

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL AGENDA
SEPTEMBER 15, 2025
411 Chestnut Ridge Road
Woodcliff Lake, New Jersey
6:00 PM CLOSED SESSION
7:00 PM OPEN SESSION**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/85037950266?pwd=GIPvko89qe9MhBL9j67dINuNIFAM4R.1>

Passcode:07677

ZOOM IS FOR VIEWING PURPOSES ONLY. ALL QUESTIONS OR COMMENTS MUST BE MADE IN PERSON.

CALL TO ORDER

Notice of this meeting, in accordance with the "Open Public Meetings Law, 1975, C. "231", has been posted and two newspapers, The Record and The Ridgewood News, have been notified.

ROLL CALL

Mayor Carlos Rendo
Councilman Christopher Bonanno
Councilwoman Julie Brodsky
Councilwoman Jennifer Margolis
Councilwoman Nicole Marsh
Councilman Benjamin Pollack
Council President Josh Stern

CLOSED SESSION

Resolution No. 25-232 A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

- Litigation Update

PLEDGE OF ALLEGIANCE

PRESENTATION – 300 CHESTNUT RIDGE ROAD

ORDINANCE

Public Hearing Ordinance No. 25-11
An Ordinance of the Borough of Woodcliff Lake in Bergen County Adopting the Block 601, Lot 1 Redevelopment Plan

PUBLIC COMMENT

(limited to 3 minutes per speaker)

APPROVAL OF MINUTES

August 18, 2025 (Open)

August 18, 2025 (Closed)

PROCLAMATION

Patriot Day 2025, The 24th Anniversary of the September 11 Terrorist Attacks

MAYOR'S REPORT

FIRE DEPARTMENT APPOINTMENT

Appointment of Moshe Stareshesky to the Woodcliff Lake Volunteer Fire Department

COUNCIL MEMBERS' REPORTS

- Councilwoman Marsh
- Councilman Pollack
- Councilman Bonanno
- Councilwoman Brodsky
- Councilwoman Margolis
- Council President Stern

ENGINEER'S REPORT

(please see attached report)

ADMINISTRATOR'S REPORT

CONSENT AGENDA

- Resolution No. 25-233 Resolution Authorizing Payroll and Payment of Claims
- Resolution No. 25-234 Resolution Approving Woodcliff Lake Park Permit Application
- Resolution No. 25-235 Resolution Authorizing Advertisement of Plans and Specifications for Broadway Corridor Streetscape (NJDOT MA 2024)
- Resolution No. 25-236 Resolution Authorizing Six Month Extension to Award Broadway Corridor Streetscape (NJDOT MA 2024) Project
- Resolution No. 25-237 Resolution Approving Purchase of Scott Cylinders for Woodcliff Lake Fire Department
- Resolution No. 25-238 Resolution Authorizing Change Order #2 Final for Werimus Lane Sanitary Sewer Bypass Pumping System
- Resolution No. 25-239 Resolution Authorizing the Land Use Board to Undertake a Preliminary Investigation to Determine Whether Block 2601, Lots 15, 16 and 17 Qualify for Designation as a Non-Condemnation Area in Need of Redevelopment Pursuant to NJSA 40A:12A-1 et seq.
- Resolution No. 25-240 Resolution Authorizing the Borough of Woodcliff Lake Mayor and Clerk to Sign an Escrow Funding Agreement with J. Rocker Development, LLC, to Fund the Costs and Expenses In Connection with Exploring the Redevelopment of Block 2601, Lots 15, 16 and 17
- Resolution No. 25-241 Resolution Approving Refund to Old Tappan
- Resolution No. 25-242 Resolution Approving Title VI Non-Discriminatory Policy

ADJOURNMENT

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

Subject to Additions and/or Deletions

**PROCLAMATION
PATRIOT DAY 2025, THE 24th ANNIVERSARY
OF THE SEPTEMBER 11 TERRORIST ATTACKS**

WHEREAS, September 11, 2001, will forever live in the collective consciousness of those who witnessed four commercial jetliners converted into weapons of terror to target innocent Americans on a beautiful Tuesday morning in September, 24 years ago; and

WHEREAS, at 8:46 a.m., the first plane-Flight 11 from Boston, Massachusetts – hit the North Tower of the World Trade Center. Seventeen minutes later, at 9:03 a.m., Flight 175, also from Boston, struck the South Tower. At 9:37 a.m., Flight 77 from Washington, D.C., smashed into the Pentagon. Twenty-two minutes later, the South Tower collapsed, and shortly thereafter the North Tower fell with it. Ultimately, 2,753 people perished in New York City and 184 perished in Arlington, Virginia; and

WHEREAS, hearts sank as word started to spread. There was one plane still accounted for – Flight 93 from Newark, New Jersey – slowly advancing toward the heart of Washington, D.C., carrying 40 innocent souls. In the face of certain death, these ordinary men and women devised an extraordinary plan to deny evil from another victory. Their final act was to say a last goodbye to their loved ones, some leaving voicemails that can still be heard today. With the rallying cry, “Let’s roll,” they stormed the cockpit to overcome the terrorists, forcing the plane to crash in a field in southwestern Pennsylvania. Their bravery saved countless lives and preserved our Nation’s capital as a symbol of the enduring strength of our Republic. Their uncommon courage will never be forgotten, and the hallowed ground in Pennsylvania, their final destination, serves as a lasting reminder that the United States will never yield to forces of evil; and

WHEREAS, twenty-four years later, we renew our resolve to ensure that we never again face such a ruthless attack. Today, we honor and remember the souls who perished on September 11, 2001, and those who succumbed to illness and injury in the days, months, and years that followed. We pray for the grieving families who carry their memories and for the survivors who bear enduring scars. We praise the countless firefighters, law enforcement officers, and other first responders who ran into flames, sought the injured to save lives and offer comfort, and searched through rubble for signs of life.

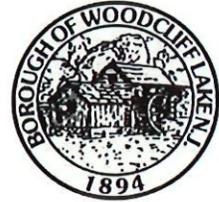
NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodcliff Lake do hereby proclaim September 11, 2025, as Patriot Day 2025.

Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern

SEPTEMBER ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
SEPTEMBER 12, 2025



1. Galaxy Gardens Civil Design and NJDEP Land Use Permitting

Project awarded to Applied Landscape for the total contract amount of \$2,753,123.00. Change Order No. 1 for Monument Area add-on and associated sitework in the amount of \$97,855.47 (3.55%) was approved by the Borough per Resolution No. 24-259. Project is substantially complete. Final punch list items to be completed with project closeout to follow.

2. Werimus Lane Pump Station Flood Resilient Improvements

Bids were opened on December 5, 2024 and reviewed by our office. Award recommendation package provided to Borough on 12/6/2024 recommending award of a contract to J.Fletcher Creamer and Sons for the amount of \$1,892,500.00 which was the lowest of four (4) bids submitted. Preconstruction meeting was held January 21, 2025. JFC has notified our office of delays in securing the emergency generator and pump station equipment that is impacting the overall project schedule and pushing the start date for footings and foundations to October 2025. JFC completed temporary electrical service and installation of Borough backup portable pump with controls.

3. Campbell Avenue Paving Project NJDOT MA-2023 & Year 2023 Municipal Paving Project

The Borough of Woodcliff Lake received a grant in the amount of \$203,110.00 from the NJDOT for Campbell Avenue Paving Project as per the November 23, 2022 grant award letter. Project awarded to D&L Paving in the amount of \$551,105.11 for the Base Bid and Alternates A, B, C, and D for Campbell Avenue (NJDOT), Birchwood Road, Stacey Court, Renee Court, and Manhole Reconstructions. Pre-construction meeting was held on 6/6/2024. Birchwood Road drainage has been completed. Paving of Campbell Avenue, Stacey Court, Renee Court, and Birchwood was completed. Final punch list has been completed, bond provided, and final payment and project closeout approved at 8/18/2025 meeting. Neglia proceeding with NJDOT closeout for final invoice reimbursement.

4. Werimus Road/Woodcliff Avenue Pedestrian Improvements

Neglia prepared plans and details for proposed pedestrian improvements to enhance pedestrian safety at the Werimus Road/Woodcliff Avenue/Old Mill intersection consisting of striping, signage, ADA ramps, missing sidewalk connection for review and comment by Bergen County and Borough in accordance with our proposal and Resolution No. 25-244 dated August 18. Once approved by BC and Borough, Neglia can obtain price quotes for the work upon request.

LYNDHURST

34 Park Avenue
PO Box 426
Lyndhurst, NJ 07071
p. 201.939.8805 f. 201.939.0846

MOUNTAINSIDE

200 Central Avenue
Suite 102
Mountainside, NJ 07092
p. 201.939.8805 f. 732.943.7249

5. **MS4 Stormwater Mapping, MS4 Updated MSWP, Phase Watershed Improvement Plan**

MS4 Stormwater Mapping

Neglia provided a proposal for MS4 Stormwater Mapping to address the latest NJDEP MS4 Regulations to the Borough. Neglia is prepared to proceed with the MS4 Stormwater Mapping once our proposal is approved/authorized by the Borough. This mapping needs to be completed and submitted by **January 1, 2026** for Borough MS4 Compliance. Neglia proceeding with this work in accordance with the authorized proposal and supporting resolution.

MS4 Updated Municipal Stormwater Management Plan (MSWMP)

Neglia provided a proposal to prepare a revised Municipal Stormwater Management Plan (MSWMP) as required by the NJDEP. The Borough's MSWP is from 2005 and the NJDEP requires the plan be updated at a minimum once every 10 years based on the most current Stormwater Control Ordinance (SCO).

Watershed Inventory Report – Phase I Watershed Improvement Plan

The Borough of Woodcliff Lake, along with all other municipalities in the State of New Jersey must prepare a Watershed Improvement Plan as part of the NJDEP Municipal Stormwater Management Program (MS4). Phase 1 of this Plan is to prepare the Watershed Inventory Report. This Report must be submitted to the NJDEP no later than **January 01, 2026**. Therefore, we would respectfully request that this proposal be authorized asap to ensure that sufficient time is provided to prepare this NJDEP-required document.

6. **Broadway Corridor Streetscape Improvement Project (NJDOT MA-2024)**

The Borough of Woodcliff Lake received a grant in the amount of \$233,364.00 from the NJDOT for the Broadway Corridor Streetscape Improvements Project (Prospect to Campbell) as per the November 1, 2023 NJDOT grant award letter. Neglia is proceeding with the design and bid documents for NJDOT pre-bid submission. Neglia submitted to PSEG for street lighting coordination and to NJDOT for pre-bid review. Neglia is requesting NJDOT a 6-month extension from NJDOT to allow for sufficient time for NJDOT approval and PSEG Street lighting coordination prior to bidding.

7. **NJDOT FY2025 Grant – West Hill Road**

Neglia completed plans and specifications and submitted to the NJDOT for mandatory pre-bid review on 5/11/2025. Plans approved by NJDOT and bids were opened on July 24, 2025. Pre-Construction meeting was held on 8/20/2025. Neglia to confirm start date with Contractor and Borough prior to proceeding.

8. **Brookview Drive Roadway Improvements (Municipal Paving)**

Neglia completed plans and specifications for bidding this paving project together with the West Hill Road NJDOT paving project following NJDOT and Borough approval of the same. Neglia met with DPW to add include the replacement of a compromised storm drain in Brookview Drive near the intersection of Colonial Avenue into the bid specifications. Plans approved by NJDOT and bids were opened on July 24, 2025. Pre-Construction meeting was held on 8/20/2025. Neglia to confirm pricing for additional paving of Stephen Court and Lyons Court as requested by the Borough. Neglia to confirm start date with Contractor and Borough prior to proceeding.

9. Old Barn Site and Train Station Parking Lot (North Side)

NJDEP Land Use Approval was received on 4/16/2025. All pre-bid submissions and approvals have been received. Bids were opened on June 26, 2025 and recommendation package recommending award of contractor to AJM Contracting in the amount of \$635,995.00 pending available funds, attorney review and Borough approval of the same. Pre-Construction meeting with Borough, NJ Transit, and Contractor was held on 8/7/2025. Milling and paving of the south parking lot across street is tentatively scheduled for 9/19-9/20. Contractor anticipates receiving the wall block by the end of month/beginning of October at which time the demolition/wall preparation/lot closure schedule will start pending confirmation of the wall block.

10. Woodcliff Lake Tennis Courts

Neglia understands that the Borough of Woodcliff Lake intends to pursue upgrades to the existing tennis court complex locate within Block 1401 Lot 5 in the Borough of Woodcliff Lake. Survey was completed and Preliminary Concept Plan for redevelopment of the site with new courts, and Preliminary estimate was provided to the Borough. A proposal for full engineering design, bidding and NJDEP permitting was provided to the Borough. Neglia is prepared to proceed with the design and NJDEP pre-bid submissions once our proposal is approved/authorized by the Borough.

11. Digital Tax Maps

Neglia provided a proposal to the Borough for Surveying and GIS services to provide updated Digital Tax maps to meet all current NJ Regulations and Standards as requested.

12. Woodcliff Avenue & Woodcliff Middle School Drainage Improvements

As requested, Neglia provided a proposal to the Borough for survey, design, and NJDEP Land Use permitting to perform a drainage study for the purposes of designing proposed drainage improvements to address storm drainage conveyance issues and concerns both upstream and downstream of Woodcliff Avenue that are adversely impacting the Woodcliff Middle School property for review by the Borough and for coordination with the Borough, School, and County of Bergen.

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 Group



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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
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. 25-232
SEPTEMBER 15, 2025**

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

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

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

- _____1. Matters Required by Law to be Confidential. Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

- _____2. Matters Where the Release of Information Would Impair the Right to Receive Funds. Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

- _____3. Matters Involving Individual Privacy. Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing,

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

____4. Matters Relating to Collective Bargaining Agreements. Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

____5. Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds. Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed specifically with respect to _____. The minutes will be released on or before _____, 20__ when the issues pertaining to the property located at _____ have been approved and finalized.

____6. Matters Relating to Public Safety and Property. Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

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

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

____8. Matters Relating to the Employment Relationship. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting, specifically: personnel discussion.

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

_____9. Matters Relating to the Potential Imposition of a Penalty. Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on September 15, 2025 that an Executive Session closed to the public shall be held on September 15, 2025 at 6:00 PM at Tice Senior Center, 411 Chestnut Ridge Road, Woodcliff Lake, New Jersey, regarding 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 September 15, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

**RESOLUTION NO. 25-233
SEPTEMBER 15, 2025**

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 8/31/2025	\$ 286,483.97
Payroll Released 9/15/2025	\$ 225,357.45

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:	\$ 1,767,688.25
Affordable Housing:	\$ 456.00
Total Trust Funds Other	\$ 1,060.00
Animal Control:	\$ 6.00
State Unemployment:	\$ 8,840.84
General Capital:	\$ 191,835.31
Escrow:	\$ 26,647.93

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 September 15, 2025.

Deborah A. Dakin, RMC, CMR
Borough Clerk

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

RESOLUTION APPROVING WOODCLIFF LAKE PARK PERMIT APPLICATION

**RESOLUTION NO. 25-234
SEPTEMBER 15, 2025**

WHEREAS, the Borough of Woodcliff Lake desires to have any group of ten (10) or more individuals desiring to use the Woodcliff Park to complete and sign a permit application for use of same; and

WHEREAS, the permit application, a copy of which is attached hereto and incorporated herein by reference sets forth the necessary information for the event being held; and

WHEREAS, the Borough Administrator and Parks and Recreation Commission have reviewed the attached permit application and recommend the approval of same.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the Permit Application for Use of the Woodcliff Park, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that an Applicant will be unable to proceed with the event if a completed permit application is not submitted to the Borough in accord with the time frame set forth in the application; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to keep a copy of the completed Permit Application for Use of Woodcliff Park on file in the Borough Clerk's office.

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 September 15, 2025.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION AUTHORIZING ADVERTISEMENT OF PLANS AND SPECIFICATIONS FOR
BROADWAY CORRIDOR STREETScape (NJDOT MA 2024)**

**RESOLUTION NO. 25-235
SEPTEMBER 15, 2025**

WHEREAS, the Borough of Woodcliff Lake previously authorized Neglia Engineering to prepare the plans and specifications for the Broadway Corridor Streetscape (NJDOT MA 2024) project; and

WHEREAS, the plans and specifications, a copy of which are attached hereto and incorporated herein by reference are complete and ready for advertisement; and

WHEREAS, the Borough Administrator and Borough Engineer have reviewed the attached plans and specifications and recommend the approval of same; and

WHEREAS, the Governing Body has authorized the Borough Administrator to advertise plans and specifications for the Broadway Corridor Streetscape (NJDOT MA 2024).

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 plans and specification for the Broadway Corridor Streetscape (NJDOT MA 2024) be and are hereby approved for advertisement upon final review by the Borough Attorney; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to advertise the plans and bid specifications for the Broadway Corridor Streetscape (NJDOT MA 2024) upon final review and approval by the Borough Attorney; 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 September 15, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION AUTHORIZING SIX MONTH EXTENSION TO AWARD BROADWAY CORRIDOR
STREETSCAPE (NJDOT MA 2024) PROJECT**

**RESOLUTION NO. 25-236
SEPTEMBER 15, 2025**

WHEREAS, the Borough of Woodcliff Lake previously authorized Neglia Engineering to prepare the plans and specifications for the Broadway Corridor Streetscape (NJDOT MA 2024) project; and

WHEREAS, the plans and specifications are complete and ready for advertisement; and

WHEREAS, upon the recommendation of Neglia Engineering, the Borough desires to award a six-month extension to award the subject project; and

WHEREAS, the Borough Administrator and Borough Attorney have reviewed this matter and recommend the approval of the six-month extension to award the project.

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 a six-month extension to award the Broadway Corridor Streetscape (NJDOT MA 2024) project and is hereby approved; 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 September 15, 2025.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION APPROVING PURCHASE OF SCOTT CYLINDERS FOR
WOODCLIFF LAKE FIRE DEPARTMENT**

**RESOLUTION NO. 25-237
SEPTEMBER 15, 2025**

WHEREAS, the Borough of Woodcliff Lake is in receipt of a quote from AAA Emergency Supply Co., Inc. in the amount of \$124,995.00 for Scott Cylinders for the Woodcliff Lake Fire Department; and

WHEREAS, AAA Emergency Supply's quote, a copy of which is attached hereto and incorporated herein by reference, is being submitted under NJ State Contract #24-FLEET-61850; and

WHEREAS, the Borough Administrator and the Woodcliff Lake Fire Department have reviewed the quote attached from AAA Emergency Supply Co., Inc. in the amount of \$124,995.00, and recommend the approval of same; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and AAA Emergency Supply Co., Inc. a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Chief Financial Officer of the Borough has certified that the funds are available for this award in Account No. C-04-55-946-007, said certification being attached hereto.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the quote submitted by AAA Emergency Supply Co., Inc. for Scott Cylinders for the Woodcliff Fire Department in the amount of \$124,995.00 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 AAA Emergency Supply Co., Inc. for the Scott Cylinders; 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 quote and contract to AAA Emergency Supply Co., Inc. upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of September 15, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION AUTHORIZING CHANGE ORDER #2 FINAL FOR WERIMUS LANE SANITARY
SEWER BYPASS PUMPING SYSTEM**

**RESOLUTION NO. 25-238
SEPTEMBER 15, 2025**

WHEREAS, the Borough of Woodcliff Lake and Joseph M. Sanzari Inc. previously entered into a contract agreement for the Werimus Lane Sanitary Sewer Bypass Pumping System Project; and

WHEREAS, Neglia Engineering has submitted Change Order #2 Final in the amount of \$564,835.76, a copy of which is attached hereto and incorporated herein by reference, to be paid to Joseph M. Sanzari Inc.; and

WHEREAS, the Borough Administrator and Finance Officer have reviewed Change Order #2 Final attached hereto and incorporated herein by reference, submitted by Neglia Engineering with regards to this matter and recommend the approval of same; and

WHEREAS, the Chief Financial Officer has certified that the funds are available for Change Order #2 Final, said certification being 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 Change Order #2 in the amount of \$564,835.76 submitted by Neglia Engineering for the Werimus Lane Sanitary Sewer Bypass Pumping System to be paid to Joseph M. Sanzari Inc. be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate payment to Joseph M. Sanzari Inc. in accord

with Change Order #2 Final; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized and directed to forward a copy of this resolution to Neglia Engineering and Joseph M. Sanzari, Inc. upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of September 15, 2025.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

RESOLUTION AUTHORIZING THE LAND USE BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 2601, LOTS 15, 16 AND 17 QUALIFY FOR DESIGNATION AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

**RESOLUTION NO. 25-239
SEPTEMBER 15, 2025**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of an "area in need of redevelopment"; and

WHEREAS, to make such a determination under the Redevelopment Law, the Borough Council (the "Council") of the Borough of Woodcliff Lake (the "Borough"), must first authorize the Borough Land Use Board to conduct a preliminary investigation of the area and make recommendations to the Council; and

WHEREAS, on September 16, 2024, by Resolution No. 24-210, the Mayor and Council authorized and directed the Land Use Board to conduct an investigation of the property identified on the tax maps of the Borough as Block 2601, Lot 15, commonly known as 240 Broadway, along with all streets and rights of way appurtenant thereto (collectively, the "Study Area"), and to determine whether all or a portion of the Study Area meets the criteria set forth in the Redevelopment Law, N.J.S.A. 40A:12A-5, and whether all or a portion of said Study Area should be designated as an area in need of redevelopment; and

WHEREAS, the Council believes it is in the best interest of the Borough that the Study

Area be expanded to include the investigation of the adjacent properties identified on the tax maps of the Borough as Block 2601, Lots 16 and 17, commonly known as 258 and 264 Broadway, along with all streets and rights of way appurtenant thereto (together with Block 2601, Lot 15 collectively, the "Expanded Study Area"); and

WHEREAS, the Council therefore authorizes and directs the Land Use Board to conduct an investigation of the Expanded Study Area to determine whether all or a portion of the Expanded Study Area meets the criteria set forth in the Redevelopment Law, N.J.S.A. 40A:12A-5, and whether all or a portion of said Expanded Study Area should be designated as an area in need of redevelopment; and

WHEREAS, the redevelopment area determination requested hereunder would authorize the Borough to use all those powers provided by the Redevelopment Law for use in a redevelopment area, excluding the power of eminent domain, and any redevelopment area so designated shall be referred to as a "Non-Condensation Redevelopment Area," pursuant to N.J.S.A, 40A:12A-6.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Woodcliff Lake, in the County of Bergen, New Jersey, as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Land Use Board is hereby authorized and directed to conduct an investigation, pursuant to N.J.S.A. 40A:12A-6, to determine whether all or a portion of the Expanded Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5, and whether said Expanded Study Area should be designated a "Non-Condensation Redevelopment Area."

Section 3. As part of its investigation, the Land Use Board shall prepare a map showing the boundaries of the Expanded Study Area and the location of the parcels contained therein and appended thereto shall be a statement setting forth the basis of the investigation.

Section 4. The Land Use Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundaries of the Expanded Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Expanded Study Area shall be an area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination does not authorize the Borough to exercise the power of eminent domain to acquire any property in the delineated area, for the Expanded Study Area is being investigated as a possible Non-Condensation Redevelopment Area.

Section 5. At the public hearing, the Land Use Board shall hear from all persons who are

interested in or would be affected by a determination that the Expanded Study Area is a redevelopment area. All objections to a determination that the Expanded Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Land Use Board and shall be made part of the public record.

Section 6. After conducting its investigation, preparing a map of the Expanded Study Area, and conducting a public hearing at which all objections to the proposed designation are received and considered, the Land Use Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with supportive documentation to the Council as to whether the Borough should designate all or a portion of the Expanded Study Area as a Non-Condemnation Redevelopment Area.

Section 7. The Borough Clerk shall forward a certified copy of this Resolution to the Chief Financial Officer, Borough Land Use Board and Land Use Board Secretary.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of September 15, 2025.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

RESOLUTION AUTHORIZING THE BOROUGH OF WOODCLIFF LAKE MAYOR AND CLERK TO SIGN AN ESCROW FUNDING AGREEMENT WITH J. ROCKER DEVELOPMENT, LLC, TO FUND THE COSTS AND EXPENSES IN CONNECTION WITH EXPLORING THE REDEVELOPMENT OF BLOCK 2601, LOTS 15, 16 and 17

**RESOLUTION NO. 25-240
SEPTEMBER 15, 2025**

WHEREAS, the Borough of Woodcliff Lake ("Borough") is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") to determine whether certain parcels of land within the Borough constitute an "area in need of redevelopment"; and

WHEREAS, by Resolution 25-239 the Borough Council directed the Borough's Land Use Board to undertake a preliminary investigation of Block 2601, Lots 15, 16 and 17 ("Property") to determine whether the Property constitutes an area of non-condemnation redevelopment; and

WHEREAS, J. Rocker Development, LLC, the contract purchaser of the Property, and the Borough of Woodcliff Lake desire to enter into an Escrow Agreement to fund the costs and expenses in connection with exploring the redevelopment of the Property; and

WHEREAS, the Borough by entering into the Escrow Funding Agreement does not provide any assurance of a particular result, the intent being only to defray the costs and expenses of exploring the potential for redevelopment of the Property.

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Woodcliff Lake as follows:

1. The Mayor and Clerk are hereby authorized to execute an Escrow Funding Agreement with J. Rocker Development, LLC, to undertake the preliminary investigation of the Property and to take other actions reasonably connected with the investigation and

potential designation and redevelopment of the Property, subject to review and approval of Redevelopment Counsel and the Mayor as to final form and content of the Escrow Funding Agreement.

2. The Resolution takes effect immediately upon adoption.

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 September 15, 2025.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION APPROVING REFUND TO OLD TAPPAN PTO
RESOLUTION NO. 25-241
SEPTEMBER 15, 2025**

WHEREAS, the Old Tappan PTO is requesting a refund for their rescheduled Pool Party held at the Old Mill Pool in June 2025; and

WHEREAS, after a review of same, the Park and Recreation Commission seek to issue the refund in the amount of \$700.00; and

WHEREAS, the refund shall be issued from budget line item 5-01-55-618-000; and

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

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of Woodcliff Lake, County of Bergen and State of New Jersey, that a refund in the amount of \$700.00 to the Old Tappan PTO for the rescheduled Pool Party at the Old Mill Pool in June 2025 be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Park and Recreation Commission take the necessary steps to refund the amount of \$700.00 to the Old Tappan PTO upon the passage 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 September 15, 2025.

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

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

RESOLUTION APPROVING TITLE VI NON-DISCRIMINATORY POLICY

**RESOLUTION NO. 25-242
SEPTEMBER 15, 2025**

WHEREAS, the Borough of Woodcliff Lake (“Borough”) is a municipality in the County of Bergen, State of New Jersey; and

WHEREAS, to receive money from the Federal Transit Administration as recipient or sub-recipient, the Borough is required to implement a non-discrimination policy to ensure compliance with Title VI of the Civil Rights Act of 1964 (herein referred to as “the Act”); and

WHEREAS, the Borough has drafted a Title VI policy to ensure continued compliance with the Act, which was subsequently reviewed by the New Jersey Department of Transportation and found to be fully compliant with federal requirements; and

WHEREAS, the Borough’s Mayor and Council must approve the approved Title VI Policy in order to be in full compliance with the Act.

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Woodcliff Lake as follows:

1. The Brough of Woodcliff Lake accepts the attached Title VI Non-Discriminatory Policy as approved by the New Jersey Department of Transportation.
2. The mayor and Municipal Clerk are hereby authorized to execute any and all documents necessary to ensure compliance with 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 September 15, 2025.

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