be and is hereby approved; and

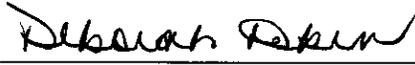
**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute

the attached proposal 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 resolution together with the signed proposal to Neglia Engineering Associates 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 December 22, 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			
Gadaleta	X		X			
Hayes						X
Higgins		X	X			
Margolis			X			
Schnoll			X			
Mayor Rendo						

## RESOLUTION AUTHORIZING PURCHASE OF CUSTOM CHASSIS PUMPER FOR THE WOODCLIFF LAKE FIRE DEPARTMENT

**RESOLUTION NO. 22-287  
DECEMBER 22, 2022**

**WHEREAS**, the Borough of Woodcliff Lake is a member of a National Coop and therefore purchases made through the coop are exempt from public bidding; and

**WHEREAS**, the Borough has received a proposal from Fire & Safety Services for a custom Chassis Pumper through the Houston-Galveston Area Council (HGAC) cooperative purchasing program in the amount of \$1,121,572.31, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Administrator and the Woodcliff Lake Fire Department have reviewed the proposal attached hereto and incorporated herein by reference from Fire & Safety Services for a custom Chassis Pumper and recommend the approval of same

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the proposal submitted by Fire & Safety Services thru the HGAC cooperative purchasing program in the amount of \$1,121,572.31 or a custom Chassis Pumper, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

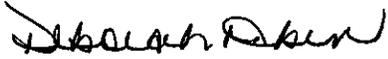
**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Woodcliff Lake Fire Department take all steps necessary to effectuate the purchase with Fire & Safety Services for the custom Chassis Pumper; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and

directed to forward a copy of this resolution together with the signed proposal to Fire & Safety 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 December 22, 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			
Gadaleta	X		X			
Hayes						X
Higgins		X	X			
Margolis			X			
Schnoll			X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

## RESOLUTION APPROVING LIGHTING REPAIRS AND UPGRADES

### RESOLUTION NO. 22-289

DECEMBER 22, 2022

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a proposal from Musco Sports Lighting or lighting repairs and upgrades at the school fields located at Learning Lane & Woodcliff Avenue and the Old Mill Park Baseball and Little League fields; and

**WHEREAS**, the proposal, a copy of which is attached hereto and incorporated herein by reference, reflects the scope of services and labor and shall be in an amount not to exceed \$40,000.00; and

**WHEREAS**, the Borough Administrator and Director of Parks and Recreation Department have reviewed the proposal submitted by Musco Sports Lighting and recommend the approval of same; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and Musco Sports Lighting, 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 that the proposal submitted by Musco Sports Lighting in an amount not to exceed \$40,000.00 for the lighting repairs and upgrades at the school fields located at Learning Lane & Woodcliff Avenue and the Old Mill Park Baseball and Little Leagues fields, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

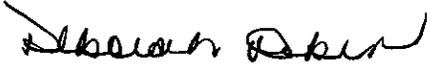
**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Director of Parks and

Recreation take all steps necessary to effectuate the proposal with Musco Sports Lighting; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed proposal and agreement to Musco Sports Lighting 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 December 22, 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

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

## RESOLUTION APPROVING PAYROLL SERVICES WITH ACTION DATA SERVICES

### RESOLUTION NO. 22-288 DECEMBER 22, 2022

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a proposal from Action Data Services for payroll services for a 12-month period effective January 1, 2023 thru December 31, 2023 ; and

**WHEREAS**, Action Data Services' proposal provides for a one year renewal term providing either party does not terminate its contract in writing ninety (90) days prior to the initial term; and

**WHEREAS**, the Borough Administrator has reviewed the proposal submitted by Action Data Services, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same; and

**WHEREAS**, the Chief Financial Officer has certified as to the availability of funds for this expenditure, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement between the Borough and Action Data Services, 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 that the proposal submitted by Action Data Services for payroll services for a 12-month period effective January 1, 2023 through December 31, 2023, 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 to

effectuate the agreement with Action Data Services' and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed proposal and contract agreement to Action Data 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 December 22, 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			
Gadaleta	X		X			
Hayes						X
Higgins		X	X			
Margolis			X			
Schnoll			X			
Mayor Rendo						

201-391-4977  
Fax 201-391-8830

**A RESOLUTION OF THE BOROUGH OF WOODCLIFF LAKE ADOPTING A FORM REQUIRED TO BE USED FOR THE FILING OF NOTICES OF TORT CLAIMS IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY TORT CLAIMS ACT, N.J.S.A. 59:8-6.**

**RESOLUTION NO. 22-290  
DECEMBER 22, 2022**

**WHEREAS**, the New Jersey Tort Claims Act, N.J.S.A. 59:8-6, provides that a public entity may adopt a form to be completed by claimants seeking to file a Notice of Tort Claim against the public entity; and

**WHEREAS**, the Borough of Woodcliff Lake is a public entity covered by the provisions of the New Jersey Tort Claims Act; and,

**WHEREAS**, the Borough Administrator and Borough Attorney have reviewed this matter and deem it advisable, necessary, and in the public interests to adopt a Notice of Tort Claim form in the form attached hereto and made a part hereof.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey, that the attached Notice of Tort Claim form be and hereby is adopted as the official Notice of Tort Claim form for the Borough of Woodcliff Lake; and,

**BE IT FURTHER RESOLVED**, that all persons making claims against the Borough of Woodcliff Lake, pursuant to the New Jersey Tort Claims Act, N.J.S.A. 59:8-1, et. seq., be required to complete the form herein adopted as a condition of compliance with the notice requirement of the New Jersey Tort Claims Act; and

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

**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 December 22, 2022.



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