

**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
MAY 18, 2026
6:00 PM OPEN SESSION**

CALL TO ORDER

Notice of this meeting in accordance with the "Open Public Meetings Law, 1975, C. "231" was posted at Borough Hall and two newspapers, The Record and The Ridgewood News, were notified.

ROLL CALL

Mayor Rendo asked for a roll call. Council members Bonanno, Brodsky, Margolis, Marsh, Pollack and Stern were present. John Schettino, Borough Attorney, Tomas Padilla, Borough Administrator and Debbie Dakin, Borough Clerk were present as well.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

APPROVAL OF MINUTES

MOTION to approve the Minutes of April 20, 2026 (Open), was made by Councilman Pollack, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

MOTION to approve the Minutes of April 20, 2026 (Closed), was made by Councilwoman Marsh, second by Councilman Pollack and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

BUDGET

Public Hearing Ordinance No. 26-09
 Year 2026
 Ordinance to Exceed the Municipal Budget Appropriation Limits and to
 Establish a Cap Bank N.J.S.A. 40A:4-45.14

MOTION to adopt Ordinance No. 26-09 was made by Councilman Pollack, second by

Councilwoman Marsh.

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

No Comments.

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

MOTION to adopt Ordinance No. 26-09 was made by Councilman Pollack, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

Public Hearing Ordinance No. 26-10

Bond Ordinance to Authorize the Making of Various Public Improvements and the Acquisition of New Additional or Replacement Equipment and Machinery, New Additional Furnishings, New Communication and Signal Systems Equipment, and New Automotive Vehicles, Including Original Apparatus and Equipment, In, By and For the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey, to Appropriate the Sum of 2,355,000 to Pay the Cost Thereof, to Make a Down Payment, to Authorize the Issuance of Bonds to Finance Such Appropriation and to Provide for the Issuance of Bond Anticipation Notes in Anticipation of the Issuance of Such Bonds

MOTION to adopt Ordinance No. 26-10 was made by Councilman Pollack, second by Councilwoman Marsh.

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

Bert Taylor, Woodcliff Lake, stated that he sees that we are making improvements over at a place that is so in need over at the park. He had a situation over at the park when it was first opening. He was on the other side and looking to cross the street. People are going over 45 miles per hour and he was lucky to get across the road without someone running him down. He knows that it is a county road, but is there anything that we could do? Do any improvements have to be approved by the County? Council President Stern replied that the county must approve any improvements. We did a traffic study and have requested additional improvements. The County does not move very quickly. Administrator Padilla stated that we also requested that they lower the speed limit. We know that the road is heavily travelled and that is why when we have events, we do have police there crossing people.

MOTION to close to the public was made by Councilman Pollack, second by Councilwoman

Brodsky and unanimously approved.

MOTION to adopt Ordinance No. 26-10 was made by Councilman Pollack, second by Councilwoman Marsh, and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

Resolution No. 26-111 Resolution Authorizing the Waiver of Reading in Full of the 2026 Budget

MOTION to adopt Resolution No. 26-111 was made by Councilwoman Marsh, second by Councilman Pollack, and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

BUDGET PRESENTATION – led by PAUL LERCH, BOROUGH AUDITOR

(please see attached)

Jonathan DeJoseph, CFO, thanked the department heads, the professionals and the Finance Committee for all the time that was spent on this budget. It is a good budget.

Mayor Rendo stated that it is a good budget. He thanked the Finance Committee and the professionals that put a lot of time, effort and thought into this budget. You see the \$199 increase. You must know what is going on right now in the State of New Jersey. It is not just Woodcliff Lake. All the municipalities are getting hit. The biggest expense is health insurance costs. A few years ago, the Borough did the right thing. We moved from the State Health insurance, which had an increase of 34 percent, to the BMED plan, which was increased around 17 percent. That percentage is still a lot but the fact that we moved away from the State plan saved us a lot of money. This increase of \$199 is extremely low compared to other municipalities.

Council President Stern stated that when you are looking at the expenses, we are faced with health insurance increases and other insurance increases. We are faced with over \$1 million increase in insurance. When you look at the budget and the tax levy, that amount went down. He cannot remember the last time that the tax levy went down. Regarding the insurance aspect, Councilman Pollack and Council Presidente Stern, during the PBA negotiations, was to transition the police department and the rest of Borough Hall over to a high-deductible plan. That will hopefully save us money in the future. Every year we go through the budget line by line and cut wherever we can. I think we did a good job this year.

Councilman Pollack stated that he just wanted to underscore and thank everyone for your hard work and partnership as we worked through this over the last almost 6 months. We get some of the same questions every year, so it is worth repeating and reiterating to the public. The question was posed, well, taxes on the municipal side are going to go up \$199, but when I get my tax bill in the next couple of months, I am going to see a much higher increase. They will come to our meeting and say, "Why are my taxes going up?". Twofold, one, as Mr. Lerch stated, the municipality and what we are voting on this evening is only 24 cents of every dollar collected. This is only the municipal side. There are other taxing authorities whether it is the local or

regional district or the county that are accounting for other increases. I think \$199 is a fair budget increase. You are also seeing the average price of homes go up. That is a good sign for us as a community. This remains a town and a community that people want to live in. The average home values have gone up so taxes are going to go up. As we think about the budget and go line by line and there is a lot of debate that goes on. It is weighing community benefit. It is making sure that we are trying to stretch every penny of that 24 cents that we get in tax revenue while not impacting services that we are giving to the community. It is how do we go about prioritizing infrastructure improvements on the capital side of the house.

PROCLAMATIONS

Maddy Espinosa, Valedictorian of Pascack Hills High School
Nina Indugula, Salutatorian of Pascack Hills High School
Gianna Albanese, Valedictorian of Bergen Technical High School
Cristian Alvarez, NJ State Wrestling Champion
Mental Health Awareness Month

PUBLIC COMMENT REGARDING BUDGET ONLY

(limited to 3 minutes per speaker)

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

Josephine Higgins, Woodcliff Lake, asked on the miscellaneous revenues, who is contributing? Is it the builder that is doing the BMW work? Council President Stern stated that it is about \$660,000 from the developer. Mr. Lerch stated that the remaining money that we collected over the years from open space. Mrs. Higgins stated that the new park is beautiful.

Bert Taylor, Woodcliff Lake, stated that it looks good on the bottom line. Mr. Taylor asked if commercial residents pay the same rate as residential residents. Mr. Lerch replied yes. Mr. Taylor stated that there is one big glaring problem in the future. We must plug. Mr. Taylor stated that he kept many articles about schools in the area laying off teachers. Everybody is running into problems with their schools. He hopes that this is not going to be a problem with us. Mr. Taylor asked how the Pilot Payments are calculated. Mr. Lerch stated that we have a Pilot Agreement which lays out that whole calculation. Mr. Schettino stated that this is based on revenue generated and that it gets audited. They must submit projective rents and then it goes through, it is audited, and we get a percentage of those points. Council President Stern stated that the reason that a lot of school districts have laid off employees has nothing to do with Pilots. The reason that the schools have been laying off people is because of the State Health insurance issue. As far as the one Pilot that we passed it is based on a percentage of the total revenue. That will be audited every year. That Pilot will not come into effect for about three years. Issues with school funding now have nothing to do with Pilots. Mr. Taylor asked what they will be paying us as a percentage of that revenue. Council President Stern stated that it is a sliding scale. Council President Stern stated that the largest driver of your taxes, 38 percent, is through the local school district. If you are really concerned about what is going on with your taxes, you should attend

the Board of Education meetings.

MOTION to close to the public was made by Councilwoman Brodsky, second by Councilwoman Marsh and unanimously approved.

Resolution No. 26-112 Resolution to Adopt 2026 Budget

MOTION to adopt Resolution No. 26-112 was made by Councilman Pollack, second by Councilwoman Brodsky, and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

PUBLIC COMMENT

(limited to 3 minutes per speaker)

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

Thomas Frazer, Woodcliff Lake, following up on previous requests to Council to amend existing legislation regarding the outdoor lighting. Councilman Pollack stated that as of last Friday, he was working with Mark Berninger who is out building code official on the wording of it. We plan to have an Ordinance to introduce at our next Mayor and Council meeting.

Bert Taylor, Woodcliff Lake, stated that sometimes at 9:30 or 10:00 at night the lights are on at the baseball fields. Administrator Padilla stated that we are working with baseball to have them shut them off after they are done. Police are also working on this. The lights are also on a timer to go off at 10:00 PM.

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

ORDINANCES

Public Hearing Ordinance No. 26-11
An Ordinance Vacating a Paper Street Within the Borough of Woodcliff Lake,

MOTION to adopt Ordinance No. 26-11 was made by Councilwoman Brodsky, second by Councilwoman Marsh.

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

No comments.

MOTION to close to the public was made by Councilman Bonanno, second by Councilman Pollack and unanimously approved.

MOTION to adopt Ordinance No. 26-11 was made by Councilwoman Brodsky, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Marsh, Councilwoman Margolis, Councilman Pollack and Council President Stern.

Introduction Ordinance No. 26-12
 An Ordinance to Amend Chapter 265 Entitled “Property Maintenance: of the Borough Code of the Borough of Woodcliff Lake,

MOTION to introduce Ordinance No. 26-12 was made by Councilwoman Marsh, second by Councilman Pollack and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Marsh, Councilwoman Margolis, Councilman Pollack and Council President Stern.

**MAYOR’S APPOINTMENT TO SHADE TREE ADVISORY COMMITTEE
(Term Ending December 31, 2026)**

Council Liaison – Julie Brodsky
Clayton Bosch, Josephine Higgins, Kathleen Bagley, Bert Taylor, David Berger, Roberta Green, Katie Murphy, Vaughn Flowers, Evan Wiener and Lyle Garcia.

MOTION to approve the Shade Tree Advisory Committee was made by Councilman Pollack, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Marsh, Councilwoman Margolis, Councilman Pollack and Council President Stern.

MAYOR’S REPORT

Mayor Rendo stated that we had our SpringFest this weekend. It was a very nice event. Some of the vendors even indicated to him that it was much better than last year in terms of participation. It was a very well attended event and everybody was very happy. The weather cooperated. On Sunday, the Mayor and a few Council members attended the groundbreaking for Valley Chabad on Chestnut Ridge Road. That was a very well attended event as well. Congratulations to Valley Chabad. This afternoon there was a shooting at a mosque in San Diego. It seems like these shootings are by teenagers or young adults which is sad. Please pray for those individuals that lost their lives. There was a recent demonstration in a Jewish neighborhood in Brooklyn. We need to move away from hate and be a kinder and gentler nation to all communities of faith. We pray for the young lady that was assaulted.

COUNCIL MEMBERS’ REPORTS

Councilwoman Margolis thanked everyone that took part in SpringFest. Everyone had a hand in it. Both on the Council, DPW, the Borough, Police and OEM. We all pulled together and put together a great event. The music and all the vendors worked out great. We will be doing

Supplies for Success outside of the police department tomorrow at 2:45 PM. We will be packing backpacks for kids after school. There will be ice pops. We have the Memorial Day parade and ceremony coming up on Monday. Everyone is welcome to attend both events. Whole Foods has also donated a bunch of ice pops for the event. Our pool is open to all Woodcliff Lake residents on Memorial Day. The Fourth of July activities for America's 250th is a big topic. There will be a July 4th extravaganza between Woodcliff Lake, Park Ridge and Montvale. For the parade, everyone will be meeting at 10:00 AM at the Montvale Fire Department. They will be stepping off at 10:30 AM and will walk from there the same as the Memorial Day parade. Anyone from any Borough can join in on the parade. The parade will end at the Wortendyke Barn in Park Ridge where the parade will end and there will be a barbeque immediately following. After that, all Woodcliff Lake, Montvale and Park Ridge residents are invited to the Woodcliff Lake pool from 2PM to 7PM.

Councilwoman Marsh stated that she would like to thank our Land Use Board for very efficiently addressing a backyard renovation that took place at our last Land Use Board meeting. The Land Use Board is working very nicely together and very efficient and we are moving through our applications in such a timely manner. Our next meeting is June 23, 2026. We do not have the Agenda for that since it is too early, but please check our website. Mayor Rendo stated that he has received a lot of compliments about the Board.

Councilman Pollack stated that he is very happy that the budget passed.

Councilman Bonanno stated that the clay has been installed on Major field. The fields look great. The pool repairs have been completed for the season. The streets have been swept and they are looking great. The work at the Werimus Pump Station has been done and the landscaping has been installed.

Councilwoman Brodsky stated attended the Stigma Free Bergen County symposium with our student coordinator Jennifer Charmow. It was a great turnout. We have always supported all of Jennifer's initiatives. Woodcliff Lake finally has their Stigma Free signs. Visually, any resident who suffers from mental health illness will know that they have the support of their community around them. Following up on SpringFest, Jen said it. I think we learn a little bit more. It is our second one at the new park. Each time you can see how we can make improvements. Now we go from our SpringFest to our Woodcliff Wednesdays. We are starting earlier and it will end later. Our pool, tennis and camp revenue numbers are up from last year. There is a significant increase in our camp revenue. Enrollment is up 81 percent. Councilwoman Brodsky also attended the Park Ridge Planning Board meeting. The Sony developer is looking to amend their application so she took it as an opportunity to speak on behalf of our residents regarding the lack of privacy. The engineer said that he would set up a meeting with the property owners of Sony or the developer and he is even willing to meet with us. It is a step in the right direction.

Council President Stern wanted to thank Ryan Magee for all his work on SpringFest. Ryan has really grown into that role very much. Under Ryan's leadership, we hope next year will be even bigger and better. Our role here as Council people really is to set macro policy but it is up to Ryan

to run the day to day and do the micro. He really likes that it is a different type of event than Oktoberfest. Council President Stern stated that he is very pleased that we did pass the Capital Budget this year. We all got a lot of complaints about the quality of our roads. Between old and new capital, we authorized about \$1.4 million for road repavement, including Hunter Ridge, Clairmont and Somerset. This is a substantial increase than we have done in the past. Our residents deserve quality roads. We took a long step toward that. We have also authorized certain improvements to Major field. This is just the beginning. This Council has looked at the quality of our infrastructure and in the past some of it was lacking.

ENGINEER'S REPORT

(please see attached report)

ADMINISTRATOR'S REPORT

Administrator Padilla thanked Council President Stern for thanking Ryan. As everybody has said, everyone has a hand in SpringFest but somebody must quarterback it and he did a good job. Clerk Dakin stated that we also must thank Diane O'Brien. Diane is the person who handles food truck licensing and has repeatedly called the vendors to get all their information for the Board of Health and for Fire Prevention so that we could license them. Regarding the roads, we cannot fix every road. We have several on the list, but we cannot do every road. We leave that up to our Engineer and our DPW Superintendent. This year, we are ahead of schedule for the pothole repairs. We are set for the pool to open this weekend. Train station project should be completed shortly.

CONSENT AGENDA

MOTION to approve the Consent Agenda was made by Councilman Pollack, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack and Council President Stern.

Borough Attorney Schettino stated that we will be going into closed session and it should take approximately 15 minutes at which time the meeting will be reopened and further action may be taken.

CLOSED SESSION

Resolution No. 26-122 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

MOTION to approve Resolution No. 26-122 was made by Councilman Pollack, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, Councilman Pollack, and Council President Stern.

ADJOURNMENT

MOTION to adjourn was made by Council President Stern, second by Councilman Pollack, and unanimously approved. The meeting was adjourned at 8:30 PM.

Respectfully submitted,



Deborah Dakin, RMC, CMR
Borough Clerk

PROCLAMATION HONORING CRISTIAN ALVAREZ AS A NEW JERSEY STATE WRESTLING CHAMPION

WHEREAS, the Borough of Woodcliff Lake takes great pride in recognizing the outstanding achievements of its residents, whose dedication, perseverance, and excellence bring honor to our community; and

WHEREAS, Cristian Alvarez, a resident of Woodcliff Lake and senior at Saint Joseph Regional High School, completed a remarkable 2025–2026 wrestling season; and

WHEREAS, Cristian Alvarez achieved a perfect 35–0 record, winning 100% of his matches and earning recognition as one of the top-ranked heavyweight wrestlers in New Jersey; and

WHEREAS, his dominant season included 20 pins and culminated in a decisive 8–1 victory over Mateo Vinciguerra in the NJSIAA State Championship at Boardwalk Hall in Atlantic City; and

WHEREAS, through his hard work, discipline, and competitive spirit, Cristian has exemplified the highest ideals of athletic excellence and sportsmanship while representing both his school and the Borough of Woodcliff Lake with distinction; and

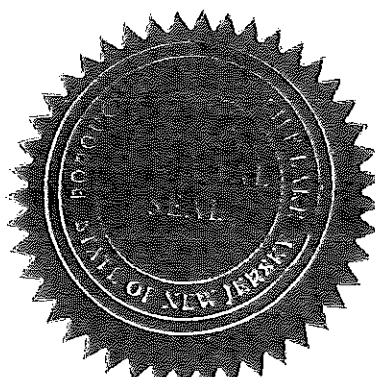
WHEREAS, that the Mayor and Council of the Borough of Woodcliff Lake do hereby recognize and congratulate Cristian Alvarez for his outstanding achievement as a New Jersey State Wrestling Champion and for completing an undefeated 35–0 senior season.

THEREFORE, BE IT RESOLVED, that the Borough of Woodcliff Lake commends Cristian Alvarez for his dedication, perseverance, and commitment to excellence, which have brought great pride and recognition to our community.

Mayor Carlos Rendo

Council President Josh Stern
Councilwoman Julie Brodsky
Councilwoman Nicole Marsh

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack



PROCLAMATION

WHEREAS, Maddy Espinosa has distinguished herself through exceptional academic achievement, demonstrating dedication, intellect, and unwavering commitment to excellence throughout her time at Pascack Hills High School; and

WHEREAS, her tireless efforts, intellectual curiosity, and pursuit of knowledge have culminated in achieving the esteemed rank of Valedictorian of the Graduating Class of 2026; and

WHEREAS, Maddy Espinosa has not only excelled academically but has also embodied the values of leadership, perseverance, and intellectual growth, inspired her peers and contributed positively to the school community; and

WHEREAS, her accomplishments reflect not only her personal dedication but also the support and guidance provided by her family, teachers, mentors, and the entire Pascack Hills community; and

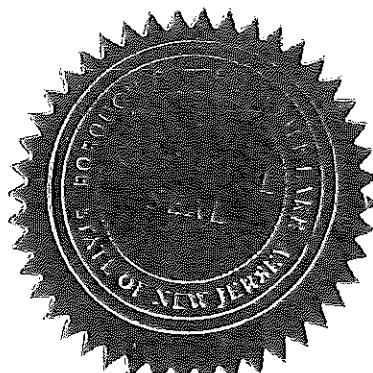
NOW, THEREFORE, BE IT RESOLVED that I, Carlos Rendo, Mayor on behalf of the Borough of Woodcliff Lake do hereby commend Maddy Espinosa for her outstanding achievements as Valedictorian of the Graduating Class of 2026; and

AND FURTHER, do hereby extend our heartfelt congratulations and best wishes for her future endeavors at the University of Notre Dame, recognizing her potential to make significant contributions to her chosen fields and to the wider world.

Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern



PROCLAMATION

WHEREAS, Nina Indugula has distinguished herself through exceptional academic achievement, demonstrating dedication, intellect, and unwavering commitment to excellence throughout her time at Pascack Hills High School; and

WHEREAS, her tireless efforts, intellectual curiosity, and pursuit of knowledge have culminated in achieving the esteemed rank of Salutatorian of the Graduating Class of 2026; and

WHEREAS, Nina Indugula has not only excelled academically but has also embodied the values of leadership, perseverance, and intellectual growth, inspired her peers and contributed positively to the school community; and

WHEREAS, her accomplishments reflect not only her personal dedication but also the support and guidance provided by her family, teachers, mentors, and the entire Pascack Hills community; and

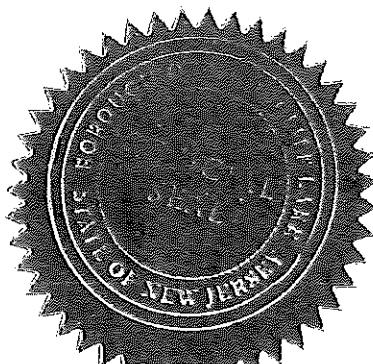
NOW, THEREFORE, BE IT RESOLVED that I, Carlos Rendo, Mayor on behalf of the Borough of Woodcliff Lake do hereby commend Nina Indugula for her outstanding achievements as Salutatorian of the Graduating Class of 2026; and

AND FURTHER, do hereby extend our heartfelt congratulations and best wishes for her future endeavors at the University of Pennsylvania, recognizing her potential to make significant contributions to her chosen fields and to the wider world.

Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern



PROCLAMATION

WHEREAS, Gianna Albanese has distinguished herself through exceptional academic achievement, demonstrating dedication, intellect, and unwavering commitment to excellence throughout her time at Bergen County Technical High School; and

WHEREAS, her tireless efforts, intellectual curiosity, and pursuit of knowledge have culminated in achieving the esteemed rank of Valedictorian of the Graduating Class of 2026; and

WHEREAS, Gianna Albanese has not only excelled academically but has also embodied the values of leadership, perseverance, and intellectual growth, inspired her peers and contributed positively to the school community; and

WHEREAS, her accomplishments reflect not only her personal dedication but also the support and guidance provided by her family, teachers, mentors, and the entire community.

NOW, THEREFORE, BE IT RESOLVED that I, Carlos Rendo, Mayor on behalf of the Borough of Woodcliff Lake do hereby commend Gianna Albanese for her outstanding achievements as Valedictorian of the Graduating Class of 2026; and

AND FURTHER, do hereby extend our heartfelt congratulations and best wishes for her future endeavors at Sacred Heart University, recognizing her potential to make significant contributions to her chosen fields and to the wider world.

Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern



MENTAL HEALTH AWARENESS MONTH PROCLAMATION

WHEREAS, during Mental Health Awareness Month, we recognize the bravery and resilience of the tens of millions of Americans living with mental health conditions, and we show our gratitude for the dedicated mental health professionals and devoted loved ones who stand by them every step of the way; and

WHEREAS, being able to get health care when you need it is essential to living a full, productive, and healthy life – that goes for mental health care too. Mental health care can help people find joy and purpose; ensuring they have access to the care they need is about dignity; and

WHEREAS, we need to work to end the opioid and overdose epidemic by cracking down on fentanyl trafficking and increasing public health efforts to save lives. This month, we celebrate the absolute courage of the Americans in recovery and reaffirm our commitment to care for those suffering; and

WHEREAS, each one of us has a role to play in changing the narrative and ending the stigmatization of mental health issues. We can start by showing compassion, so everyone feels free to ask for help and learn warning signs of emotional distress and suicide.

NOW, THEREFORE, BE IT RESOLVED that I, Carlos Rendo, Mayor on behalf of the Borough of Woodcliff Lake do hereby proclaim May 2026 as National Mental Awareness Month. I call upon citizens, private businesses, non-profit organizations and groups to join in activities and take action to strengthen the mental health of our communities.

Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern

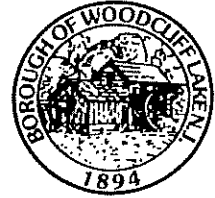




EXPERIENCED
DEDICATED
RESPONSIVE

negliagroup.com

MAY ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
MAY 13, 2026



1. Werimus Lane Pump Station Flood Resilient Improvements

Contract awarded to J.Fletcher Creamer and Sons for the amount of \$1,892,500.00. Preconstruction meeting was held January 21, 2025. Remaining sitework includes installation of stairs to deck, fencing and final site restoration and plantings to be installed by JFC. We understand the Automatic Transfer Switch (ATS) and remaining equipment is anticipated within the next 1-2 weeks with pump station startup & DPW training tentatively scheduled at the end of the month/early June followed by punch list and project closeout. JFC Payment package #8 provided to Borough for processing.

2. 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. Ordinance for new crosswalk on Woodcliff Avenue provided to Borough for adoption as required by Bergen County for the crossing. Neglia to incorporate into next bid package following Borough approval of the same.

3. MS4 Revised Municipal Stormwater Management Plan (MSWP), Revised Stormwater Pollution Prevention Plan (SPPP), Revised Stormwater Control Ordinance (SCO)

Per the NJDEP MS4 Municipal Stormwater Management Program requirements, the Borough of Woodcliff Lake must update their Stormwater Control Ordinance (SCO), Municipal Stormwater Management Plan (MSWP) and Stormwater Pollution Prevention Plan (SPPP) to be current with the NJDEP's latest requirements. This includes the recently adopted NJDEP's New Jersey's Protecting Against Climate Threats (NJPACT) Resilient Environment and Landscapes (REAL) Rules. These Rules were adopted on January 20, 2026. The Revised Stormwater Control Ordinance must be adopted and effective by January 29, 2027.

Neglia has provided a proposal to prepare the Revised Municipal Stormwater Management Plan (MSWP), Revised Stormwater Pollution Prevention Plan (SPPP), and Revised Stormwater Control Ordinance (SCO).

4. Watershed Improvement Plan Phase II - Watershed Assessment Report

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. Phase 1 of this Plan was prepared in 2025 and was the Watershed Inventory Report. Phase II of this Plan is the Watershed Assessment Report. This Report must be submitted to the NJDEP no later than January 26, 2027.

Neglia has provided a proposal to prepare this NJDEP-required document for review and authorization by the Borough.

5. 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 has completed the design and bid documents along with PSEG street lighting coordination and received NJDOT approval to bid. Bids were opened on March 5, 2025 and project awarded to A.A. Berms. Pre-construction meeting was held on April 9, 2026. Anticipated start date for underground PSEG work end of the month with schedule to be coordinated with the Borough.

6. West Hill Road (NJDOT MA-25) and Brookview Drive Roadway Improvements

The Borough of Woodcliff Lake received a grant in the amount of \$133,035.00 from the NJDOT for West Hill Road Improvements Project as per the November 13, 2024 grant award letter. Neglia completed plans and specifications for bidding included NJDOT pre-bid submissions for West Hill Road. 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. Project awarded to D&L Paving in the amount of \$542,132.02.11 for the Base Bid – West Hill Road (\$161,979.19) and Alternate Bid 1 – Brookview Drive (\$380,152.82). Change Order No. 1 for additional paving of Lyons Court and Stephen Court (\$76,704.32) was approved as per Resolution No 25-246. Pre-Construction meeting was held on 8/20/2025. Paving of West Hill Road, Stephen Court, Lyons Court, and Brookview Drive was completed. Punch list to be addressed asap, final payment and NJDOT project closeout to be addressed following Borough closeout.

7. Old Barn Site and Train Station Parking Lot

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 was completed. Sitework, temporary paving and striping has been completed for re-opening and use of parking lot. Clocktower repairs are substantially complete. Landscaping of the pollinator garden, final site restoration and sitework punch list to be completed asap with final paving and striping to follow with 2 week minimum advanced notice prior to final paving and striping.

8. Woodcliff Lake Tennis Courts

Preliminary Concept Plan and estimate was provided to the Borough for new courts, drainage, and associated sitework. We understand the Borough will be receiving a Bergen County Open Space grant agreement in the amount of \$80,704. A proposal for full engineering design, bidding and NJDEP permitting was provided to the Borough and resent following our meeting with the Borough to review the preliminary pricing obtained by the Borough from Vendors. Neglia is prepared to proceed with the design and the NJDEP pre-bid submissions once our proposal is approved/authorized by the Borough.

9. 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.

10. Major Field Improvements

We understand the Borough is considering improvements to Major Field including but not limited to infield turf conversion, new backstop with possible relocation, new fencing, drainage improvements, new dugouts and associated site improvements and site restoration. Neglia completed the Survey and Preliminary Scope of Work plans and provided to vendors for updated co-operative pricing for review by the Borough. Quotes received from BC CoOp vendors and are under review by the Borough.

Neglia provided a proposal for Final Engineering and Construction Administration should the Borough wish to proceed with the work following the 2026 baseball season.

11. Year 2026 Municipal Paving Project

Neglia provided preliminary engineer's estimates for Hunter Ridge Road, Clairmont Road, Somerset Road, Woodcrest Drive (including sewer force main replacement) and Andrea Court for review as requested by the Borough. Borough to select and confirm all roads to be paved.

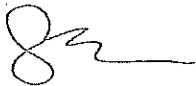
Neglia has provided a proposal for design, bidding, and construction administration services for the Year 2026 Municipal Paving Project (Hunter Ridge, Clairmont, and Somerset) to complete the bid documents with the bidding and desired paving schedule to be reviewed and confirmed with the Borough.

12. Overlook Drive Section 1 & Section 2 Paving Project

The Borough of Woodcliff Lake received a NJDOT LA26 grant in the amount of \$172,747.00 for the Overlook Drive Section 1 paving project as per the November 17, 2025 grant award letter. Our engineer's estimate for Overlook Drive Section 1 (Springhouse to Saddle River Road) is approximately \$584,000 and our engineer's estimate for Overlook Drive Section 2 (Municipal border to Springhouse) is approximately \$470,000. We understand the Borough will be applying to the NJDOT for additional funding with the intention of bidding out section 1 and 2 simultaneously prior to the November 2027 NJDOT MA26 grant award deadline for Section 1.

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

ORDINANCE NO. 26-09

**BOROUGH OF WOODCLIFF LAKE
CALENDAR YEAR 2026
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO
ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Mayor and Council of the Borough of Woodcliff lake in the County of Bergen finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

WHEREAS, the Mayor and Council hereby determines that a 1.5% increase in the budget for said year, amounting to \$190,168 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS the Mayor and Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Woodcliff Lake shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$443,726 and that the CY 2026 municipal budget for the Borough of Woodcliff Lake be approved and adopted in accordance with this ordinance; and

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

ORDINANCE NO. 26-10

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW ADDITIONAL FURNISHINGS, NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT, AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$2,355,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

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

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

Section 2. There is hereby appropriated to the payment of the cost of making the improvements described in Sections 1 and 4 hereof (hereinafter referred to as "purposes"), the respective amounts of money hereinafter stated as the appropriation for said respective purposes. Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

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

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

usefulness of each such purpose, according to its reasonable life, computed from the date of said bonds:

SCHEDULE OF IMPROVEMENTS, PURPOSES AND AMOUNTS

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

Appropriation and Estimated Cost	\$ 140,000
Down Payment Appropriated	\$ 7,000
Bonds and Notes Authorized	\$ 133,000
Period of Usefulness	5 years

B. Acquisition of new communication and signal systems equipment consisting of portable radios for the use of the Fire Department.

Appropriation and Estimated Cost	\$ 50,000
Down Payment Appropriated	\$ 2,390
Bonds and Notes Authorized	\$ 47,610
Period of Usefulness	10 years

C. Acquisition of new automotive vehicles, including original apparatus and equipment, consisting of SUVs for the use of the Police Department.

Appropriation and Estimated Cost	\$ 120,000
Down Payment Appropriated	\$ 6,000
Bonds and Notes Authorized	\$ 114,000
Period of Usefulness	5 years

D. Acquisition of new communication and signal systems equipment consisting of portable radios for the use of the Police Department.

Appropriation and Estimated Cost	\$ 20,000
Down Payment Appropriated	\$ 960
Bonds and Notes Authorized	\$ 19,040
Period of Usefulness	10 years

E. Acquisition of a new automotive vehicle (with a gross vehicle weight rating (GVWR) in excess of 15,000 pounds), including original apparatus and equipment, consisting of a hook lift truck with various attachments for the use of the Department of Public Works ("DPW").

Appropriation and Estimated Cost	\$ 525,000
Down Payment Appropriated	\$ 25,000
Bonds and Notes Authorized	\$ 500,000
Period of Usefulness	10 years

F. Acquisition of new additional or replacement equipment and machinery for the use of the DPW consisting of (i) a leaf blower and (ii) a mower with various attachments.

Appropriation and Estimated Cost	\$ 39,500
Down Payment Appropriated	\$ 1,890
Bonds and Notes Authorized	\$ 37,610
Period of Usefulness	15 years

G. Acquisition of new additional furnishings for use at Old Mill Swim Pool consisting of (i) lounges, (ii) tables, (iii) chairs and (iv) umbrellas.

Appropriation and Estimated Cost	\$ 8,000
Down Payment Appropriated	\$ 2,580
Bonds and Notes Authorized	\$ 5,420
Period of Usefulness	5 years

H. Undertaking of various improvements to the Old Mill Sports Complex and other recreation facilities.

Appropriation and Estimated Cost	\$ 550,000
Down Payment Appropriated	\$ 26,200
Bonds and Notes Authorized	\$ 523,800
Period of Usefulness	15 years

I. Undertaking of the 2026 Road Improvement Program (including drainage, curb and sidewalk improvements, where necessary) at various locations, as set forth on a list prepared by the Borough Engineer on file or to be placed on file with the Borough Clerk, and hereby approved as if set forth herein in full. Depending upon the contract price and other exigent circumstances, and upon approval by the Borough Council, there may be additions to or deletions from the aforesaid list. It is hereby determined and stated that said roads being improved are of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law").

Appropriation and Estimated Cost	\$ 902,500
Down Payment Appropriated	\$ 42,980

Bonds and Notes Authorized	\$ 859,520
Period of Usefulness	10 years

Aggregate Appropriation and Estimated Cost	\$2,355,000
Aggregate Down Payment Appropriated	\$ 115,000
Aggregate Amount of Bonds and Notes Authorized	\$2,240,000

Section 5. The cost of such purposes, as hereinbefore stated, includes the aggregate amount of \$152,500 which is estimated to be necessary to finance the cost of such purposes, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 6. It is hereby determined and stated that moneys exceeding \$115,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purposes. The sum of \$115,000 is hereby appropriated from such moneys to the payment of the cost of said purposes.

Section 7. To finance said purposes, bonds of said Borough of an aggregate principal amount not exceeding \$2,240,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 8. To finance said purposes, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$2,240,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 9. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within

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

Section 10. It is hereby determined and declared that the average period of usefulness of said purposes, according to their reasonable lives, taking into consideration the respective amounts of bonds or notes authorized for said purposes, is a period of 10.68 years computed from the date of said bonds.

Section 11. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$2,240,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 12. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purposes, shall be applied to the payment of the cost of such purposes, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purposes shall be reduced accordingly.

Section 13. The Borough intends to issue the bonds or notes to finance the cost of the improvements described in Sections 1 and 4 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 14. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 15. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 16. This ordinance shall take effect twenty days after the first publication thereof after final passage.

BOROUGH OF WOODCLIFF LAKE
Bergen County

ORDINANCE NO. 26-11

AN ORDINANCE VACATING A PAPER STREET WITHIN THE BOROUGH OF WOODCLIFF LAKE

Section 1. AUTHORITY AND PURPOSE.

This ordinance is adopted pursuant to the authority granted to municipalities under N.J.S.A. 40:67-1 to vacate any street, highway, lane, alley, square, place or park, or any part thereof, dedicated to public use but not accepted by the municipality N.J. Stat. § 40:67-1. The governing body finds that the public interest will be better served by releasing the lands described herein from such dedication N.J. Stat. § 40:67-19.

Section 2. FINDINGS.

WHEREAS, there has been a dedication of lands as a public street which has not been accepted or opened by the Municipality; and

WHEREAS, the governing body of the Municipality has determined that the public interest will be better served by releasing those lands from such dedication N.J. Stat. § 40:67-19; and

WHEREAS, notice of the intention of the Governing Body to consider this ordinance and a hearing thereon has been given as provided in N.J.S.A. 40:49-6 concerning ordinances for the vacation of streets N.J. Stat. § 40:67-19; and

WHEREAS, the Municipality has complied with all publication requirements for municipal ordinances, including those set forth in J.J.S.A. 40:49-2.1 for ordinances adopted pursuant to the Municipal Land Use Law N.J. Stat. § 40:49-2.1; and

WHEREAS, all procedural requirements for the adoption of this ordinance have been satisfied.

Section 3. VACATION OF PAPER STREET

The Municipality hereby releases and extinguishes the public right arising from the dedication of the paper street described as Maillard Avenue and Lincoln Avenue to be dedicated as Block 2801, Lot 6; Block 2801, Lot 5; Block 2801, Lot 2; and Block 2801, Lot 18, and said lands are hereby effectually discharged from such dedication as though the dedication had not taken place N.J. Stat. § 40:67-19. The word vacate shall be construed for all purposes to include the release of all public rights resulting from the dedication of land not accepted by the municipality N.J. Stat. § 40:67-1.

Section 4. RESERVATION OF UTILITY RIGHTS.

This vacation ordinance expressly reserves and excepts from vacation all rights and privileges then possessed by public utilities, as defined in R.S. 48:2-13, and by any cable television company, as defined in the "Cable Television Act" P.L. 1972, c. 186 (C. 48:5A-1 et seq.), to maintain, repair and replace their existing facilities in, adjacent to, over or under the street or any part thereof to be vacated N.J. Stat. § 40:67-1.

Section 5. NOTICE OF PASSAGE.

Upon passage of this ordinance, notice of passage or approval shall be published in accordance with subsection d. of R.S. 40:49-2 N.J. Stat. § 40:49-2.1. A copy of this ordinance and of any summary published in connection with its adoption shall be forthwith transmitted to the tax assessor of the Municipality N.J. Stat. § 40:49-2.1.

Section 6. SEVERABILITY.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 7. EFFECTIVE DATE.

This ordinance shall take effect immediately upon final passage and publication as required by law.

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.

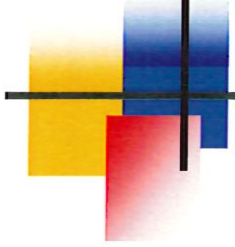
Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.



2026 Calendar Year Budget Presentation

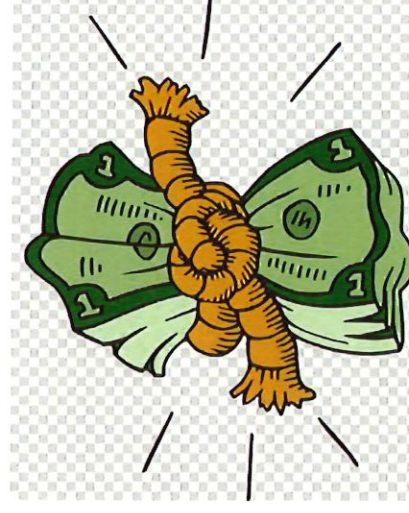
May 18, 2026

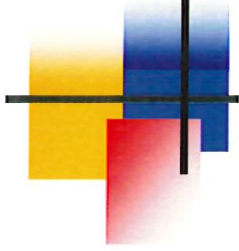
Borough of Woodcliff Lake



State Mandated "CAPS"

1. Appropriation Cap
 - ▶ Limitations on Appropriation (i.e. expenditures)
 - ▶ Allowable CAP – 2.0%
 - ▶ Additional CAP – 1.5% with the adoption of a Cost-of-Living Adjustment Ordinance
 - ▶ Permitted Adjustments
2. Tax Levy Cap
 - ▶ 2% of Prior Year's Tax Levy
 - ▶ Permitted Adjustments





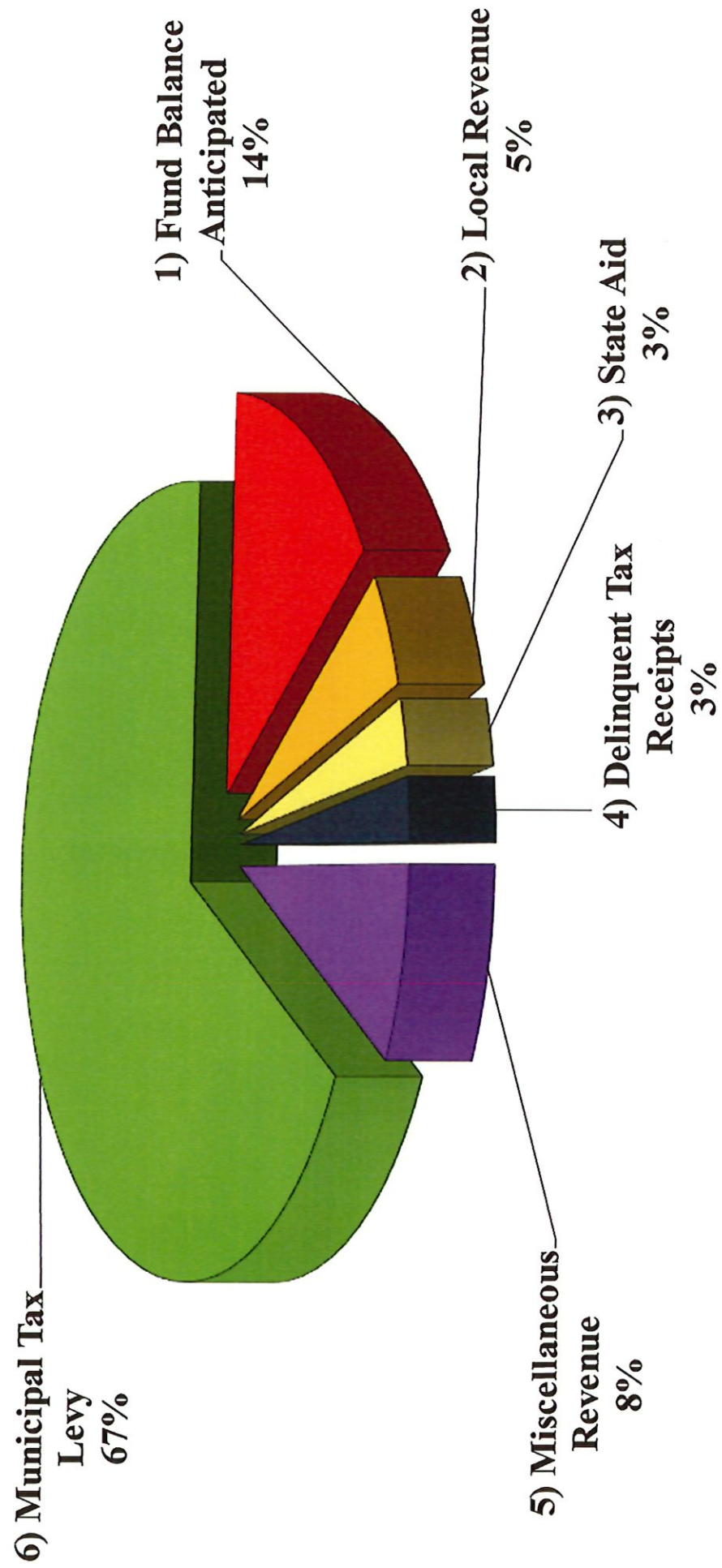
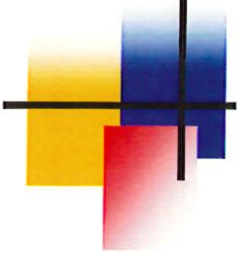
Breakdown of Revenues

	2026	Adopted		
	<u>Proposed</u>	<u>2025 Budget</u>	<u>Variance</u>	
			<u>%</u>	
1) Fund Balance Anticipated	\$ 2,675,000	\$ 2,380,000	\$ 295,000	12.4
2) Local Revenue *	926,232	1,040,163	(113,931)	(11.0)
3) State Aid	526,649	526,649	-	-
4) Delinquent Tax Rcpts.	500,000	230,000	270,000	117.4
5) Miscellaneous Revenues**	1,553,309	199,779	1,353,530	677.5
6) Tax Levy-Muni	<u>12,853,757</u>	<u>12,882,756</u>	<u>(28,999)</u>	-0.2
Total	<u>\$ 19,034,947</u>	<u>\$ 17,259,347</u>	<u>\$ 1,775,600</u>	10.3%

* Local Revenues Include: Licenses, Fees & Permits, Interest, Park Receipts, Construction Code, etc.

** Miscellaneous Revenues Include: Developer Contribution, Reserve for Payment of Debt and Grants

2026 Revenues as a % of Total

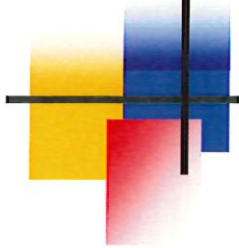




Tax Levy CAP

2026 Amount to be Raised by Taxation	<u>\$12,853,757</u>
*Maximum permitted to be Raised by Taxation	<u>\$14,315,312</u>
Amount below CAP	<u>\$1,461,555</u>

* Includes CAP Banks

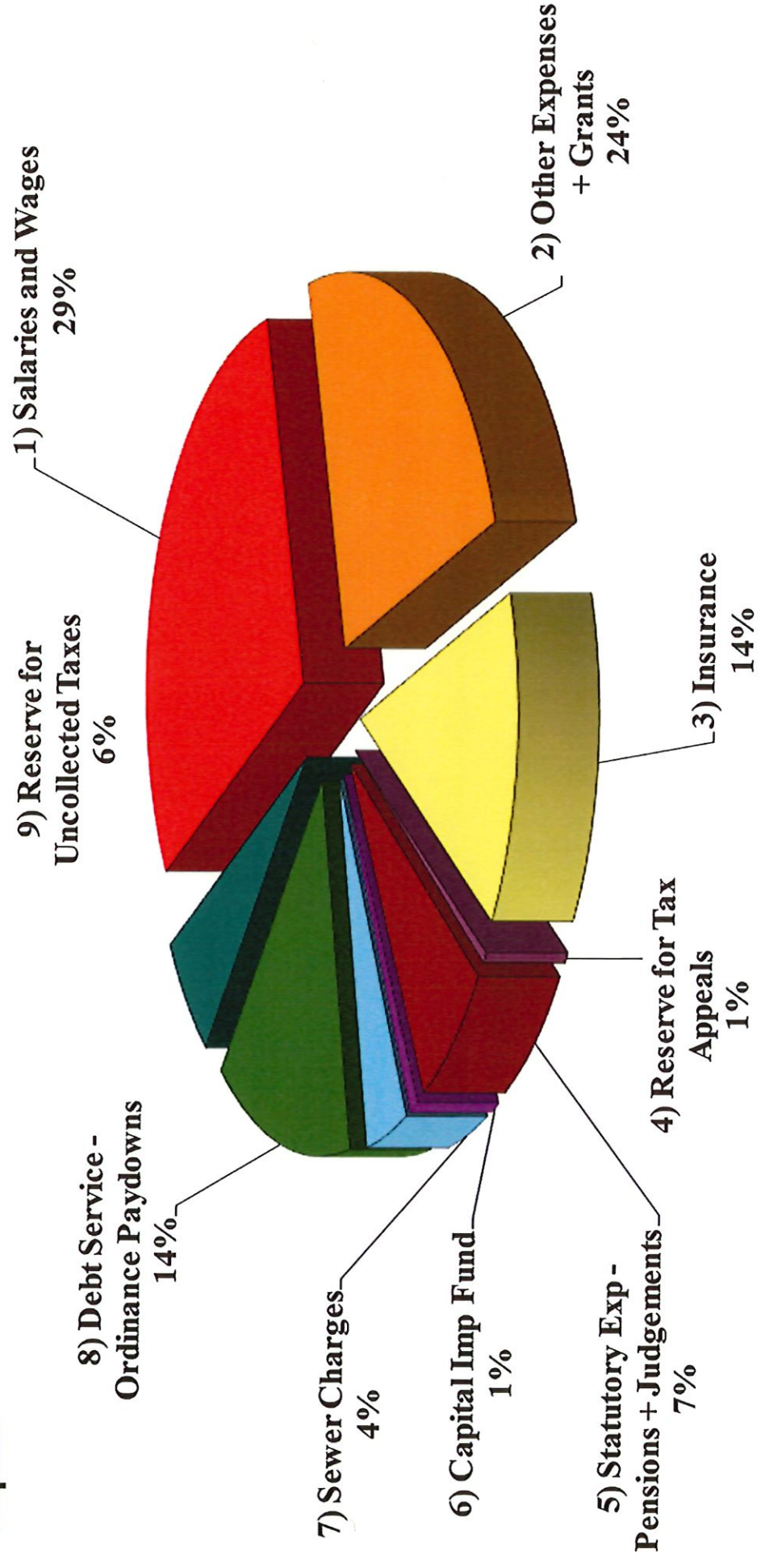


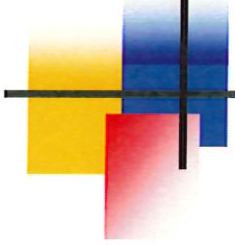
Breakdown of Expenses

	Proposed <u>2026 Budget</u>	Adopted <u>2025 Budget</u>	<u>Variance</u>	<u>%</u>
Salary and Wages	\$ 5,581,800	\$ 5,609,800	\$ (28,000)	(0.5)
Other Expenditures*	4,441,900	3,995,485	446,415	11.2
Insurance	2,749,500	2,054,500	695,000	33.8
Reserve for Tax Appeals	100,000	190,000	(90,000)	(47.4)
Statutory Exp/Pensions	1,404,907	1,367,000	37,907	2.8
Judgements	-	123,000	(123,000)	(100.0)
Capital Improvements Fund/Projects	150,000	200,000	(50,000)	(25.0)
Sewer Charges	792,000	819,000	(27,000)	(3.3)
Public & Private Programs	43,314	130,562	(87,248)	(66.8)
Debt Service, Ordinance Paydowns	2,676,526	1,725,000	951,526	55.2
Res. for Uncollected Taxes	<u>1,095,000</u>	<u>1,045,000</u>	<u>50,000</u>	4.8
	<u>\$ 19,034,947</u>	<u>\$ 17,259,347</u>	<u>\$ 1,775,600</u>	10.3%

* Other Expenditures include: Legal, Audit, Engineering, Utilities, Facility Costs, Celebratory Events, etc.

2026 Appropriations as a % of Total





Appropriation CAP

2026 Current Budget CAP Spending
(Increase of 5.78% or \$732,826)

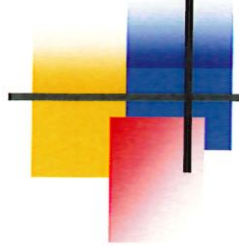
\$13,407,066

Maximum permitted CAP Spending

\$13,407,252

Amount below CAP

\$186



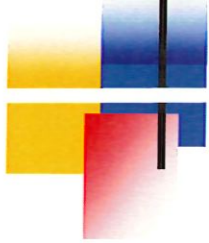
History of Tax Rate Apportionment

	Estimated <u>2026</u>	2025 <u>Adopted</u>	<u>Increase</u>
MUNICIPAL/OPEN SPACE*	\$ 0.524	\$ 0.538	\$ (0.014)
COUNTY/OPEN SPACE **	0.255	0.248	0.007
LOCAL SCHOOL	0.818	0.801	0.017
REGIONAL SCHOOL	<u>0.586</u>	<u>0.599</u>	<u>(0.013)</u>
TOTAL	<u>\$ 2.183</u>	<u>\$ 2.186</u>	<u>\$ (0.003)</u>



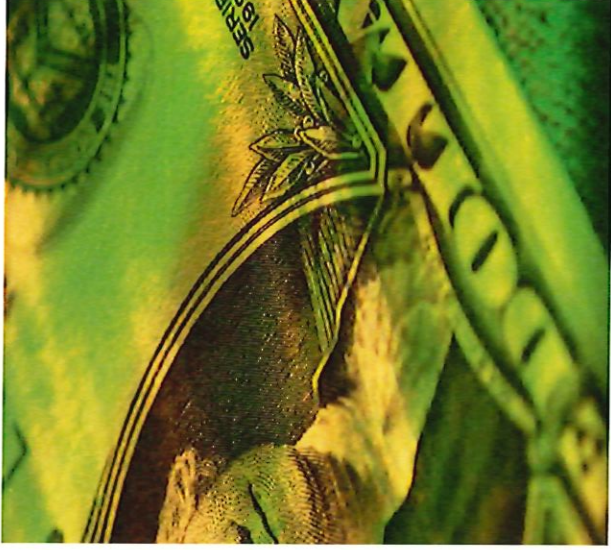

* Includes Municipal Open Space Tax

** Estimated

Where Your Tax Dollar Goes



2026

	Municipal	Regional School	Local School	County
				
	24¢	27¢	38¢	11¢

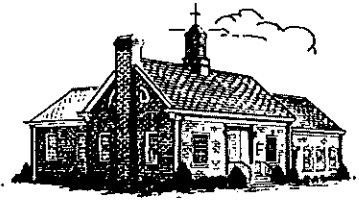


Change in Assessed Value

Effect on Municipal Portion of Tax Bill – Average Residential Home*

Proposed	Actual	2026
<u>2026</u>	<u>2025</u>	<u>Increase</u>
\$ 5,193	\$4,994	\$ 199

* 2026 and 2025 Average Residential Home Value - \$1,010,417 and \$944,047, excludes municipal open space.



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
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

RESOLUTION AUTHORIZING THE WAIVER OF READING IN FULL OF THE 2026 BUDGET

RESOLUTION NO. 26-111

MAY 18, 2026

WHEREAS, N.J.S.A. 40A:4-8 permits that the Budget as advertised may be read by its title providing that at least one week prior to the date of the hearing a complete copy of the approved budget shall

- a. Be posted in a public space where public notices are customarily posted; and
- b. Is made available to each person requesting the same during said week and during the public hearing; and

WHEREAS, the Borough of Woodcliff Lake has complied with the aforesaid requirements;

NOW, THEREFORE, BE IT RESOLVED that the Borough is hereby permitted to waive the reading in full, of the Municipal Budget for the year ending December 31, 2026.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 18, 2026.

Deborah Dakin

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

SECTION 2 - UPON ADOPTION FOR YEAR 2026

Be it Resolved by the WOODCLIFF LAKE County of BERGEN BOROUGH that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 12,853,757.00 (Item 2 below) for municipal purposes, and
- (b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and, (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.
- (d) \$ 250,227.00 (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
- (e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy
- (f) \$ - (Item 5 Below) Minimum Library Tax

RECORDED VOTE

(insert last name)

<p>Ayes</p> <p><i>Bonanno</i> <i>Brodzki</i> <i>Margolis</i> <i>Marsh</i> <i>Folback</i> <i>Stein</i></p>	<p>Nays</p> <p>Abstained</p> <p>Absent</p>
---	--

SUMMARY OF REVENUES		08-100	13-099	15-489	07-190
1. General Revenues					
Surplus Anticipated		\$ 2,675,000.00	\$ 3,006,190.00	\$ 500,000.00	\$ 12,853,757.00
Miscellaneous Revenues Anticipated					
Receipts from Delinquent Taxes					
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES (Item 6(a), Sheet 11)					
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:					
Item 6, Sheet 42					
Item 6(b), Sheet 11 (N.J.S.A. 40A-4-14)					
TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY					
4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:					
Item 6(b), Sheet 11 (N.J.S.A. 40A-4-14)					
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX					
Total Revenues		\$ -	\$ -	\$ -	\$ 19,034,947.00

Resolution #
24-112

SUMMARY OF APPROPRIATIONS

5. GENERAL APPROPRIATIONS:

Within "CAPS"	XXXXXX	XXXXXXXXXXXXXXXXXX
(a & b) Operations Including Contingent	XXXXXX	XXXXXXXXXXXXXXXXXX
(e) Deferred Charges and Statutory Expenditures - Municipal	34-201	\$ 12,002,159.00
(g) Cash Deficit	34-209	\$ 1,404,907.00
Excluded from "CAPS"	46-885	\$ -
(a) Operations - Total Operations Excluded from "CAPS"	XXXXXX	XXXXXXXXXXXXXXXXXX
(c) Capital Improvements	34-305	\$ 1,692,355.00
(d) Municipal Debt Service	44-999	\$ 150,000.00
(e) Deferred Charges - Municipal	45-999	\$ 2,676,526.00
(f) Judgments	46-999	\$ 14,000.00
(n) Transferred to Board of Education for Use of Local Schools (N.J.S.A. 40:48-17.1 & 17.3)	37-480	\$ -
(g) Cash Deficit	29-405	\$ -
(k) For Local District School Purposes	46-865	\$ -
(m) Reserve for Uncollected Taxes	29-410	\$ -
6. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICT ONLY (N.J.S.A. 40A:4-13)	50-899	\$ 1,095,000.00
Total Appropriations	07-195	\$ -
	34-499	\$ 19,034,947.00

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the Governing Body on the _____ day of _____, 2026.
 It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2026 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

Certified by me this 18 day of May, 2026, Deborah A. Debin, 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
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh		X	X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

RESOLUTION APPROVING AGREEMENT WITH LEW ENVIRONMENTAL SERVICES TO PERFORM LEAD-BASED PAINT INSPECTIONS

**RESOLUTION NO. 26-113
MAY 18, 2026**

WHEREAS, pursuant to P.L. 2021, C. 182, all municipalities are now required with certain exceptions, to inspect every single family, two-family and multiple rental dwellings located within the municipality for lead-based paint hazards; and

WHEREAS, the Borough of Woodcliff Lake has a need for professional administrative and testing services related to satisfying its obligations to perform lead paint inspections of Borough rental units pursuant to N.J.A.C. 5:28A; and

WHEREAS, LEW Environmental Services LLC has submitted a proposal, a copy of which is attached hereto and incorporated herein by reference, to provide administrative and testing services to the Borough as required, at a cost to be borne by the property owner; and

WHEREAS, such services are exempt from public bidding under the provisions of N.J.S.A. 40A:11-5 and N.J.S.A. 40A:11-1; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1) requires that the resolution authorizing an appointment for the performance of "Professional Services" without public bidding be publicly advertised; and

WHEREAS, the Borough Administrator has reviewed this matter and recommends that the proposal submitted by LEW Environmental Services to perform lead-based paint

inspections be and is hereby approved; and

WHEREAS, the Borough Attorney has prepared a contract agreement with LEW Environmental 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 LEW Environmental Services to perform lead-based paint inspections on single family, two family and multipole rental dwellings, 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 and contract agreement on behalf of the Borough; and

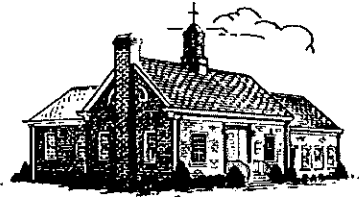
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to LEW Environmental Services upon its passage.

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 May 18, 2026.



**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
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh		X	X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

RESOLUTION NO. 26-114

MAY 18, 2026

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

Payroll Released 4/30/2026	\$ 219,658.98
Payroll Released 5/15/2026	\$ 221,086.81

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:	\$3,277,536.47
Affordable Housing:	\$ 805.00
Open Space Trust:	\$ 1,111.50
Trust Funds Other	\$ 1,248.00
Animal Control:	\$ 501.60
State Unemployment:	\$ 1,163.07
General Capital:	\$ 656,639.83
Escrow:	\$ 5,236.50

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.



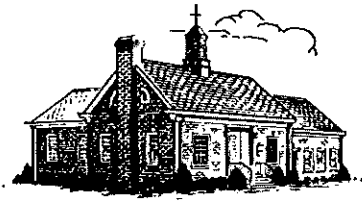
Jonathan DeJoseph
Chief Financial Officer

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of May 18, 2026.



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
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh		X	X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

RESOLUTION OF THE GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT

RESOLUTION NO. 26-115

MAY 18, 2026

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its book, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2025 has been filed by a Registered Municipal Accountant with the "Borough Clerk" pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, at a minimum, the sections of the annual audit entitled "Comments and Recommendations"; and

WHEREAS, the members of the governing body have personally reviewed at a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolutions of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this Resolution and the required affidavit to said Board to show evidence of said compliance.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 18, 2026.



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
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh		X	X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

RESOLUTION TO APPROVE THE CORRECTIVE ACTION PLAN FOR THE FISCAL YEAR 2025 AUDIT REPORT OF THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 26-116 MAY 18, 2026

WHEREAS, the Division of Local Government Services requires the Chief Financial Officer to file a "Corrective Action Plan" outlining the actions to be taken by the Borough relative to findings and recommendations in the annual audit report; and

WHEREAS, the "Corrective Action Plan" shall be prepared by the Chief Financial Officer with assistance from other officials affected by the audit findings and recommendations; and

WHEREAS, the Governing Body is required by resolution, to approve said "Corrective Action Plan", as prepared by the Chief Financial Officer and approved by the Governing Body, shall be placed on file and made available for public inspection in the Borough Clerk's office;

NOW THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Woodcliff Lake hereby approved the "Corrective Action Plan" for the Fiscal Year 2025 Audit Report submitted by the 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 Governing Body at the meeting of May 18, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

BOROUGH OF WOODCLIFF LAKE, N.J.

CORRECTIVE ACTION PLAN

2025 AUDIT – YEAR ENDED DECEMBER 31, 2025

Finding/Condition No. 1

It is recommended that payroll transactions are reviewed to ensure compliance with the bargaining unit agreement.

Recommendation

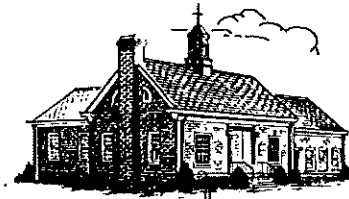
The Borough will verify payroll transactions to ensure staff is receiving the appropriate compensation.

Explanation and
Corrective Action

Effective January 1, 2026, the payroll changes have been updated to reflect compensation based upon the CNA.

Implementation Date

Completed January 1, 2026



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Carlos Rendo, Mayor Tomas J. Padilla, Borough Administrator						
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh		X	X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

201-391-4977
Fax 201-391-8830

RESOLUTION APPROVING AGREEMENT WITH APPRAISAL SYSTEMS INC. FOR REASSESSMENT FOR TAX YEAR 2027

RESOLUTION NO. 26-117
MAY 18, 2026

WHEREAS, the Borough of Woodcliff Lake is engaged in a program to re-assess all the lands, buildings and improvements contained within the Borough; and

WHEREAS, Appraisal Systems, Inc. has provided an Agreement to the Borough to assist the Borough Tax Assessor to complete the reassessments in accord with N.J.S.A. 54:1-35.35; and

WHEREAS, the Agreement, a copy of which is attached hereto and incorporated herein by reference, reflects the re-assessment program to begin as of October 1, 2025, and be effective for the tax year 2026 at a cost of \$45,000.00; and

WHEREAS, the Borough Administrator and Borough Tax Assessor have reviewed the Agreement with Appraisal Systems to assist the Borough to complete the reassessments at a cost of \$45,000.00 and recommends the approval of same.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the Agreement with Appraisal Systems, Inc., a copy of which is attached hereto and incorporated herein by reference, to assist the Borough in completing the reassessments for the tax year 2026 at a cost of \$45,000.00, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the Agreement with Appraisal Systems Inc. on behalf of the Borough; and

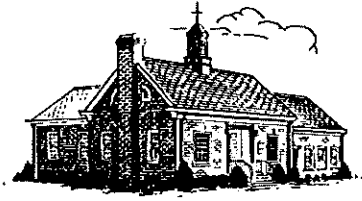
BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution together with the signed Agreement to Appraisal Systems, Inc. upon its passage.

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 May 18, 2026.



**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
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh		X	X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

**RESOLUTION URGING STATE LEADERS TO IMPLEMENT FAIR AND EQUITABLE REFORMS TO
MITIGATE THE UNSTAINABLE INCREASE IN HEALTH BENEFIT PREMIUMS FOR PUBLIC SECTOR EMPLOYEES**

**RESOLUTION NO. 26-118
MAY 18, 2026**

WHEREAS, the State Health benefits Program (SHBP), governed by N.J.S.A. 52:14-17.25 et seq., offers medical, prescription drug, and dental coverage to qualified State and participating local government public employees, retirees, and eligible dependents; and

WHEREAS, all SHBP plans are self-funded, meaning that the money paid out for benefits comes directly from an SHBP fund supplied by the State, participating local employers, and member premiums; and

WHEREAS, the rate increase for the 2026 Local Government Employer Group is 36.25% and does not include fully funding the loan to the SHBP Local Government Group under c. 86 or funding to bring the Claims Stabilization Reserve to the required two-month balance; and

WHEREAS, since the end of 2020 nearly 200 local government employers have exited the SHBP, representing a nearly 30% decline, largely leaving only local governments with the highest risk in the plan; and

WHEREAS, subsequently, during budget testimony State Treasurer Binder noted regarding the SHBP costs, while Treasury does not have the final numbers, "based on the plan actuary's midyear reports and SHBP Local Government fund levels, it is possible that the rate increases could be as high as the rate increases, we experienced last year;" and

WHEREAS, such proposed exorbitant rate increases will fall upon the local property taxpayer along with the local public employees at a time where there is record inflation; and

WHEREAS, despite innovative cost containment measures taken by municipalities to make

available affordable quality healthcare for valued employees and their families, public sector health benefit plans are far too costly; and

WHEREAS, time is of the essence for State leaders to enact long-term structural reforms that should include eliminating costly plan designs; modifying co-pays for specialists and urgent care, restricting the use of out-of-network healthcare coverage and GLP-1 drugs; implementing a Reference Based Pricing system; streamlining the use of Health Savings Accounts and Flexible Spending Accounts; and enhancing medical transparency and the collection of data; and

WHEREAS, failure to make these long-term structural reforms will leave local officials no choice but to impose hiring freezes, eliminate budgeted vacancies, and increase taxes on residents already burdened with the highest property tax bills in the nation.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of Woodcliff Lake in the County of Bergen urge state leaders to implement fair and equitable reforms to mitigate the unsustainable increases in health benefit premiums for public sector employees; and

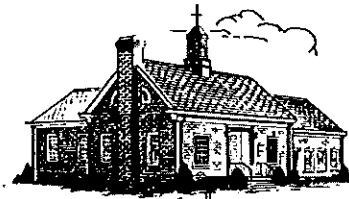
BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to Governor Sherrill, State Treasurer Binder, Senate President Scutari, Assembly Speaker Coughlin, Senator Holly Schepisi, Assemblyman Robert Auth, Assemblyman John Azzariti, and New Jersey State League of Municipalities.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 18, 2026.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Carlos Rendo, Mayor						
Tomas J. Padilla, Borough Administrator						
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh		X	X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

201-391-4977
Fax 201-391-8830

RESOLUTION APPROVING AGREEMENT WITH ORGANIC RECYCLING, INC.

RESOLUTION NO. 26-119 MAY 18, 2026

WHEREAS, the Borough of Woodcliff Lake is in receipt of a proposal from Organic Recycling, Inc. ("ORI") for the recycling of the Borough's organic material for a five (5) year period commencing January 2026 through January 2031; and

WHEREAS, the proposal, a copy of which is attached hereto and incorporated herein by reference, reflects a price of \$14.75 per cubic yard for drop off of compacted leaves with annual increases of approximately \$0.25 to \$0.50 for subsequent years; or \$11.50 per cubic yard for five (5) years for the drop off of loose leaves at ORI's composting facility located in Orangeburg, New York; and

WHEREAS, the five (5) year proposal provides that either party has sixty (60) days of advance notice to change pricing and/or cancel the agreement between the Parties; and

WHEREAS, the Borough Administrator and Superintendent of the Department of Public Works have reviewed this matter and recommend the approval of an agreement with ORI for a five (5) year period for the recycling of the Borough's organic material; and

WHEREAS, the Borough Attorney has prepared an agreement between the Borough and ORI, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the proposal submitted by Organic Recycling Inc. for the recycling of the

Borough's organic material for a five (5) year period commencing January 2026 through January 2031, 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 Superintendent of Department of Public Works take all steps necessary to effectuate the agreement with ORI; and

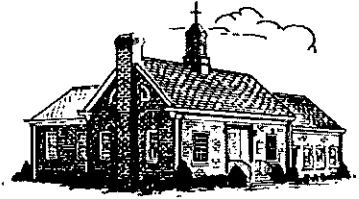
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed proposal and contract to Organic Recycling Inc. upon its passage.

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 May 18, 2026.



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
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh		X	X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

RESOLUTION APPROVING ACCUMULATED SICK DAYS DRAWN DOWN INTO 457 ACCOUNT

RESOLUTION NO. 26-120 MAY 18, 2026

WHEREAS, A. Stephen Regula, IV will be applying 56 accumulated sick days towards the Terminal Leave Sick Day Draw-Down Program; and

WHEREAS, the Terminal Leave Sick Day Draw-Down Program allows for full-time employees who have accumulated over ninety (90) terminal leave or sick days to be eligible to draw down their terminal leave or sick days in an individual deferred compensation account (457 Plan) in accordance with the terms and conditions of the plan; and

WHEREAS, A. Stephen Regula, IV, has requested that \$24,088 be applied to his 457 Plan. He will be paid out \$25,940.03, which is equivalent to 56 sick days, at the contractual 50% buyback rate, to also cover payroll taxes, which will be completed with the May 31, 2026 payroll.

WHEREAS, the Borough Administrator has reviewed this matter and approves of the 56 sick days to A. Stephen Regula, IV to be paid in the manner referenced herein.

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 Governing Body hereby approves the pay of \$25,940.03, equivalent to 56 sick days, at the contractual 50%

buyback rate, for A. Stephen Regula, IV, with \$24,088 to be deposited into his 457 Plan, while the rest of the pay covers the payroll taxes; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Woodcliff Lake Police Department and A. Stephen Regula, IV, upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of May 18, 2026.



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
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh		X	X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

RESOLUTION APPROVING AMERICAN WEAR UNIFORMS

RESOLUTION NO. 26-121

MAY 18, 2026

WHEREAS, the Borough of Woodcliff Lake is in receipt of a quote from American Wear Uniforms for uniform rental and laundering services for the Department of Public Works for a period of thirty-six (36) months; and

WHEREAS, American Wear Uniform's quote, a copy of which is attached hereto and incorporated herein by reference, is being submitted through Co-Op-HCESC-SER-2404 and reflects a total estimated weekly rental invoice in the amount of \$131.08; and

WHEREAS, the Borough Administrator and Superintendent of the Department of Public Works have reviewed the quote submitted by American Wear Uniforms 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 quote submitted by American Wear Uniforms through Co-Op-HCESC-SER-24-4, for a period of thirty-six (36) months for a total estimated weekly rental invoice in the amount of \$131.08, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

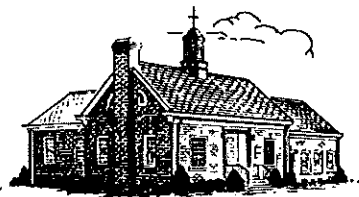
BE IT FURTHER RESOLVED, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to American Wear Uniforms upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 18, 2026.



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
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh		X	X			
Pollack	X		X			
Stern			X			
Mayor Rendo						

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

**RESOLUTION NO. 26-122
MAY 18, 2026**

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

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

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

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

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

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

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

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

_____5. Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds. Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed specifically with respect to _____. The minutes will be released on or before _____, 20__ when the issues pertaining to the property located at _____ have been approved and finalized.

_____6. Matters Relating to Public Safety and Property. Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

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

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

_____8. Matters Relating to the Employment Relationship. Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting, specifically: personnel discussion.

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

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

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, assembled in public session on May 18, 2026 that an Executive Session closed to the public shall be held on May 18, 2026 at 6:00 PM, 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 May 18, 2026.



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